



Report to Buckinghamshire Council – (Central Team) Planning Committee

Application Number:	22/03181/APP
Proposal:	Householder application for single storey rear extension
Site location:	67A London Road, Aston Clinton, Buckinghamshire, HP22 5LD
Applicant:	Mr & Mrs L Alqassar
Case Officer:	Mr Naim Poptani
Ward affected:	ASTON CLINTON & BIERTON
Parish-Town Council:	ASTON CLINTON
Valid date:	12 September 2022
Determination date:	7 November 2022
Recommendation:	Approval subject to conditions

1.0 Summary & reason for Planning Committee Consideration

- 1.1 This application seeks householder planning permission for the erection of a single storey rear extension. It would include the demolition of an existing rear conservatory. The extension would project 4.2 m in length for approximately the full width of the host dwelling.
- 1.2 The application site lies within a residential area and is not located within or adjacent to a Conservation Area or Listed Buildings.
- 1.3 This application has been considered with regards to the adopted Development and it is concluded that the development is acceptable in terms of its impact on the wider area, residential amenity and parking and would comply with Policies BE2, BE3 and T6 of the Vale of Aylesbury Local Plan, policy HQD1 of the Aston Clinton Neighbourhood Plan and the National Planning Policy Framework 2021.
- 1.4 The application is referred to the Planning Committee because the applicant (Mrs L Alqassar) is a member of staff of Buckinghamshire Council and in accordance with the Council's Scheme of Delegation in this instance the application must be determined at the relevant Area Planning Committee to ensure openness and transparency.
- 1.5 Overall, having regard to the Development Plan, the neighbourhood plan and the NPPF, the application is recommended for conditional approval.

2.0 Description of Proposed Development

- 2.1 The application site is located on the south side of Aston Clinton Road, at the end of a cul-de-sac in the residential area of Aston Clinton and comprises a two-storey detached dwelling.
- 2.2 The dwellinghouse is set back from the adjoining highway and is adjoined by residential dwellings on either side and to the rear.
- 2.3 This application seeks the erection of a single storey rear extension.
- 2.4 The extension would project from the rear wall of the current lounge to create an enlarged open space dining/ kitchen/ sitting area and would measure 4.2 m in length, 6.8 m in width and would have a flat roof with a height of 3 m, increasing to a maximum of 3.5 m when including the proposed roof lantern.
- 2.5 The application is accompanied by an ecology and trees checklist.

3.0 Relevant Planning History

- 3.1 Reference: 02/02836/APP
Development: Demolition of existing garage and erection of two storey side and front extension and side porch
Decision: Refused and dismissed at appeal Decision Date: 11 December 2002
- 3.2 Reference: 03/03081/APP
Development: Demolition of existing garage and erection of two storey side extension and new porch
Decision: Approved Decision Date: 20 January 2004
- 3.3 Reference: 04/01047/APP
Development: Erection of detached single garage
Decision: Approved Decision Date: 9 June 2004
- 3.4 Reference: 04/02101/APP
Development: Erection of detached single garage
Decision: Approved Decision Date: 24 September 2004

4.0 Consultation Responses and Representations

Aston Clinton Parish Council (Verbatim)

Comments: Have no objection to this application.

Ward Councillor

Comments: No comments received at the time this report was written.

Representations

Comments: None received at the time this report was written

5.0 Policy Considerations and Evaluation

The Development Plan

Vale of Aylesbury Local Plan (VALP), adopted 15th September 2021 (Carries full weight)

- Policy BE2 Design of New Development
- Policy BE3 Protection of Amenity of Residents
- Policy I4 Flooding
- Policy T6 Vehicle Parking

Neighbourhood Plan

Aston Clinton Neighbourhood Plan 2013 -2033

Policy HQD1: High Quality Design

Design Advice Leaflets & Guidance Notes

Residential Extensions

National Policy

National Planning Policy Framework 2021

6.0 Principle and Location of Development

- 6.1 The application site lies within the built-up settlement of Aston Clinton where there would be no objection to the extension of a dwelling subject to all other material planning considerations being acceptable and in accordance with the Policies of the Vale of Aylesbury Local Plan (VALP), the Aston Clinton Neighbourhood Plan (ACNP) and the National Planning Policy Framework 2021.

