



Report to West Area Planning Committee

Application Number:	21/08699/FUL
Proposal:	Demolition of existing dwelling and garage and erection of replacement dwelling, creation of swimming pool to rear and widening of the existing vehicular access with associated works
Site Location:	The Stones Spurgrove Lane Frieth Buckinghamshire RG9 6NU
Applicant:	Mr Sidney Bunt
Case Officer:	Shama Hafiz
Ward(s) affected:	Chiltern Villages
Parish-Town Council:	Hambleden Parish Council
Date valid application received:	10th January 2022
Statutory determination date:	7th March 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the demolition of existing dwelling and garage and erection of replacement dwelling, creation of swimming pool to rear and widening of the existing vehicular access with associated access.
- 1.2 The proposed scheme would represent acceptable development in the countryside outside of the Green Belt, which would respect the character and appearance of the Chilterns Area of Outstanding Natural Beauty. Furthermore, the proposal would provide a satisfactory living environment for future occupiers without having a detrimental impact upon the residential amenities of the neighbouring dwellings, highway safety, trees or ecology.
- 1.3 This application has been referred to the Planning Committee at the request of Councillor Mark Turner as the application looks to be very contentious, overbearing in AONB, and overdevelopment of the site.
- 1.4 Amended plans have been received during the course of the application. The revised scheme includes alterations to first floor facing windows, the drawings also show ecological features and enhancements with landscaping details.

- 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, subject to conditions.

2.0 Description of Proposed Development

- 2.1 The Stones (formerly known as Oddicombe) is a detached 1950's bungalow with a garage on site. The property is located within a row of dwellings along this part of Spurgrove Lane in Frieth. The site is rectangular in shape and set out linear in layout, similar to adjoining plots. It adjoins an access track to one side (south west).
- 2.2 The site is situated in the countryside outside of the Green Belt within the Chilterns Area of Outstanding Natural Beauty. The property is surrounded by residential properties of mixed style and design.
- 2.3 The application is accompanied by:
 - a) Design and Access Statement
 - b) Ecology Report
 - c) Tree Report and AIA
 - d) Ecology and Trees Checklist

3.0 Relevant Planning History

- 3.1 WR/3050 – Consent for a timber and brick bungalow
- 3.2 WR/181/53 – Consent for Erection of dwellinghouse
- 3.3 WR/419/53 – Consent for erection of bungalow
- 3.4 W/6719/79 – Consent for garage

4.0 Policy Considerations and Evaluation

Principle, Location of Development and Raising the quality of place making

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), CP9 (Sense of place), DM30 (The Chilterns Area of Outstanding natural Beauty), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM44 (Development outside of the Green Belt)

DSA: DM1 (Presumption in favour of sustainable development), DM11 (Green networks and infrastructure), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development) and DM16 (Open space in new development)

- 4.1 The proposed development has benefitted from pre-application consultation with planning officers. The principle of development was accepted by Officers at pre-application stage. In the pre-application feedback officers advised that the redevelopment of the site with a replacement dwelling of a more contemporary character and vernacular may be considered to be deemed acceptable. In summary, Officers advised they could support the proposal, subject to the recommended amendments and other satisfactory details being received.
- 4.2 The erection of a new replacement dwelling on the application site is acceptable in principle; subject to compliance with all other relevant planning policies.

