



Report to West Area Planning Committee

Application Number:	22/05481/FUL
Proposal:	Householder application for construction of two storey rear extension, first floor front extension, roof extension and replacement, and raising of the eaves to create first floor living accommodation incorporating 5 dormer windows, fenestration changes and rendering of dwelling.
Site Location:	Hedgerows Studridge Lane Speen Buckinghamshire HP27 0SA
Applicant:	Ms K Rieger
Case Officer:	Peter Nixon
Ward(s) affected:	Ridgeway West
Parish-Town Council:	Lacey Green Parish Council
Date valid application received:	22nd February 2022
Statutory determination date:	19th April 2022

Recommendation

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application is for a series of extensions to a bungalow resulting in a remodelled two storey dwelling in the village of Speen.
- 1.2 Concerns from the Parish council over the scale of the development not being appropriate for the Green Belt have resulted in a request for the application to be called-in to committee.
- 1.3 Cllr Robert Carington called in the application following these concerns and objections from neighbours.
- 1.4 The application is considered to accord with adopted planning policy and is recommended for approval.

2.0 Description of Proposed Development

- 2.1 Permission is sought for the enlargement of a detached bungalow, which would involve a volume increase to the roof including a new gable end to the front replacing a smaller hip-roofed element. Five wall head dormers are proposed for the roof (2 to

the front and 3 to the rear) to allow for the use of the roof as habitable space for four bedrooms.

- 2.2 To the rear the main roof would be enlarged to replace previous single storey extensions and a conservatory, with the main roof becoming a pyramid form over the full building plate rationalising the highly articulated roof that is currently in place.
- 2.3 The resulting property would be considered a two story residential dwelling rather than a bungalow, with flank elevations being two storeys.
- 2.4 On elevation the building would be rendered in white, and alterations to the existing windows would occur, with new flank windows on the first floor, and bay windows to the front being replaced with flush windows and French doors. Patio doors are also introduced to the rear.
- 2.5 The property is within the Green Belt, The Chilterns AONB, with the south flank elevation visible from the Speen Conservation Area.
- 2.6 The application is accompanied by:
 - a) Proposed and existing elevations
 - b) Proposed floor plans
 - c) Ecology and trees checklist
 - d) CIL form
- 2.7 The application follows a previously withdrawn scheme, 21/07898/FUL, which involved the removal of the chimney and a higher ridge height. Following design concerns raised with the agent, plans were revised which were considered to depart enough from the original submission to warrant a new planning application.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
93/06982/FUL	Single story front and side extensions	PER	21 February 1994
98/06125/FUL	Construction of conservatory to rear	PER	6 July 1998
21/07898/FUL	Householder application for construction of single storey rear extension, conversion of existing integral garage to habitable accommodation, insertion of 2 x dormer windows to front and 2 x dormer windows to rear (4 in total), 3 x rooflights to side elevations and external alterations	WDN	28 March 2022

4.0 Policy Considerations and Evaluation

Principle and Location of Development

DM30 (Chilterns Area of Outstanding Natural Beauty), DM43 (The Replacement or Extension of Dwellings in the Green Belt)

- 4.1 The property is within a washed over village in the Green Belt, and within the Chilterns AONB.
- 4.2 Extensions to dwellings within the Green Belt are addressed in Policy DM43 of the Local Plan. The principle of extensions to an existing dwelling are acceptable, providing that the constraints of the policy are adhered to.
- 4.3 Part c) of the policy allows for the resultant dwelling to not exceed the average volume of its two directly adjacent neighbours following development. As set out above, the property is considered to be within a ribbon of development and as such the policy applies.
- 4.4 In this instance, the original submission was measured overall to be 760m³. This was measured to be 55m² over the average volume of 705m³ and as such would have been unacceptable.
- 4.5 Amended plans were submitted in response, with a reduction of 0.8m to the rear projection, resulting in a reduction of 55m³ volume bringing the proposal in line with the average volume of the neighbours and in accordance with policy DM43.
- 4.6 The table below details this:

