



Report to West Area Planning Committee

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| Application Number: | 21/07893/FUL |
| Proposal: | Demolition of existing dwelling and construction of 1 x 5-bed replacement dwelling |
| Site Location: | 50 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY |
| Applicant: | Mr and Mrs Raj Sharma |
| Case Officer: | Victoria Burdett |
| Ward(s) affected: | Flackwell Heath, Little Marlow & SE |
| Parish-Town Council: | Chepping Wycombe Parish Council |
| Date valid application received: | 29th September 2021 |
| Statutory determination date: | 24th November 2021 |
| Recommendation | Permitted |

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the demolition of the existing dwelling and construction of 1 x 5 bed replacement dwelling.
- 1.2 The proposed development is not considered to have an adverse effect upon the character of the surrounding area or the amenities of adjacent residential properties. The proposal will have no adverse effect upon highway safety or be at risk from flooding, or increase flooding elsewhere. This proposal will have no adverse effect on ecology and, subject to the submission of further details, will enhance biodiversity in the area.
- 1.3 This application has been referred to the Planning Committee at the request of Cllr Johncock due to the proposed design of the development and its impact on the street scene and on the amenities of neighbouring properties and highway impacts.
- 1.4 Amended plans were received during the course of the application, which provided clarity to the proposed floor plan layout of the second floor. No other parts of the scheme were amended.
- 1.5 In light of the above, the proposed development is considered to comply with the relevant policies of the Development Plan, and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for the demolition of the existing dwelling at No. 50 Fennels Way, and for the construction of a new two storey dwelling with accommodation incorporated into the roof space. The roof space accommodation would be served by dormers and roof lights.
- 2.2 The existing dwelling consists of a large, detached building finished in white render with a gabled roof. The dwelling incorporates a full two storey side gable with the rest of the dwelling comprising of a chalet-style, with accommodation incorporated into the roof space.
- 2.3 The dwelling sits in between a detached chalet-style bungalow and a detached two storey dwelling. The site benefits from a large rear garden which occupies a detached summer house, and a large front driveway.
- 2.4 The application is accompanied by:
 - a) Design and Access Statement
 - b) Ecology and Tree Checklist
 - c) Ecology Report
 - d) Ecology Survey
 - e) SuDs and Waste Statement
- 2.5 Amended plans have been received to correct a mislabelling of a second floor habitable room. No other changes were made.

3.0 Relevant Planning History

| Reference | Development | Decision | Decision Date |
|--------------|---|----------|---------------|
| 1/05530/RCDN | Conversion of garage to habitable room (removal of Condition No3 from Permission W/87/5490) | PER | 17 May 1991 |

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

- 4.1 The application site is located within the settlement boundary of Flackwell Heath, whereby replacement dwellings are acceptable in principle, subject to complying with all other relevant Development Plan Policies.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

4.2 This application falls below the Council's threshold for affordable housing.

4.3 A replacement dwelling in this location would be consistent with the housing mix within the area.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM2 (Transport requirements of development sites)

4.4 The Highway Authority has been consulted as part of this application and has made the following comments:

4.5 "Fennels Way is a privately maintained highway that gains access onto the public highway at the junction between Fennels Way and Swains Lane. The road does not benefit from pedestrian footways or street lighting.

4.6 The application proposes the demolition of the existing dwelling and construction of replacement 5(no) bed replacement dwelling. Having assessed the proposals, I do not consider the application to result in a significant increase in trip movements associated with the site. I therefore have no objections to the continued use of the access point onto the publicly maintained highway at Swains Lane.

4.7 When assessed using the Buckinghamshire Countywide Parking Guidance policy document, the proposed development will require 3(no) parking spaces within the curtilage. Mindful of the space demonstrated within the application site, and the location of the application site remote from the publicly maintained highway, I have no objections to the proposed parking provision of the site.