- 4.3 The application site lies within the Chilterns AONB and the countryside outside of the Green Belt. In accordance with Policy DM30 of the adopted Wycombe District Local Plan, new development is expected to **“deliver the highest quality design which respects the natural beauty and built heritage of the Chilterns and enhances the sense of place and local character”**.
- 4.4 Policy DM44 of the adopted Wycombe District Local Plan applies to new development situated within the countryside outside of the Green Belt. This policy reflects general principles of other policies such as DM30 above which ensure that new development is located where it is capable of contributing to sustainable development.
- 4.5 The design of the proposed dwelling is somewhat of a contemporary approach which seeks to incorporate the local character and vernacular combined with the style of other replacement dwellings recently approved in this part of Spurgrove Lane in Frieth. Following the demolition of the existing dwelling and garage, the new building would be erected in a similar position in terms of the frontage of the site. It would employ an L-shape design with gabled wings. It is noted that the replacement dwelling would have an overall larger footprint with an improved floor layout, in accordance with other adjoining dwellings in terms of the built frontage of established street scene.
- 4.6 The proposed building will be set under a cross gabled roof with the two distinct volumes being roofed in Zinc and are set at slightly different heights. The frontage gable has been designed to sit lower to the cross gable. The walls would consist of timber and flint clad exterior. There are other examples of these more modern or similar materials and finishes within the surrounding area and in the vicinity which are constructed with these or similar sympathetic materials.
- 4.7 The rear garden of the dwelling would propose a hardstanding patio area directly to the rear of the dwelling which would have an area of lawn in the north western corner and a linear, rectangular shaped swimming pool connected to the patio area.
- 4.8 The design of the proposed dwelling has responded positively to the Council’s pre-application response and that the revised proposals would seek to preserve the character of the surrounding rural area. This includes an appropriate scale, form and use of materials that reflects the surrounding characteristics of the site and the established character of this part of the countryside and the AONB.
- 4.9 The overall appearance of the proposed dwelling would not be harmful to the character and appearance of the AONB/countryside location and street scene. The development offers a holistic scheme that would ultimately offer benefits, ensuring that the development appears appropriate and proportionate in terms of the plot and immediate rural surroundings.

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)

- 4.10 The proposed development falls below the threshold for an affordable housing contribution.

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)
Buckinghamshire Countywide Parking Guidance (BCPG)

- 4.11 The proposed detached dwelling would utilise the retained access to the site in its current position from Spurgrove Lane. The existing access is very narrow and will be widened to ease access for vehicles and emergency services. Cars will be accommodated in a driveway at the south end of the site.
- 4.12 The Highway Authority was consulted on the application and advises after assessing the submitted plans, that the proposal is essentially a like-for-like residential development. As such, this authority would not expect a material difference in vehicle movements when the existing dwelling is compared with that which is sought.
- 4.13 In addition, the Highway Authority note that the application proposes to widen the existing access onto Spurgrove Lane, this would be to allow for safer entry and exit into the site. To conclude, the Highway Authority are satisfied that the development would offer the optimum level of parking in accordance with the Buckinghamshire Countywide Parking Guidance policy document when taking into account the level of habitable accommodation featured.
- 4.14 Mindful of the above, the Highway Authority raises no objections to the proposed application subject to specified conditions relating to alterations to the existing means of access, parking layout scheme and standard informatives.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD
Adopted Residential Design Guidance

- 4.15 The proposed dwelling provides adequate internal space and private amenity space.
- 4.16 In assessing the impact upon the residential amenities of the neighbouring properties, consideration has been given to the existing residential use of the site, the proposed site layout relative to the adjacent properties, the separation distance between the new dwelling and the side boundaries, as well as the position of any side facing windows and the spaces they serve.
- 4.17 On the basis of the above, the proposal would not be considered to adversely affect the residential amenities of the neighbouring properties. Conditions to secure obscure glazing of relevant first floor flank openings/windows is also appropriate.

Flooding and drainage

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

- 4.18 A proposed foul and surface water plan drawing has been submitted with the application.
- 4.19 The proposal would feature water management initially at source, with a rainwater harvesting system for non-potable water use, such as toilet flushing and garden irrigation. The green roof of the flint box would intercept and retain rainfall to reduce runoff volume and rate intercept and retain rainfall to reduce runoff volume and rate. A soak away would then provide attenuation and later dispose of water via infiltration. The front drive would be constructed of permeable loose shingle, which allows inflow of rainwater into the underlying construction/soil. The proposed replacement

dwelling's waste management strategy would make use of a septic tank, which shall be installed in line with all building regulation standards. Waste storage and collection would be provided within a bin store at the south eastern side of the site.

- 4.20 This indicates that a satisfactory solution to foul and managing surface water is possible, a condition is needed to secure the provision of the above satisfactory scheme and the details.

