



Report to South Area Planning Committee

Application Number:	PL/21/4226/FA
Proposal:	Demolition of existing bungalow and 2 outbuildings and erection of 2 dwellings, 2 cycle sheds and 2 bin stores and associated hardstanding and landscaping
Site location:	10 Upper Road Higher Denham Buckinghamshire UB9 5EJ
Applicant:	M Square Pro2 Ltd
Case Officer:	Lucy Dolan
Ward affected:	Denham
Parish-Town Council:	Denham Parish Council
Valid date:	16 November 2021
Determination date:	18 March 2022
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the replacement of the existing bungalow with a pair of semi-detached chalet style bungalows. To facilitate the dwelling, it is proposed to sub-divide the existing plot to create rear gardens and front parking areas for each dwelling.
- 1.2 Higher Denham is within a Green Belt Settlement, as defined in the Local Plan, where limited infilling for residential development can be permitted and the proposed development for two dwellings is therefore considered acceptable in principle. The two dwellings proposed are also considered to harmonise with the street scene of Upper Road and have been sympathetically designed to minimise potential impacts to neighbouring dwellings. Future occupiers would also have reasonable sized rear gardens which are suitable to the scale of the dwellings proposed.
- 1.3 Two access points are already in existence serving the plot and therefore no new access points are required leading off of Upper Road. Three parking spaces are proposed to serve each plot which meets parking guidance and sufficient manoeuvrability space is provided.
- 1.4 Given the above, the recommendation is for conditional permission.

1.5 Denham Parish Council have called the application forward to Planning Committee as the issues that arise from the proposed development merit consideration by the South Bucks Area Planning Committee in the wider public interest.

2.0 Description of Proposed Development

2.1 The proposed application site is located to the north of Higher Denham to the northern side of Upper Road and within a designated Green Belt Settlement. The site currently accommodates a detached bungalow set within a large plot. Parking is located to the front of the dwelling contained within the plot.

2.2 The application is accompanied by:

- a) Design and Access Statement
- b) Materials Schedule
- c) Preliminary Bat Roost Assessment

3.0 Relevant Planning History

3.1 None relevant.

4.0 Summary of Representations (full comments are attached at Appendix A)

4.1 Parish Council – Received on the 10th December 2021. Objection and Called into Committee.

4.2 Highways – Received on the 26th November 2021. No objection subject to condition

4.3 Tree Officer – Received on the 3rd December 2021. No objection

4.4 Ecology – Received on the 8th December 2021. No objection subject to condition

4.5 27 letters of objection have been received.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Buckinghamshire Countywide Parking Guidance, 2015
- Denham Neighbourhood Plan, 2020

Principle and Location of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB3 (Residential infilling in Green Belt settlements)

5.1 Section 11 of the NPPF encourages Local Planning Authorities to make the effective use of land. Paragraph 119 of the NPPF states that planning policies and decisions

should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.2 The site is located within the Green Belt wherein most development is inappropriate and there is a general presumption against such development. Chapter 13 of NPPF emphasises the importance of Green Belts and Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.
- 5.3 Nonetheless, Paragraph 149 lists some forms of development which are not considered to be inappropriate, including limited infilling in villages. In this regard, Local Plan Policy GB3 is of direct relevance as it relates to residential infilling in Green Belt Settlements. Higher Denham is one such village listed. The replacement of existing dwellings and limited infilling within the boundaries Green Belt Settlements will only be permitted where the proposal would not detract from the open, and undeveloped character of the Green Belt. Furthermore, the scale, height, layout, siting, form, design and material would need to be compatible with and would not adversely affect the character or amenities of nearby properties or the locality in general.

Green Belt

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB3 (Residential infilling in Green Belt settlements)

- 5.4 In regards to Local Policy GB3, the site is located amongst houses in the Higher Denham settlement boundary and so lies within a village. The site is surrounded by existing residential development and is situated in a continuously built up frontage. Of relevance is application PL/20/2311/FA which followed on from application PL/19/1337/FA which whilst being dismissed concluded that development along Upper Road did constitute limited infilling (appeal reference APP/N0410/W/19/3238371). Therefore, the principle of development for new dwellings is acceptable subject to compliance with the Policy.
- 5.5 Whilst the main principle has been established, development is not considered acceptable unless the development is compatible to the character of nearby properties and the locality. In this regard, Upper Denham has a considerably varied street scene ranging from bungalows, chalet bungalows and two storey dwellings. The site currently accommodates a bungalow which is sprawling in its nature but low lying. To the east lies a chalet bungalow with a two storey dwelling sited to the west. To the immediate south the dwellings are detached with full ridge heights. Given that the development is fully contained by existing residential development, the replacement of one dwelling with two dwellings are not considered to detract from the Green Belt and this particular locality is not undeveloped or open.
- 5.6 As aforementioned, the street scene along Upper Road is highly variable with a range of dwelling type, appearance and materiality. The two proposed dwellings are two storeys with both featuring gabled front and rear elements. The eastern dwelling has a catslide roof sloping towards the eastern boundary and the ridge heights stagger