4.8 Mindful of the above, I have no objections to the proposed development subject to the following condition".

4.9 As such, the Highways Officer has raised no objections subject to a condition to secure the parking layout prior to the initial occupation of the replacement dwelling.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

4.10 The proposed development would be located on the north-eastern side of Fennels Way. The proposed development would be constructed in a similar position to the existing, which retains a significant distance to the front boundary of the site whilst still benefitting from a large application plot.

4.11 The proposed replacement dwelling would comprise of a two storey detached building with accommodation incorporated in the roof space. The proposed dwelling would have a ridge height of approx. 8.8m incorporating a crown roof with front gable projections.

4.12 The street scene of Fennels Way is made up of a mixture of bungalows, chalet-style bungalows, two storey dwellings and two storey dwellings with accommodation in the roof space. Properties are inconsistent and of mixed designs. The demolition of the existing dwelling and the construction of a replacement two storey building with accommodation in the roof space is therefore considered to be acceptable in this location.

- 4.13 Whilst it is accepted that the overall scale of the dwelling would be bigger, it would still incorporate traditional architectural features which are recognised within the locality. The dwelling would continue to retain appropriate distances to the sites respective boundaries; retaining a large garden area and front driveway and therefore is not considered to result in a cramped form of development. The proposed dwelling is therefore not considered to appear at odds with the character and appearance of the area.
- 4.14 No details of materials have been submitted with the application and it will therefore be necessary to secure these via a planning condition.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 4.15 The proposed development is considered to achieve more than adequate internal accommodation and external amenity space.
- 4.16 The proposed replacement dwelling would sit within a large plot, located in between Nos. 48 and 52 Fennels Way. The two storey element of the proposed dwelling would not extend beyond the front or rear elevations of either neighbouring property. A single storey rear element is proposed as part of the replacement dwelling, which would extend past the rear elevation of No. 52 by approx. 1.6m. Given the positioning of the dwelling, the development would not conflict with any right for light angles and therefore would not result in any significant loss of light for neighbouring properties.
- 4.17 Two first-floor windows are proposed within the flank elevations of the replacement dwelling, which would serve en suite bathrooms. Given the nature of these rooms, it is considered appropriate to condition them to be obscurely glazed.
- 4.18 A total of four roof lights are also proposed (two in each roof slope) which would serve bedroom 5, a walk-in wardrobe, a bathroom and the media room. Given the positioning of the dwelling, the proposed roof lights would not look out onto any private amenity areas of neighbouring properties. However, the height and positioning of the roof lights would allow for a direct view of neighbouring properties. The roof lights would comprise of secondary windows to the aforementioned rooms, and therefore it is considered necessary and appropriate to condition them to be obscurely glazed and fixed shut to prevent any direct overlooking or loss of privacy to neighbouring properties. Future occupiers of the development would benefit from ventilation, light and natural air flow from the proposed front and rear facing dormer windows.
- 4.19 The proposed dwelling would be constructed in a similar position to the existing and would be of a size and scale which is similar to No. 48. The dwelling would be higher than the existing; by approx. 2.4m, however the height would not be at odds with others in the vicinity and overall not considered to result in any overbearing impacts for neighbouring properties.
- 4.20 As such, the proposed development is not considered to adversely affect the amenities of neighbouring properties.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.21 The proposed development will require the installation of one electrical charging point which will be conditioned accordingly.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.22 The application site is located within Flood Zone 1, but within a high surface water area. This is due to the absence of permeable materials used within hard surfacing, poor infiltration levels and the absence of water harvesting opportunities within the site.
- 4.23 It is proposed as part of the development to introduce appropriate materials as part of the wider landscaping of the site, which includes permeable materials within the driveway and patio area. A landscaping scheme has not been submitted with the application, and therefore this will be sought by condition whereby the proposed materials will need to be permeable.
- 4.24 In addition, any rainwater collected from the roof area of the dwelling would be collected into drainpipes and re-directed into a soakaway and a 280 litre harvesting tank located within the rear garden.
- 4.25 The proposed development therefore is not considered to be at risk of flooding, or increase flooding elsewhere.