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)

- 4.21 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.22 The application is accompanied by a Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (Arbtech, 12th October 2021).
- 4.23 The Ecology Officer was duly consulted on the application and notes that this report acts as an accurate account of the ecological features present on site at the time of the assessment. The provided ecological report identified roosting bats within the application site is negligible. It is to be noted that the site is nearby Hambleden and Wormsley Valley Biodiversity Opportunity Area and Mousells Wood Local Wildlife Site.
- 4.24 In appraising the ecological implications, the Ecology Officer has no objections and recommends that the mitigation, compensation and enhancements provided within the ecological report table 5 would need to be secured with an appropriate planning condition in any decision notice for this development.
- 4.25 In terms of trees, the application has been submitted with an Arboricultural Impact Assessment, Tree Protection Plan, Tree Constraints Plan, Tree Report and landscape proposals plans including a garden layout plan.
- 4.26 The Arboricultural Officer was consulted on the application proposals and has advised that the loss of the few category 'C' trees could be mitigated through appropriate landscaping. The loss of the Lawson's cypress along the boundary with Highclere may reduce privacy between the properties, but these trees are not subject of any current or planned tree preservation order so their retention is not guaranteed regardless of the current application. In summary, this Officer has no objections to the proposed development subject to the development being implemented and adhered to above mentioned/submitted arboricultural documents.

Building sustainability and Environmental Issues

Wycombe District Local Plan (August 2019): CP12 (Climate Change), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.27 It is considered necessary to condition water efficiency in accordance with Policy DM41.
- 4.28 The adopted Air Quality SPD requires the provision of car charging points in connection with all minor developments. This is to reduce air pollution within the Council's Air Quality Management Areas. Whilst the site is not within an AQMA it is likely that traffic

generated by the development would travel through the AQMA to access higher order services. A condition will be imposed to secure the provision of one charging point adjacent to the new parking spaces. This also meets the objectives of Policies CP12 and DM33 to address carbon emissions and climate change.

- 4.29 Policy CP12 promotes mitigation and adaptation to climate change and supports the integration of renewable technologies into residential and commercial developments of all sizes. Policy DM33 also requires the integration of renewable technologies into developments.
- 4.30 In this instance measures such as, high levels of insulation and airtight construction, will be incorporated within the dwelling with low running and maintenance costs. The supporting Design and Access statement states that the applicant would explore the potential for a heat pump to provide underfloor space heating and hot water. As well as a whole house mechanical ventilation system with heat recovery to provide excellent internal air quality. 15% of the energy load of the dwelling will be from renewable or low carbon sources. The new dwelling would have a water efficiency standard of 105 litres per head per day. Good levels of daylight throughout the house would minimise energy consumption from artificial lighting which will incorporate low energy fittings. Materials would also be sourced locally so far as possible to minimise transport embodied energy.

Infrastructure and Developer Contributions

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

- 4.31 The development is a type of development where CIL would 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 a replacement dwelling. The development is to the applicant's home 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 provided with pre-application advice. The applicant/agent was updated of any issues and provided with the opportunity to submit amendments to the scheme/address issues. However, the application was referred to the Planning Committee for determination at the request of the Local Ward Councillor.

7.0 Recommendation

- 7.1 The proposed development is recommended for approval.

Subject to the following conditions:-

- 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 SB/002 P01; SB/002 P02/A; SB/002 P03; SB/002 P04/A; SB/002 P05; SB/002 P06/A; 21.002.P07; TPP; TCP; SB/001/B; SB/002/B; 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 The landscaping scheme for the development hereby approved shall be undertaken and adhered to strictly with the details provided within the landscape proposals plan, Drawing nos: SB/001/B; SB/002/B and associated supporting documents submitted with the application. The development shall thereafter only be carried out in accordance with the approved details and the building hereby approved shall not be occupied until the details have been fully implemented. The landscaping scheme for the site shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed development does not adversely affect the established character of the surrounding landscape, and to ensure a satisfactory environment within the development.
- 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 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed development does not adversely affect the visual amenities at present of the site and adjoining/surrounding landscape, and to ensure a satisfactory environment within the development.
- 8 The development hereby permitted shall only be undertaken and implemented in all respects in accordance with the approved scheme of ecological mitigation/ compensation/ enhancements measures and features provided within the ecological report Table 5 submitted with the planning application. The development shall proceed in accordance with the approved biodiversity features, which shall have been installed prior to the first occupation of the development and retained.
Reason: To comply with the requirement to achieve a net gain in biodiversity through ecological enhancements in line with policy DM34 - Delivering Green Infrastructure and Biodiversity in Development of the Adopted Wycombe District Local Plan.