Dwelling volume	Volume (m3)
Kingford	630
Bramble	780
Average	705
Hedgerows (1st submission)	760
Hedgerows (revised)	705

- 4.7 Objections to the development refer to the property being incorrectly described as within a 'ribbon of development'. Representations from the Parish Council and neighbours suggest the property is within the hub of the village.
- 4.8 While ribbon layouts tend to be situated on highways outside historic cores of villages, historic map regression shows Studridge Lane to have been developed in the mid twentieth century by subdivision into individual equally sized plots for detached residential dwellings. This mode of development is typical of development ribbons, and as such for the purposes of determination, the property is considered to be in a ribbon of development.
- 4.9 Development within the Chilterns AONB is also acceptable in principle provided the design meets the standards set out in the Chilterns Building Design Guide SPD.
- 4.10 Representations referring to the loss of a bungalow in the housing mix of the village were made. This would not be a material consideration in this instance, as no adopted policy or planning instrument prevents the enlargement of a dwelling on this basis.

Transport matters and parking

WDLP DM33 (Managing Carbon Emissions, Transport and Energy Generation), Buckinghamshire County Parking Guidance SPD

- 4.11 The development would see an additional bedroom introduced to the property, resulting in a four-bedroom dwelling. In this location (Residential Zone B) 3 in-curtilage parking spaces are required, increasing from the current requirement for 2.
- 4.12 A single space would be available in the integrated garage. Adequate capacity for two further vehicles is available on the gravel driveway to the front of the house.

Raising the quality of place making and design

WDLP CP9 (Sense of Place), DM35 (Placemaking and Design Quality), Householder Planning and Design Guide SPD

- 4.13 The development would see a bungalow enlarged to a two storey cottage. Presently, the bungalow format is an aberration for the area, with surrounding dwellings being larger detached two storey properties. As such the enlargement would see Hedgerows reflect the dominant grain of the street, and as such is considered an enhancement.
- 4.14 The property is a distinctly mid-twentieth century design, reflected in the articulated roof to the front, and the lack of dormers on the dominant roof.
- 4.15 The introduction of a gable end to the front, and a series of dormers to both front and rear elevations is an enhancement to the character of the property, resulting in an appearance more congruous to the local character.
- 4.16 The loss of the front bay windows is also acceptable as a departure from a 20th century suburban aesthetic, to an earlier style of front elevation.
- 4.17 Some harm to character of the area would result from the use of render on elevation, which would contrast with the brick faced neighbouring houses. However examples of rendered properties can be found in the village (including the listed Chapel Cottage), and within this ribbon of development materials are varied.
- 4.18 The chimney is retained on plans, unlike in the previously withdrawn application, which benefits the proposal.
- 4.19 The brickwork detailing to the front, including the doorway arch and soldier bond lintels would be lost, which is somewhat harmful, however not to a level that would warrant refusal of planning permission.

Amenity of existing and future residents

WDLP DM36 (Extensions and Alterations to Existing Dwellings), Householder Planning and Design Guide SPD

- 4.20 An objection on the proximity to the boundary of the first floor enlargement has been made to the Council. The existing dwelling sits at the boundary with the neighbour to the north. The eaves at this boundary would increase from 2.6m to 3.9m; an increase of 1.3m. The overall ridge height of the dwelling would rise from 6.2m to 6.8m. While the height increase is notable, it is minimal for the purposes of adding an additional storey to a dwelling.
- 4.21 However, as the dwelling is positioned to the boundary, the impact to the neighbour would be accentuated. Householder design guidance suggests first floor extensions should remain at least 1m from the boundary. However, the enlargement in this

instance is not equivalent to a whole storey, being 1.3m at the eaves. As such the guidance should be applied in light of this.