Landscape Issues

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance) [Sensitivity of landscape; landscape character; landscape and visual impact assessment; mitigation of impact]

- 4.26 As aforementioned above, a landscaping scheme will be sought by condition. In addition, the Council's Tree Officer has been consulted who has raised no objections subject to a condition for the protection of TPO'd woodland abutting the site to the rear.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development) [presence of ecology; protected species; effect of development and mitigation]

- 4.27 An Ecological Appraisal has been carried out and submitted with the application. The host dwelling provides moderate potential for roosting bats due to the clay hung tile on the front and rear dormer windows. Presence/likely absence surveys were therefore required.
- 4.28 These surveys were carried out on 17/08/2021 and 31/08/2021. The surveys have shown a likely absence of bats using the building and general activity was recorded in the surrounds. It has therefore been recommended that no further surveys are required, subject to the works being carried out in the next 12 months. Thereafter a material change check will be required, which will include a dusk or dawn survey. However, the information submitted is based upon an up-to-date ecology report which concludes that no harm would arise from the proposed development. As such, a

condition in this instance would not be expedient. An informative will be added to advise the Applicant of their statutory obligations concerning protect species.

- 4.29 Table 7 of the submitted Ecology Report makes suggestions for biodiversity enhancements including bat boxes and mitigation of lighting. These requirements will be conditioned accordingly.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.30 It is considered necessary to condition water efficiency in accordance with Policy DM41.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

- 4.31 The development is a type of development where CIL would not be chargeable.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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
- 5.3 As set out above it is considered that the proposed development would accord with the relevant development plan policies.
- 5.4 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 5.5 The application provides for a development comprising the demolition of the existing dwelling and construction of a replacement dwelling. The dwelling would be accessible to those with and without the relevant protected characteristics stated above and no discrimination or inequality would arise from the proposal.
- 5.6 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on

residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF 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.
- 6.2 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.
- 6.3 In this instance:
 - the applicant/agent was updated of any issues after the initial site visit,
 - The applicant was provided the opportunity to submit amendments to address issues.
 - The application was determined without delay.

7.0 Recommendation: Application Permitted

Subject to the following conditions and reasons:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
2. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers A101 + A102 unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
4. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
5. No development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

6. 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 buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, 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 first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

7. Prior to the occupation of the development hereby permitted, one electric vehicle charging point with a minimum rating of 32amp must be installed in a location suitable to its use.

Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

8. The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

9. Before the first occupation of the dwelling hereby permitted the first-floor windows within the flank elevations shall be fitted with obscured glazing and shall be fixed shut up to 1.7 meters above the finished floor level of the room it serves and only openable at the top section. The windows shall be permanently retained in that condition thereafter.

Reason: To prevent any direct overlooking or loss of privacy to the neighbouring property.

10. Before the first occupation of the dwelling hereby permitted the roof lights within the flank roof slopes shall be fitted with obscured glazing and shall be fixed shut. The roof lights shall be permanently retained in that condition thereafter.

Reason: To prevent any direct overlooking or loss of privacy to the neighbouring property.

11. No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

12. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other 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.

13. Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building up or increase of the existing ground levels on the site.

Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.

14. Details of cycle and bin storage facilities shall be provided prior to the commencement of development and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.

15. The single storey flat roof area of the development hereby approved shall not be used as a balcony, sitting-out or amenity area.

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

16. Protective measures shall be implemented in accordance with British Standard 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.

The root protection area of off-site, protected trees shall remain undisturbed during the course of the works, and in these areas:

- a) there shall be no changes in ground levels,
- b) no materials or plant shall be stored,
- c) no buildings or temporary buildings shall be erected or stationed,
- d) no materials or waste shall be burnt; and,
- e) no drain runs, trenches or other excavation shall be dug or otherwise created, without the prior written approval of the Local Planning Authority.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity.

17. The recommendations set out in the submitted Emergency and Activity Bat Survey (Section 4.3) shall be implemented prior to the dwelling being brought into use, in accordance with the details submitted in that document and retained thereafter for the lifetime of the development, unless the local planning authority first agrees in writing.