with the land levels. The existing dwelling is set behind either immediate neighbour and this is continued. There is no rigid or uniform building line along Upper Road and therefore the dwellings siting in the plot is considered to be compatible. As such, the development complies with the exemptions to Green Belt development inasmuch as limited infilling, in compliance with the NPPF and Local Plan.

Transport matters and parking

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR4 (Provision for those with special needs)

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

Buckinghamshire Countywide Parking Guidance, 2015

- 5.7 Highways have considered this application and in reference to trip generation, the net increase in one dwelling is expected to generate an additional 4-6 daily vehicular movements, two-way. They have stated that they are satisfied that these movements can be safely accommodated onto the local highway network.
- 5.8 In relation to access, the site already benefits from two access points which are proposed to be retained and they already comply with full visibility can be achieved in line with current guidance. Neighbours have commented that off street parking will be removed as a result of the proposal but this is not the case given that no new access points are proposed. Furthermore, 3 parking spaces are proposed to serve each dwelling which accords with the Buckinghamshire Countywide Parking Guidance and therefore provides adequate provision. Bicycle storage is also proposed within the site to serve each dwelling.
- 5.9 The front garden is to be brick paved to accommodate hardstanding for the parking of vehicles and manoeuvrability space. Highways have confirmed that there is adequate space to ensure full manoeuvrability. To minimise any potential flood risk, there will be a condition for a permeable material for the hardstanding to be used.

Raising the quality of place making and design

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

H9 (Residential development and layout)

Denham Neighbourhood Plan

DEN3 (Design in Higher Denham)

- 5.10 Local Plan Policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

- 5.11 Local Plan Policy H9 sets out criteria for assessment of residential dwellings. Among other things, it indicates that the new dwelling should be integral to the site context, and in addition, the new dwellings should not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out in Appendix 8. Paragraph 8.40 of Local Plan Policy H9 requires that 'proposals for new residential development, whether in the form of a single dwelling or a larger development, should safeguard and where possible enhance the character of the surrounding area. New development should respect the general density of development in the locality of the application site, as well as being appropriate in terms of layout, siting, design, height, building form and scale. The policy does not seek to prevent development at higher densities where this would not be out of character with the locality...'
- 5.12 Denham Neighbourhood Plan Policy, DEN3 relates specifically design in Higher Denham. The Policy sets out the key objectives for managing development in the village and that development proposals must demonstrate that they have had full regard to design features that are considered essential to preserving the rural village character.
- 5.13 The site subject of this application is in a residential area with a variety of housing styles. The proposal involves replacing the existing dwelling with a pair of semi-detached houses. The existing plot associated with the bungalow is wider than those along Upper Road and is at odds with the character. The proposed subdivision creates two plots which are more in alignment with the widths associated with those existing dwellings along Upper Road and as such the replacement of one dwelling with two does not result in adverse impacts to the character of the locality. Further to this, the nature of the dwellings being two storey detached remains in character to the locality and there is a highly variable street scene with a lack of uniformity such that the appearance of the two new dwelling would not be markedly incongruous. An additional residential dwelling within the plot is unlikely to generate any significant additional paraphernalia that would fail to harmonise with the existing residential character of the locality.
- 5.14 In regards to the overall design of the proposed dwellings, they are similar in their appearances but there remain visual differences to ensure that they are not identical and contribute positively to enhance the richness of the street scene. The western dwelling has a front and rear gable with the eastern dwelling reflecting this design but with the addition of a catslide roof sloping to the eastern boundary and front and rear small dormer windows. When comparing the proposed dwellings to those in the locality, as it has already been noted, there is considerable variation in dwelling design with limited uniformity along Upper Road. Gable features, catslide roofs and front dormer windows are not uncommon along Upper Road and the scale of the proposed dwellings are considered to respect those surrounding.
- 5.15 The siting of the dwellings within the plots leave sufficient and appropriate levels of spacing to boundary lines and also between the two dwellings. It is not uncommon for dwellings along Upper Road to stretch to the full width of plots and therefore the proposed spacing is commensurate to the locality. The position of the dwellings within the plot is set to the rear of both neighbouring dwellings but is close to the alignment to the western neighbour. The existing dwelling is set considerably back in the plot and the realignment moves the principal building line forwards and enables the dwellings to follow the vague principal line. The building line to the north of

Upper Road is not rigid and it is therefore, considered that the siting of the two dwellings is appropriate.