- 9 The development shall take place in accordance with the arboricultural impact assessment (AIA), tree constraints plan, tree protection plan, tree report and landscape drawings (garden layout plan & soft landscape details), associated drawings and details submitted as part of the planning application. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.
- 10 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Private Vehicular Access Within the Public Highway".
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 11 The scheme for parking 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.
- 12 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.
- 13 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.
- 14 The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.
Reason: To ensure that the development does not increase the risk of flooding elsewhere.
- 15 Notwithstanding any other details shown on the plans hereby approved, the first floor en suite windows and secondary window to master bedroom to be inserted in the proposed east elevation and the first floor en suite windows to be inserted in the proposed west elevation of the 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 windows shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

- 16 Notwithstanding any indication otherwise given on the plans hereby permitted, the roof lights in the north, east and west facing roof elevations of the dwelling shall have a minimum internal cill height of 2 metres above finished floor level. The windows shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

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 provided with pre-application advice. The applicant/agent was updated of any issues and provided with the opportunity to submit amendments to the scheme/address issues.
- 2 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and other vegetation are likely to contain nesting birds between 1st March and 31st August inclusive, therefore removal of scrub, dense bushes, ivy, trees or parts of trees (or other location where birds are likely to nest) during this period could lead to an offence under the Act. Likely nesting habitat must not be removed during the nesting period unless a survey has been undertaken by a competent ecologist, immediately prior to the works commencing and it has been established that bird nesting is not taking place.
- 3 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor,
Walton Street Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
01296 382416
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 5 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Mark Turner – Stance: neither objecting to or supporting the Planning Application
Comment Reasons: This application looks to be very contentious, overbearing in AONB, and overdevelopment of the site. I, and my fellow Councillors, Cllr Barnes and Cllr Mohammed would like to have this application decided at committee if minded to approve plans. I would like to have this application decided at committee if minded to approve plans.

Parish/Town Council Comments

Hambleden Parish Council

Comments: The parish council object to this application, due to the height of the proposed building which will be higher than the neighbouring properties and it appears to be an overbuild of the site. We have concerns about increasing the footprint and size of the dwelling. Section 6.209 of the Local Plan (which in turn refers to 145a and 145b of the NPPF 2019) identifies appropriate development in the Green Belt and Rural Areas such as Frieth as the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. This proposed dwelling is substantially larger than the existing one and results in a disproportionate addition to the original building and therefore fails to meet the criteria set out in the Local Plan. A representative from the Parish Council will be prepared to speak should this application be referred to the Planning Committee.

Consultation Responses

Highways Authority

Comments: Spurgrove Lane is an unclassified road subject to the national speed limit of 60mph, parking and waiting restrictions are not present within the vicinity of the site. Due to the rural nature of the location there is no access to pedestrian footways, and street lighting is not present.

This application proposes demolition of the existing dwelling, construction of a replacement dwelling and widening of the existing vehicular access.

After assessing the submitted plans, it is considered that the proposal is essentially a like-for-like residential development. As such, I would not expect a material difference in vehicle movements when the existing dwelling is compared with that which is sought.

I note the application proposes to widen the existing access onto Spurgrove Lane, this would be to allow for safer entry and exit into the site. Furthermore, I am satisfied that the development would offer the optimum level of parking in accordance with the Buckinghamshire Countywide Parking Guidance policy document when taking into account the level of habitable accommodation featured.

Mindful of the above, I do not have any objections to the proposed application subject to the specified conditions.

Ecological Officer

Comments: REFERENCE - Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (Arbtech, 12th October 2021). This report acts as an accurate account of the ecological features present on site at the time of the assessment. The provided ecological report identified

roosting bats within the application site is negligible. It is to be noted that the site is nearby Hambleden and Wormsley Valley Biodiversity Opportunity Area and Mousells Wood Local Wildlife Site.

RECOMMENDATIONS: The provided mitigation, compensation and enhancements provided within the ecological report table 5 will need to be secured with an appropriate planning condition in any decision notice for this development.

Control of Pollution Environmental Health

Comments: 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 specified condition is imposed with an informative in terms of construction/demolition noise.

Arboricultural Officer

Comments: DRAWINGS REFERENCED AIA, TPP, Tree Report, Landscape proposals COMMENTS/ISSUE. The loss of the few category 'C' trees could be mitigated through appropriate landscaping. Loss of the Lawson's cypress along the boundary with Highclere may reduce privacy between the properties, but these trees are not subject of any current or planned TPO so their retention is not guaranteed regardless of the current application. RECOMMENDATION(S) - Approval subject to adherence to submitted arb documents.