7.0 Transport matters and parking

- 7.1 Policy T6 emphasised the need to ensure all development provide an appropriate level of car parking, in accordance with the standards set out in the VALP.
- 7.2 As a result of the extension, there will be no change to the number of bedrooms within the host dwelling nor will it affect the existing car parking layout, and as such it would not affect the existing levels of parking provision.

8.0 Raising the quality of place making and design

- 8.1 Policy BE2 of the VALP requires that development proposals respond appropriately to the site and surrounding, as well as the character, architecture, and natural qualities of the area. It also highlighted that development should allow for visual interest.
- 8.2 The proposed single storey rear extension would be proportionate to the footprint of the host dwelling. It would be single storey with its height set significantly below the main two storey element which minimises the extension's bulk and together with the significant size of the rear garden and the extension's location set off flank and rear boundaries would represent a subordinate addition to the host dwelling. The extension would reflect the building lines of the original dwelling and would not be visible from the public domain thus would not have a negative impact on the street scene.
- 8.3 The proposal is considered to accord with the Policies BE2 of the Vale of Aylesbury Local Plan, policy HQD1 of the Aston Clinton Neighbourhood Plan and the NPPF 2021.

9.0 Impact on Heritage Assets and Archaeology

9.1 The application site does not lie within a designated Conservation Area or affects the setting of a listed building.

10.0 Amenity of existing and future residents

10.1 Policy BE3 of the VALP seeks to ensure that development proposals do not cause an adverse impact on residential amenity.

10.2 The mutual boundaries are marked by 1.8 m high close boarded fencing. The extension would not give rise to loss of privacy.

10.3 The extension would be level with the rear wall of the single storey rear extension belonging to 69 London Road, and although it would project approximately 3 from the rear wall of No. 67, it would be set in 1.8 m from the mutual boundary. In addition, the rear elevation of the host and neighbouring properties are south-west facing and therefore the openings in this elevation receive a significant amount of light throughout most of the day. It is therefore considered the proposal would not significantly affect the amenity of the neighbouring properties in terms of loss of light and overshadowing. The extension would not appear overbearing to either neighbour.

11.0 Flooding and drainage

11.1 The application site lies in an area identified at least risk of surface water flooding. Nevertheless, the proposed elevations demonstrate that the finished floor level would not be lower than that of the existing dwelling and together with the large area of permeable ground to the rear of the property it is not considered that the proposal would exacerbate the risk of flooding within the site.

11.2 The proposal is not considered to exacerbate the risk of surface water flooding and would accord with Policy I4 of the AVDLP.

12.0 Ecology

12.1 The site lies in a Green Impact Zone for Great Crested Newts. Therefore, an informative would be added, advising the applicant of the procedure that should be followed if a Great Crested Newt is encountered during the works.

13.0 Weighing and balancing of issues / Overall Assessment

13.1 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.

13.2 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

13.3 As set out above it is considered that the proposed development would accord with development plan policies BE2, BE3, I4 and T6 of the Vale of Aylesbury Local Plan.

13.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent].

14.0 Working with the applicant / agent

14.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

14.2 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.

14.3 In this instance the application was acceptable as submitted and no further assistance was required.

15.0 Recommendation

15.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission be **GRANTED** subject to appropriate conditions, to include the following:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers; Location Plan [Unnumbered], Proposed Floor Plan [drf 4897.01] & Proposed Elevations/ Site Plan [drf 4897.02] received by the local planning authority on 12th September 2022 and in accordance with any other conditions imposed by this planning permission.

Reason: To ensure that the development is carried out in accordance with the details considered by the Planning Authority.

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.

Reason: To ensure a satisfactory appearance to the development and to comply with policy BE2 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

INFORMATIVE(S)

Great Crested Newts (European Protected Species)

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a EPS mitigation licence from Natural England or the district licence distributed by Buckinghamshire Council. If a great crested newt is encountered during development, works must cease and advice should be sought from a suitably qualified ecologist.

Appendix A: Consultation Responses and Representations

Appendix B: Site Location Plan

APPENDIX A: Consultation Responses and Representations

Aston Clinton Parish Council (Verbatim)

Comments: Have no objection to this application.

Ward Councillor

Comments: No comments received at the time this report was written.

Representations

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APPENDIX B: Site Location Plan