- 5.16 A private bin store is proposed to serve each individual dwelling which is to be located close to the front boundary abutting Upper Road. This ensures that appropriate storage facilities are present on site that are suitable to contain the bins and minimise walking distance when presenting bins on bin day.
- 5.17 The Parish Council have raised concerns with the proposed scheme in reference to the Denham Neighbourhood Plan; in particular Policy DEN3. In the supporting information relating to Higher Denham contained within the Local Plan, it states that the key objectives for managing development is to prevent further inappropriate over development and plot intensification schemes which will markedly change the rural character of the settlement. In regards to this Policy, the introduction of a further dwelling within the plot is not considered to markedly change the rural character of the settlement as Upper Road itself is considerably built up with a high level of residential dwellings sited in close proximity to one another. The Policy itself states that 2 storey dwellings, in regularly shaped and orientated plots are the design features to be considered which this proposed scheme does. Furthermore, the Policy goes on to state that there should be a variety of house styles with brick and render. The two dwellings have a style which reflects surrounding dwellings and the materials proposed are of brick at ground floor changing into render at first. In this regard, the proposed dwellings are not considered to go against the main aims and key objections of Policy DEN3 and is not considered to result in over development or plot intensification which markedly changes the rural character of the settlement.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

H9 (Residential development and layout)

- 5.18 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 5.19 Local Plan policy H9 requires that development for residential purposes is compatible with the character of the surrounding area, and should not adversely affect the character or amenities of nearby properties or the locality in general, for example through over dominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.
- 5.20 In regards to residential amenities, consideration needs to be given to the change from the existing bungalow to two detached dwellings. Spacing to both the west and east boundaries are set at 1.2 metres with spacing between the two proposed new dwellings being at 2 metres. Dwellings along Upper Road extend close to the full widths of their respective plots and therefore spacing is not considerable. As such, it is deemed that the level of spacing proposed is commensurate reducing the potential for overbearingness. There is a gentle slope to Upper Road which gives a staggered

nature to ridge heights and the proposed ridge heights of either dwelling are considered to reflect this gentle slope and respect neighbouring ridge heights.

- 5.21 The western neighbour is a two storey detached dwelling with the eastern neighbour being a chalet bungalow. To respect the eastern neighbour, the eastern dwelling is proposed to have a catslide roof which reduces the eaves height and creates a more sensitive relationship. The rear elevation is staggered to reduce the extent of the flank elevations along boundary lines and to prevent a loss of light. Furthermore, this reduces the visual presence of either dwelling to neighbouring dwellings. The eaves of the existing dwelling measure at 2.4 metres with those proposed on the eastern dwelling measuring at 3.5 metres. The eastern neighbour has a lower land level than the host plot and from the sunken patio presence on the eastern neighbour's side the eaves are viewed at approximately 3.9 metres and 5 metres retrospectively. Whilst the overall ridge of the dwelling is set above the existing ridge, the visual prominence of a dwelling is visualised by the eaves and given that this increase is only around a metre, it is not considered that the dwelling abutting the eastern boundary will appear prominent when viewed from neighbouring land. Further to this, the existing dwelling extends past the rear of the western dwelling by approximately 8.5 metres when compared with the proposed eastern dwelling extending by 4.4 metres. This greatly reduces the presence of built form along the shared boundary and it is therefore considered that the resultant relationship is not unduly prominent or obtrusive when compared with the existing relationship. Furthermore, permitted development rights relating to Class A, Part 1 have been removed to prevent the erection of rear extensions without first seeking full planning permission from the Council to prevent an extension of built form along shared boundaries.
- 5.22 In terms of privacy, flank windows are proposed at first floor level but these will be conditioned to be obscurely glazed to prevent undue overlooking. Furthermore, an additional condition will be secured to prevent the insertion of any additional windows without the approval of the Local Planning Authority.
- 5.23 In regards to the amenities of future occupiers, Local Plan Policy H9 states that residential developments should include amenity space for residents that is attractive, usable, conveniently located in relation to the dwelling itself and of an appropriate size. Each dwelling proposed has its own private garden which are in excess of 13 metres at their greatest depth. This provision is considered to result in an appropriate and usable level of private amenity space for the scale of dwellings proposed. The existing garden wall which separates the existing plot from either neighbour is to be retained and a new garden wall at 1.8 metres high is to be erected to demarcate the two new proposed plots.