Reason: In order to ensure a biodiversity net gain is achieved from the development.

18. The dwelling hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development does not increase the risk of flooding elsewhere.

Informative(s)

1. In accordance with paragraph 38 of the NPPF 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. 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.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
 - The applicant was provided the opportunity to submit amendments to address issues.
 - The application was determined without delay.
2. The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition

sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.

3. The applicant is advised that protected species (including all bats) use buildings. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found whilst carrying out work, all work must stop and Natural England must be informed.

Buildings should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust <https://www.bats.org.uk>. The consent given by this notice does not override the protection afforded to these species and their habitat.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Johncock:

“As you will be aware, there is a lot of concern about this proposal. In an attempt to summarise the main concerns; the general view is that the physical size, bulk and massing are excessive for a property in this particular location, and it would dominate the bungalow next door. Consequently, it would result in an overdevelopment of the site and would be out of character in the street scene. There are a total of seven bedrooms on the plans thereby potentially adding significantly to the traffic and thereby having a further negative impact on the dangerous junction of Fennels way and Swains Lane. There are also concerns about overlooking especially given that this property would be 3 storeys. Clearly, I would wish to raise these points at the committee meeting should the Chairman allow the call-in”.

Parish/Town Council Comments

Chepping Wycombe Parish Council:

“CWPC strongly objects to this planning application. Its physical size, bulk and massing are excessive for a property in this particular location, and it would dominate the bungalow next door. Consequently, it would result in an overdevelopment of the site which would look out of character in the street scene. There are a total of seven bedrooms on the plans (not the 5 stated in the title), thereby adding significantly to the traffic and thereby having a further negative impact on the dangerous junction of Fennels Way and Swains Lane”.

Consultation Responses

Environmental Health

“As per the air quality SPD, one electric vehicle charging point with a minimum rating of 32 amp must be provided prior to the occupation of the development.

Recommendation (with conditions if appropriate):

Objection, unless following conditions imposed;

Condition - Electric Vehicle Charging Points

Prior to the occupation of the development hereby permitted, one electric vehicle charging point with a minimum rating of 32amp must be installed.

Reason ' to comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

Construction/Demolition Noise

INFORMATIVE

The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council”.

Tree Officer

“Checklist and aerial photographs appear to indicate that the proposal is away from retained/off-site trees. Subject to the case officers site visit, the following condition may be useful to ensure that there are no construction-related activities within the RPA of the TPO'd woodland abutting the site.

Protective measures shall be implemented in accordance with British Standard 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.

The root protection area of off-site, protected trees shall remain undisturbed during the course of the works, and in these areas:

1. there shall be no changes in ground levels,
2. no materials or plant shall be stored,
3. no buildings or temporary buildings shall be erected or stationed,
4. no materials or waste shall be burnt; and,
5. no drain runs, trenches or other excavation shall be dug or otherwise created, without the prior written approval of the Local Planning Authority.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity”.

Ecology Officer

“DOCUMENT REFERENCES:

Emergence and Activity Bat Survey (CherryField Ecology, 1st October 2021)

COMMENTS:

A preliminary roost assessment report has not been provided.

The Emergence and Activity Bat Survey report states that there was no evidence of bats present during the two surveys in August.

A minimum of one bat box biodiversity enhancement have been provided within the recommendations section table 7 of the report.

RECOMMENDATIONS:

As a preliminary roost assessment report has not been provided, the existing building roosting suitability cannot be concluded and in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Bat Conservation Trust, 3rd Edition), it is unsure that two surveys are appropriate for these proposals to identify the potential for roosting bats. Therefore this report is required under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) and to meet to requirements of the National Planning Policy Framework (2019), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017, to fully assess any potential impacts to protected species.