Representations

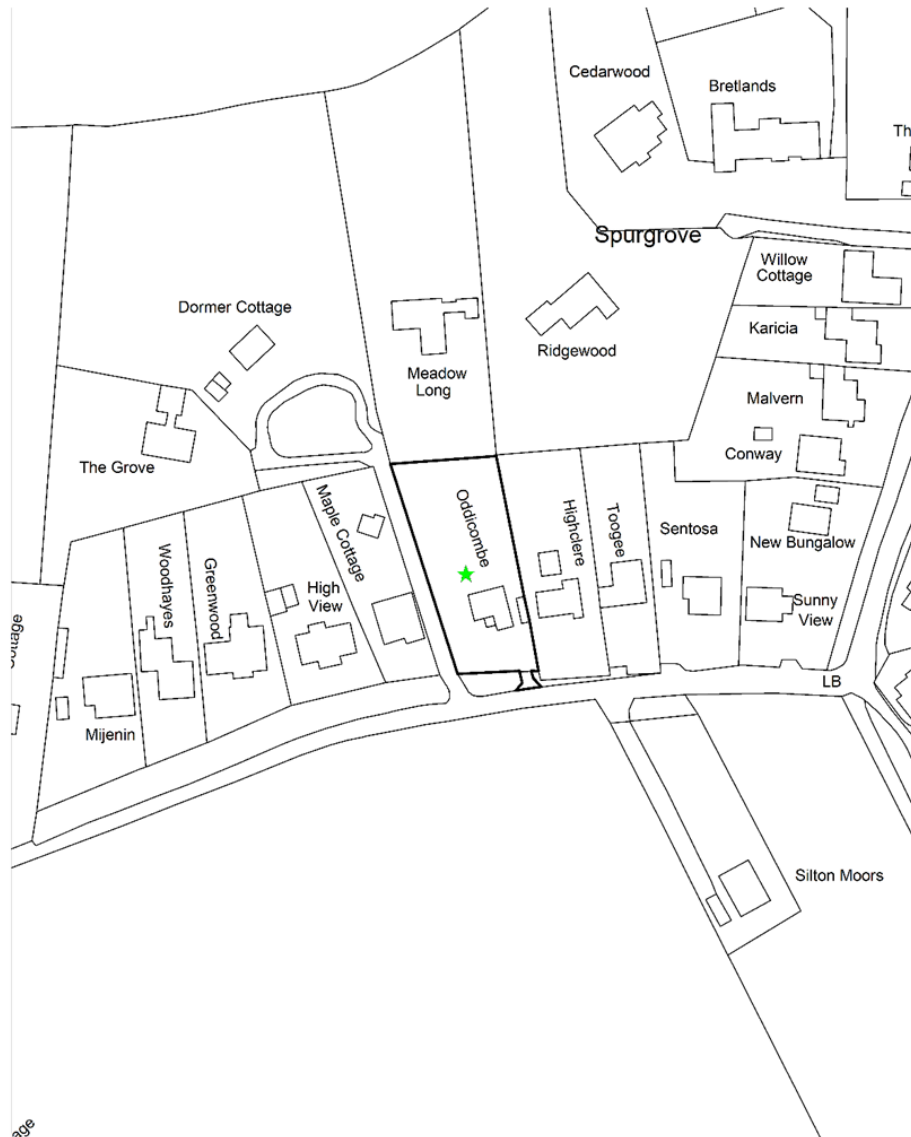
Other Representations

17 letters/comments have been received objecting to the proposal. The grounds of objection raised includes:

- Larger house, higher than neighbouring properties resulting in dominating impact
- Recent developments being squeezed into plots leading to overdevelopment
- Dangerous precedent being set by new/abstract style of buildings
- Inappropriate, not in keeping with character of area, detracts from AONB
- Impact to light levels and outlook to neighbours
- Light pollution, virtue of numerous roof lights in the countryside
- Traffic management plan to control construction vehicle sizes and restoring of verges
- Adverse impact on ecology

APPENDIX B: Site Location Plan

21/08699/FUL
Scale 1:1250



Planning Committee
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Ordnance Survey 100062456