Landscape and visual Impact

Core Strategy Policies:

CP8 (Built and historic environment)

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

- 5.24 In relation to landscaping on site, the Tree Officer has confirmed that they raise no objections to the scheme. However, given the landscaping is being removed on site

and new planting proposed to the front it is considered appropriate to condition the submission of a landscaping plan to ensure that all proposed landscaping is carried out.

Ecology

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

5.25 The Ecological Officer has reviewed the proposal in terms of its impact upon protected species and biodiversity enhancements. They have confirmed that no evidence of bats was found in the main dwelling and therefore, the building has been found to have a negligible potential to support roosting bats. Furthermore, whilst acknowledging that a level of front boundary shrubs is to be removed, there is planting proposed to the rear which is considered to offset this loss and also new planting is proposed to the front. Whilst this is noted, a condition has been recommended to seek a biodiversity method statement to ensure the safeguarding of all protected and notable species and to also ensure the achievement of biodiversity enhancements.

Infrastructure and Developer Contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

5.26 The development is a type of development where CIL would be chargeable.

6.0 Weighing and balancing of issues / Overall Assessment

6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.

6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

6.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.4 It is acknowledged that the council cannot demonstrate a 5 year supply in the South Bucks Area and paragraph 11(d) of the NPPF is engaged. As set out above it is considered that the proposed development would accord with development plan policies, and the site's proposed redevelopment will make effective and efficient use of land. Housing delivery is a strategic aim of the Core Strategy. The proposed development would make a positive contribution to the Council's housing needs and supply. This housing provision represents a benefit that weighs in favour of the proposal.
- 6.5 In terms of applying Paragraph 11(d) of the NPPF it is concluded that, there are no policies that protect areas or assets of particular importance, that provide a clear reason for refusing the development proposed and there are no adverse effects of the proposal that would significantly and demonstrably outweigh the benefits.
- 6.6 Taking all of the above into account it is considered that the proposal would provide for a sustainable form of development that meets the requirements of the NPPF and relevant Development Plan policies
- 6.7 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance the application is to be considered by the Planning Committee where the applicant/agent has the opportunity to speak to the committee and promote the application.

8.0 Recommendation: Conditional Permission

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01).
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The proposed development shall be built in accordance with the submitted materials as set out in the approved Materials Schedule.
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).
3. The dwelling shall be erected as per the shown levels on approved plan MUR 111_PL102_A- PROPOSED SITE PLAN.
Reason: To ensure that construction is carried out at suitable levels having regard to the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

4. Notwithstanding any indications illustrated on drawings already submitted, the development hereby permitted shall not be occupied until a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained has been submitted to and approved in writing by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer).

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer).

6. No development shall take place (including any demolition, ground works, site clearance) until a method statement for the safeguarding of protected and notable species (bats, nesting birds, amphibians, reptiles, badger and hedgehog) and of trees, and securing specific biodiversity measures during construction has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a. purpose and objectives for the proposed works;
- b. detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c. extent and location of proposed works shown on appropriate scale maps and plans;
- d. timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e. persons responsible for implementing the works;
- f. initial aftercare and long-term maintenance (where relevant);
- g. disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

7. No external lighting shall be placed or installed within the site without the prior approval of details by the Local Planning Authority. Details of such lighting shall

include full elevational drawings and details of the luminance and light spillage. Any such lighting shall then only be installed in accordance with the approved details and no alterations shall take place thereafter.

Reason: To protect the amenities of the neighbouring properties and the character of the area.

8. Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order, with or without modification), no windows, rooflights, dormer windows or openings other than those expressly authorised by this permission shall be inserted or constructed at any time at first floor level or above in the dwellings hereby permitted.

Reason: To protect the amenities and privacy of the adjoining properties.