Alongside the integrated bat box described within the report further biodiversity enhancement features are also required. In line with recognised good practice and government policy on biodiversity and sustainability, all practical opportunities should be taken to harmonise the built development with the needs of wildlife. In this instance it is appropriate for the following provisions for wildlife to be built into the development:

- Birds – 1 bird box integrated into the building on a northerly aspect/orientation (north, north-east and north-west). Example specification includes the Schwegler Brick Box Type 24, Woodstone Sparrow Nest Box or an equivalent suitable for tits, sparrows or starlings. The boxes should be located between two to four metres high, ideally at the gable apex or at eaves. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible.
- Bees - 1 bee brick integrated into the development, either built into a wall or building (as shown below sourced by Green&Blue). Bricks should be positioned at a minimum height of 1m, with no vegetation obstructing the holes, on a southerly aspect/orientation (south, south-east and south-west).
- Hedgehog- Boundaries and barriers within and surrounding the development, including fencing, railing and gates need to be made permeable to hedgehogs through the provision of 'Hedgehog Highways'. Hedgehog holes can be created by 13x13cm holes at ground level within fences, or by leaving a sufficient gap beneath gates and/or leaving brick spaces at the base of brick walls. Alternatively, hedgehog friendly gravel boards are suitable (as shown below sourced by Kebur Garden Materials and Jacksons Fencing). To ensure holes are kept open 'Hedgehog Highway' signage should be provided (as shown below sourced by Peoples Trust for Endangered Species and/or the British Hedgehog Preservation Society) and secured above the holes.

Other product specifications are available and may be appropriate, however it is imperative that the biodiversity features are integrated into suitable structures, rather than vulnerable, isolated and temporary boxes for example, in order to help ensure the success of such features. The location and specifications of the mentioned biodiversity features need to be clearly marked on the approved plans and drawings. The biodiversity enhancements can be secured with a planning permission.

To be in accordance with Policy DM34 from the Wycombe District Local Plan (2019) and policy DM14 from the Delivery and Site Allocations Document (2013) in order to enhance biodiversity and provided measurable net gains.

FURTHER INFORMATION REQUIRED:

Preliminary Roost Assessment Report is required to be submitted to understand the potential roost suitability within the existing building. The Preliminary Roost Assessment is usually provided before the Emergency and Activity Bat Survey”.

CONDITIONS/INFORMATIVES:

Once the preliminary roost assessment report has been provided and approved by LPA the biodiversity enhancements can be conditioned”.

[OFFICER NOTE: This was subsequently submitted].

Highways Authority

“Thank you for your letter dated 4th October 2021 with regards to the above planning application.

Fennels Way is a privately maintained highway that gains access onto the public highway at the junction between Fennels Way and Swains Lane. The road does not benefit from pedestrian footways or street lighting.

The application proposes the demolition of the existing dwelling and construction of replacement 5(no) bed replacement dwelling. Having assessed the proposals, I do not consider the application to result in a significant increase in trip movements associated with the site. I therefore have no

objections to the continued use of the access point onto the publicly maintained highway at Swains Lane.

When assessed using the Buckinghamshire Countywide Parking Guidance policy document, the proposed development will require 3(no) parking spaces within the site curtilage. Mindful of the space demonstrated within the application site, and the location of the application site remote from the publicly maintained highway, I have no objections to the proposed parking provision of the site.

Mindful of the above, I have no objections to the proposed development subject to the following condition”.

Representations

Two comments have been received which are neutral to the proposal:

- No objections but would like to be ensured that the windows on the proposed east elevation do not overlook the roof light on our west facing roof
- No objections provided the front boundary of the new dwelling is built no further forward than the current property
- Note the new dwelling will have three storeys so the Council should ensure that the new dwelling blends in with neighbouring properties and is not taller than the existing property
- The Council should ensure that no neighbouring properties are overlooked by the new dwelling
- No other dormers in the street scene
- Should be enough parking

One comment has been received objecting to the proposed development:

- Overdevelopment
- Loss of privacy
- Loss of light
- 7 bedrooms not 5

APPENDIX B: Site Location Plan

21/07893/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456