- 4.22 A 2.6m stand-off distance exists between the flank elevations of the dwellings which is narrow, but not atypical of a residential development ribbon. The guidance is in place to avoid a terracing effect. Along with the adequate gap between houses, the roof pitch slopes away from the boundary, ensuring terracing would be avoided.
- 4.23 Furthermore, if a stepped in first floor was utilised to preserve a metre distance to the boundary, the design would be contrived and appear out of character with surrounding dwellings.
- 4.24 Light angles have been measured and following reductions to the rear projection, are fully compliant with guidance.
- 4.25 The enlarged flank elevations will introduce more massing to the shared boundary, however the crown roof mitigates against an overbearing affect.
- 4.26 New flank facing windows are introduced, and at first floor are shown as fixed shut and obscurely glazed. As these windows would serve a water closet and shower room, this is practicable, and avoids any impact to privacy.
- 4.27 The dormers to the rear have raised concerns over the impact to the neighbour's rear garden privacy. However, it is not unreasonable to have first floor neighbouring windows visible from a rear garden in a residential setting such as this. Furthermore, high hedging to the boundary can mitigate against this in part.
- 4.28 Representations voicing concerns over the impact to the vegetable patch to the rear have been made. The rear boundary would remain an average of 8.1m away from the rear building line, which would be adequate in preserving natural light, and have no greater impact than a high boundary treatment.
- 4.29 Concerns that the development would lead to sterilisation of the vegetable plot for future development were also made. The plot is already constrained, and the 1m increase to the rear building line would not further constrain the site to the extent that the possibility of development would be removed.

Landscape Issues

WDLP CP9 (Sense of Place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM43 (The Replacement or Extension of Dwellings in the Green Belt), Chilterns Building Design Guide SPD.

- 4.30 The property is within the AONB and as such is expected to preserve and where possible enhance the special character of the Chilterns Landscape. The mid-twentieth century bungalow design does not reflect the traditional vernacular architecture of the Chilterns, and as such the remodelling to a more congruous two storey garden cottage would enhance the property's contribution to the landscape, and the roofscape of Speen.

Green networks and infrastructure

WDLP DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.31 Much of the enlargement would be within the established building plate. The rear would be enlarged slightly onto an area that is currently paved. However all development is expected to enhance biodiversity and green infrastructure.

- 4.32 It is recommended that if approved, a condition requiring an appropriate level of ecological enhancement is put in place. For development of this scale, and the nominal loss of garden space, the addition of two bird boxes or bird bricks would be suitable in meeting the requirements of policy DM34.

Historic environment (or Conservation Area or Listed Building Issues)

WDLP DM31 (Development Affecting the Historic Environment), Chilterns Building Design Guide SPD, Speen Conservation Area Appraisal

- 4.33 The property is within the 25m buffer zone of the Speen Conservation Area. The dwelling is visible from the conservation area, and forms part of the built form enclosing the public realm around Arch Way which is within the Conservation Area. As such the property is integral to the historic character and the impact on the conservation area is a material consideration.
- 4.34 Withdrawn plans showed the tall chimney being removed, however this is now retained, to the benefit of the conservation area.
- 4.35 The addition of a habitable 2nd storey aligns with the description of the dominant housing type referred to in the Conservation Area Management Plan (paragraph 17) and will enhance the traditional streetscape of the village
- 4.36 The rendered elevation would contrast with the brick facing found elsewhere in the vicinity. A half rendered elevation was considered however this was felt to be an even greater departure from local character.
- 4.37 The brick used at Hedgerows is a generic material and does not match the local brick material found elsewhere in Speen, which is referenced in the Conservation Area Management Plan as an important local building material. As such the loss of visible brick work is acceptable.
- 4.38 The bare roof slopes of Hedgerows currently appear incongruous with the vernacular design language of the village. As such the introduction of gable dormers of various sizes is considered an enhancement to the property's contribution to the conservation area.
- 4.39 An objection to the wall head dormers was made by a neighbour, citing the design to be out of character with the village. The asymmetry of the dormers was also noted.
- 4.40 Wall head dormers can be found throughout the village on properties of various ages and are an acceptable form of development. The asymmetry of dormer ordering to the rear is somewhat imbalanced, however design nuances such as this allow for a property to appear to have developed in a piecemeal fashion reflecting vernacular cottages in the village.
- 4.41 The Council's Conservation Officer has been consulted on the application and advises that, overall in heritage terms, the proposal would not harm the nearby heritage assets and is therefore acceptable. The proposal would also sit more comfortably in the street scene and the design complement the diverse architectural style found in Speen.