10. The first floor windows located in the western and eastern flank elevations of the dwellings hereby permitted, shall only be glazed with obscured glass and shall be non opening up to a height of 1.7 metres above the floor of the room in which the windows are installed. No alterations to the size or glazing of these windows shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and privacy of the adjoining properties.

11. The hardstanding hereby permitted shall be constructed in a permeable material.

Reason: To ensure that surface water run-off does not create flood issues in the locality.

12. Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Class A of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: To protect the amenities of neighbouring dwellings.

13. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

Received	Plan Reference
16.11.2021	MUR 111_PL102_A- PROPOSED SITE PLAN
16.11.2021	MUR 111_PL200_A- PROPOSED ELEVATIONS
16.11.2021	MUR 111_PL201_A- PROPOSED ELEVATIONS
16.11.2021	MUR 111_PL 100 EXISTING PLANS
01.11.2021	MUR 111_PL 101 EXISTING STREET SCENE
16.11.2021	MUR 111_PL110_A- PROPOSED PLANS

INFORMATIVE(S)

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful

approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

2. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure. If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with. If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.southbucks.gov.uk/CIL-implementation> or contact 01494 732792 for more information
3. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard.
4. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

APPENDIX A: Consultation Responses and Representations

Parish/Town Council Comments

General Comments received on the 10th December 2021

'Higher Denham has "washed over" status within the Green belt. We feel that full regard to the planning & design principles have not been carried out We believe that this application is in breach of the NPPF policy GB3 which states the one for one replacement of existing buildings etc. which has been disregarded Similarly policy GB11, rebuilding of dwellings in the Green belt. The replacement dwelling would be for single family occupation etc. We also believe that there is a contravention of the Denham Neighbourhood Plan point 5.31, to prevent further inappropriate overdevelopment and plot intensification schemes DEN3 Policy of Neighbourhood Plan Design in Higher Denham has not been followed and the pre -application advice does not take full account of these policies.'

Call in Comments received on the 21st December 2021

'Denham Parish Council (DPC) wishes to call-in the above application as the issues that arise from the proposed development merit consideration by the South Bucks Area Planning Committee in the wider public interest.

DPC contend that there are material planning matters of consequence that require informed debate and this Council believes the application contravenes the "made" Denham Neighbourhood Plan. In particular:

- The proposals constitute inappropriate over development and plot intensification which significantly changes the semi-rural character of the settlement
- The locality was designed to offer a preponderance of single story dwellings and the street scene will be damaged visually by the development proposals
- Consent to the application would set a dangerous precedent to allow further and uncontrolled development elsewhere in the settlement with little planning merit.
- In addition, we believe that both policy GB3 and GB11 of the South Bucks Local Plan, consolidated in February 2011 are relevant.'

Consultation Responses

Highways

Received on the 26th November 2021

'Upper Road is an unclassified residential road which is subject to a 30mph speed limit. This application seeks permission for the demolition of the existing bungalow and erection of 2 dwellings.

In terms of trip generation, the net increase in one dwelling is expected to generate an additional 4-6 daily vehicular movements, two-way. I am satisfied that these movements can be safely accommodated onto the local highway network.

The existing dwelling currently benefits from two accesses which are proposed to be retained, one to serve each dwelling. Having assessed these accesses, I am satisfied that full visibility can be achieved in line with current guidance contained within Manual for Streets.

3 parking spaces have been proposed per dwelling which I am satisfied is in accordance with the Buckinghamshire Countywide Parking Guidance. In addition, sufficient hardstanding appears present to allow vehicles to manoeuvre within the site and egress in a forward gear.

Mindful of the above, I have no objection to the proposed development, subject to a condition being included on any planning consent you may grant.'

Tree Officer

Received on the 3rd December 2021

'The submitted DAS in section 9 outlines existing trees are to be retained but I did not see any in the front garden as mainly shrub and herbaceous planting. There are a number of trees situated along the rear boundary but fall within the adjacent railway line so help with screening and privacy. No objection in arboricultural terms.'

Ecology

Received on the 8th December 2021

'No Objection, subject to Conditions.

No evidence of bats was found in the main dwelling and the building was found to have negligible potential to support roosting bats, lacking suitable access points for bats. No further survey is required.

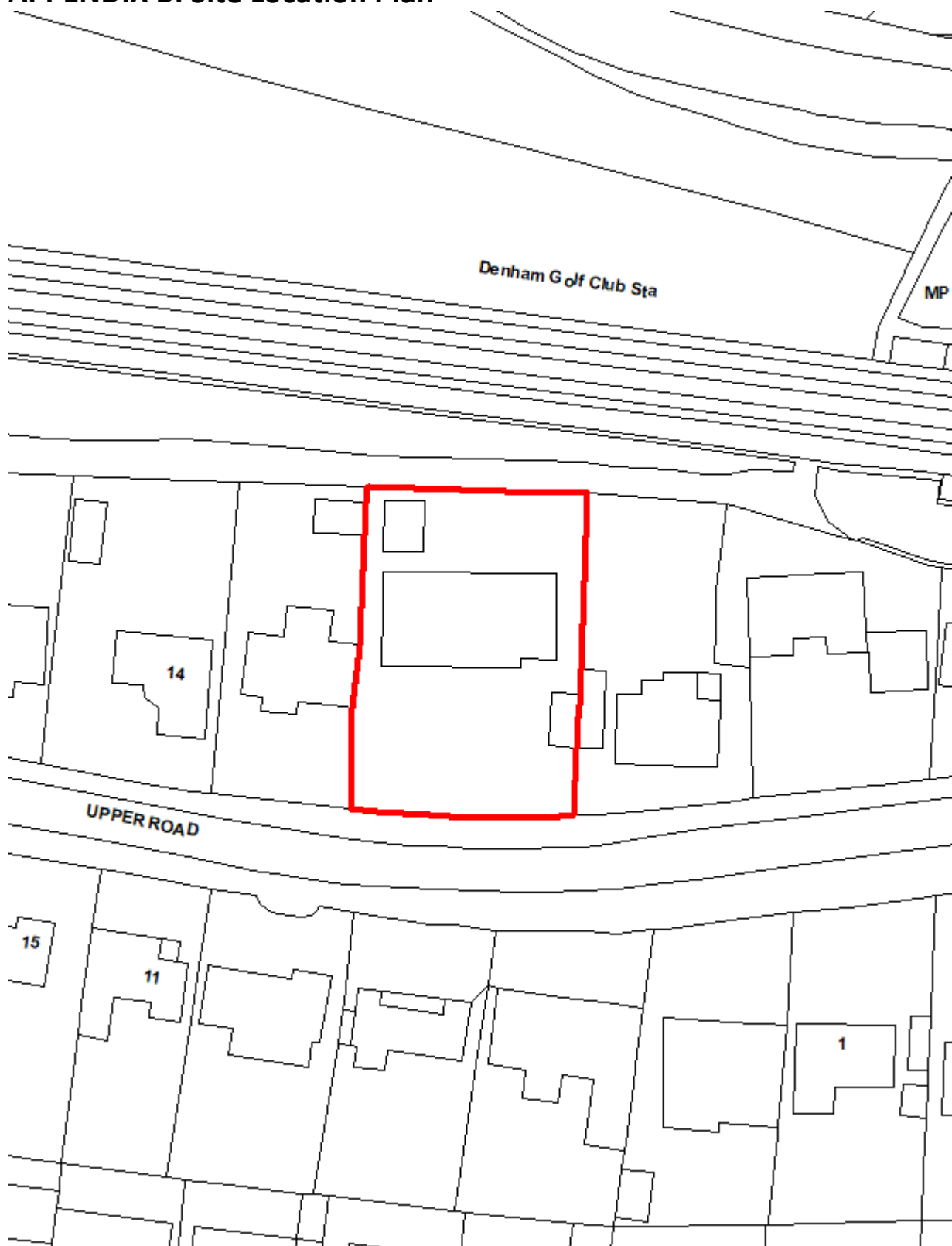
A biodiversity method statement is recommended detailing reasonable avoidance measures for all protected and notable species that may be present on site during works and outlining specific biodiversity enhancements that will be incorporated into this development in order for the development to result in a biodiversity gain in line with NPPF.'

Representations

27 letters of objection have been received which have been summarised below:

- There is no need for the existing dwelling to be demolished.
- The cramming of two houses amongst larger spaced housing doesn't respect surrounding dwellings.
- This development is not infilling as it does not infill a small gap.
- The proposal would be overdevelopment.
- The works associated with the development will result in massive disruption.
- The proposal would result in the loss of local wildlife and trees.
- The road is already over congested with traffic and cars.
- The spacing between the dwellings is not consistent with the area.
- The development will result in an increase in traffic.
- There will be a removal of on street parking.
- There will be a removal of front garden to accommodate hardstanding which will increase flooding.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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