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 development plan policies.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2021) 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, concerns over the volume of the proposal being beyond a permissible limit were relayed to the agent. Volumes were calculated independently twice, with results corroborating.
- 6.4 In response the development proposal was reduced in volume to the rear, addressed the excess volume, and also mitigating against concerns from the neighbour over light angles.

7.0 Recommendation

The proposal is recommended for approval 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 20/0141-2 VN2, 20/0141-3 VN2, 20/0141-4 VN2, 20/0141-5 VN2; 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. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
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 the render and paint 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.

5. All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to compensate for the loss of green infrastructure and increase biodiversity opportunities within the site 2 bird nesting boxes or nesting bricks shall be either integrated into an appropriate location within the building or located in an appropriate location for their use, prior to the development being brought into use. These shall thereafter be retained for the lifetime of the development.

Reason: To comply with the requirements of Policy DM34 of the adopted Wycombe District Local Plan (2019).

6. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor south east elevation of the extension/dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

Informative

In accordance with paragraphs 38 and 39 of the NPPF, Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None

Parish Council Comments

Lacey Green Parish Council objects to the above application and writes in support of the objections raised by the occupants of the neighbouring properties, Mr & Mrs Podmore at Kingsford and Mr & Mrs Vale at Bramble Cottage.

The Planning Application wrongly states that Hedgerows is in a ribbon Development. In fact, Hedgerows is situated in Studridge Lane and is within the centre/hub of the village of Speen which lies within the Green Belt and AONB. Studridge Lane has a mixture of houses, cottages, bungalows of varying sizes, designs, and heights. The proposed development would have a detrimental effect on the street scene.

The proposed development will, by increasing the storey height from an attractive bungalow into a full-scale overbearing house on a very small plot (note the site boundary is only as outlined in red), constitute(s) over-development. Furthermore, it would increase the habitable area and volume of the building to well in excess of that permitted, as the property lies within the Green Belt.

The addition of a further storey to the existing bungalow will increase the height of the building and will cause overshadowing of neighbouring properties and will affect the right of light to windows on the south-east elevation of the neighbouring property, Kingsford.

In conclusion, Lacey Green Parish Council find this planning application totally unacceptable and would ask for the application to be called in and being refused.

Consultation Responses

Heritage Officer:

This proposal affects the setting of Speen Conservation Area and the setting of the nearby Grade II Elm Tree Cottage.

The existing property is a modern single storey bungalow and does not make any contribution to the nearby conservation area. The street scene is primarily two storey houses of modern development.

The elevations would be well balanced and harmonious improving the aesthetic of the house. The use of smooth white render over existing brick would ensure that the new elements of the proposal would blend with the existing walls. This would also match a number of houses in Studridge Lane that are either white painted render or white painted brick work.

Overall in heritage terms, the proposal would not harm the nearby heritage assets and are therefore acceptable. The proposal would also sit more comfortably in the street scene and the design complement the diverse architectural style found in Speen.

Representations

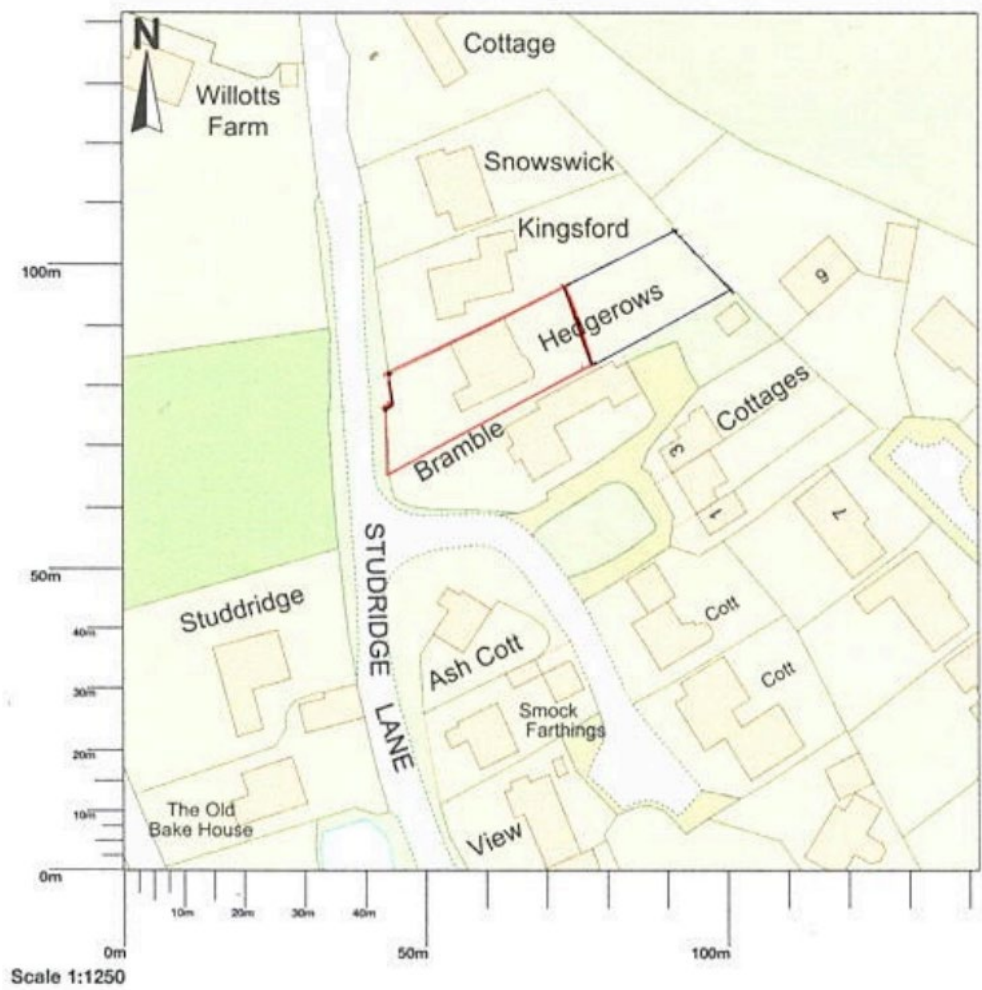
1 comment has been received supporting the proposal:

This property is an eyesore at present. Run down old cottage which needs complete renovation. Properties either side have had extensive remodelling which has added value. This will be a welcome addition to Speen. Also at present there is an issue with rodents which will be addressed with the new sewage plans.

4 comments have been received objecting to the proposal:

- Impact to privacy to rear and front gardens due to the introduction of dormers
- Loss of natural light
- Overbearing development
- Overdevelopment of the plot
- Impact to the openness of the Green Belt
- Sterilisation of a potential development site to the rear
- Development is tantamount to the creation of a new dwelling
- The ridge height is too high
- Loss of a bungalow
- Poor design that does not reflect the current dwelling
- Proximity of development to the boundary
- Not a subservient design

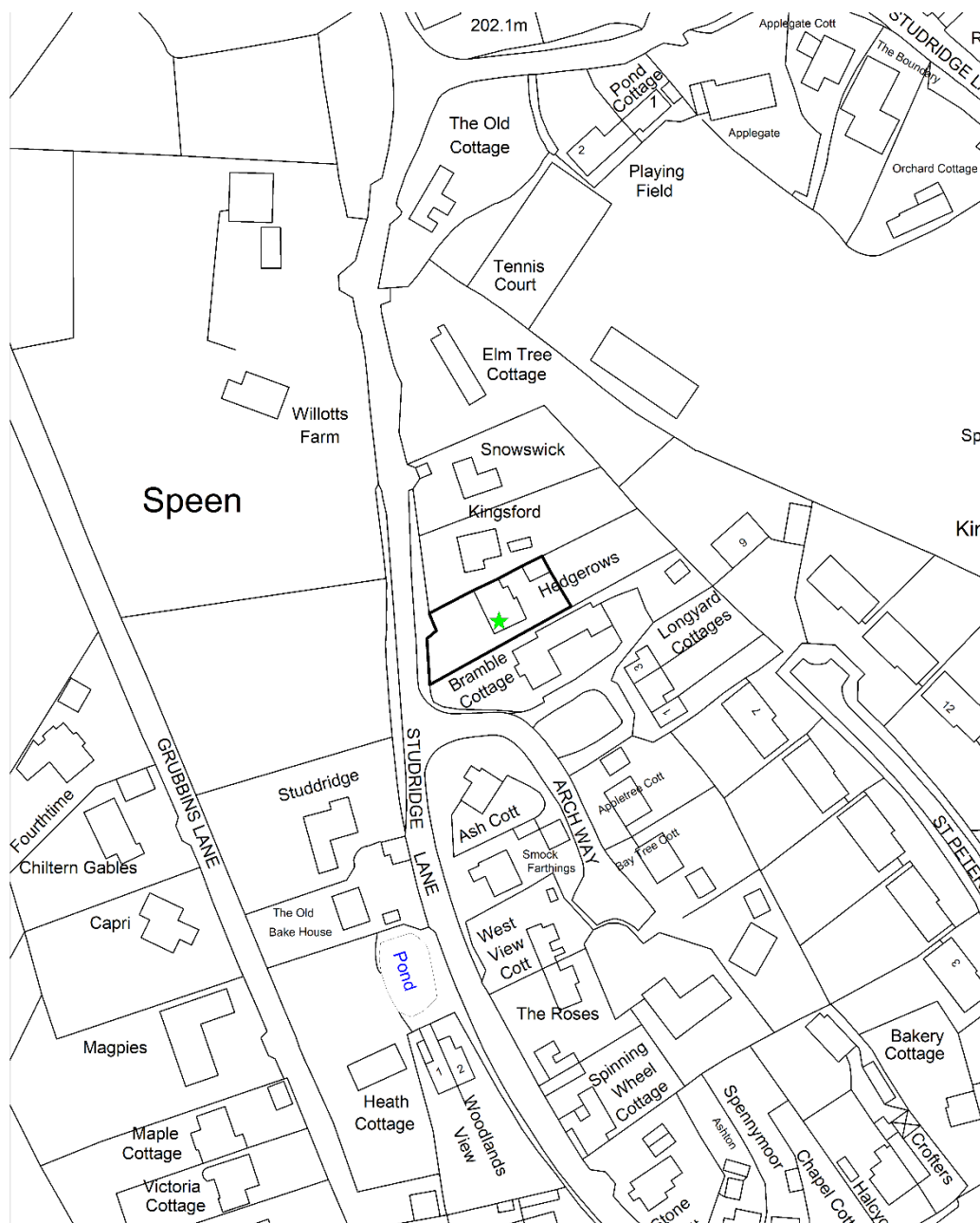
APPENDIX B: Site Location Plan



APPENDIX B: Site Location Plan

22/05481/FUL

Scale 1/1250



Planning Committee
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