



Report to Buckinghamshire Council – (Central Team) Planning Committee

Application Number:	22/03382/APP
Proposal:	Single storey front infill extension. New fire escape and access steps to the rear and fenestration changes
Site location:	Buckinghamshire County Council, Wendover Library, High Street, Wendover, Buckinghamshire, HP22 6DU
Applicant:	Mr Matthew Hayward
Case Officer:	Dayna Simmons
Ward affected:	WENDOVER, HALTON & STOKE MANDEVILLE
Parish-Town Council:	WENDOVER
Valid date:	27 September 2022
Determination date:	23 December 2022
Recommendation:	APPROVAL

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks full planning permission for a single storey front infill extension, new fire escape and access steps to the rear and fenestration changes.
- 1.2 The application site lies within the built-up settlement of Wendover and within the designated Wendover Conservation Area.
- 1.3 This application has been considered with regards to the adopted Development Plan and it is concluded that the development is acceptable in terms of its impact on the wider area, the historic environment, residential amenity and parking and would comply with Policies BE1, BE2, BE3 and T6 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.
- 1.4 The application is referred to the Planning Committee because Wendover Library is maintained by Buckinghamshire Council and in accordance with the Councils Scheme of Delegation, such planning applications must be determined at the relevant Area Planning Committee to ensure openness and transparency.
- 1.5 Overall, having regard to the Development Plan and the NPPF, the application is recommended for conditional approval.

2.0 Description of Proposed Development

- 1.6 The application site is located within of the built-up settlement of Wendover and comprises of a u shaped single storey detached building with both pitched and flat roofed elements.
- 1.7 To the north is Wendover High Street shopping parade, to the east is the rear amenity space for the Red Lion Hotel and numbers 31 and 33 Witchell, to the south are numbers 23, 25, 27 and 29 Witchell and to the west is a public car park.
- 1.8 The site lies within the designated Wendover Conservation Area.
- 1.9 The application seeks full planning permission for a single storey front infill extension, new fire escape and access steps to the rear and fenestration changes.
- 2.1 The application is accompanied by a Design Statement.

3.0 Relevant Planning History

- 1.10 None.

4.0 Representations

- 1.11 At the time of writing this report, no public representations have been received.

5.0 Policy Considerations and Evaluation

The Development Plan

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

- Policy S1 Sustainable development for Aylesbury Vale
- Policy S2 Spatial strategy for growth
- Policy BE1 Heritage Assets
- Policy BE2 Design of New Development
- Policy BE3 Protection of Amenity of Residents
- Policy C4 Protection of Public Rights of Way
- Policy D3 Proposals for non-allocated sites at strategic settles, larger villages and medium villages
- Policy I3 Community Facilities
- Policy NE1 Biodiversity and Geodiversity
- Policy T6 Vehicle Parking

Neighbourhood Plan

Wendover Neighbourhood Plan 2019-2033

- Policy CF1 Community Facilities
- Policy G3 Biodiversity
- Policy H2 Development within the Conservation Area
- Policy SD1 Design for Sustainable Developments within Neighbourhood Plan Area

Design Advice Leaflets & Guidance Notes

Wendover Conservation Area Appraisal

National Policy

National Planning Policy Framework 2021

2.0 Principle and Location of Development

- 2.1 The application site lies within the built-up settlement of Wendover and relates to Wendover Library - a community facility.
- 2.2 Policy S1 and S3 direct sustainable development to focal areas, of which Wendover is one. Policy D3 of the VALP states that development proposals in larger villages that are not allocated will usually be granted for development comprising: a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or b. development that consolidates existing settlement patterns without harming important settlement characteristics and does not comprise partial development of a larger site. Policy I3 promotes both the retention of and improvement to community use facilities.
- 2.3 Policy CF1 of the Wendover Neighbourhood Plan advises that proposals for the development and expansion of community facilities and assets will be supported.
- 2.4 The site continues to be easily accessible from the main highway. The application site is located within Wendover village Centre with nearby bus routes to Aylesbury and Wendover train station is located a short walk from the site. The site is therefore considered to be in a sustainable location.
- 2.5 In this instance there are no objections to the principle of an extension subject to all other material planning considerations being acceptable and in accordance with the Policies of the Vale of Aylesbury Local Plan (VALP) and the National Planning Policy Framework 2021.

7.0 Transport matters and parking

- 7.1 Policies T1, T4 and T5 of VALP seek to ensure that development proposals are sustainable in regard to their links to public transport, traffic generation and general accessibility to all users of the highway. Policy T6 governs the parking requirement for the development and highlighted that all development must provide an adequate level of car parking.
- 7.2 Policy T7 stated that development will need to provide safe, suitable and convenient access for all potential users and to protect and where possible enhance existing pedestrian network and alongside strategic routes.
- 7.3 Furthermore paragraph 111 of the NPPF 2021 highlighted that development can be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.4 There will be no change to the existing parking or access arrangement at the site. The proposed infill extension, fenestration changes, fire escape and steps would not increase the requirement for on-site parking. It is therefore considered that the proposal would not

result in significant detrimental harm to the users of the highway and the works are considered acceptable from a parking perspective in this instance.

7.5 It is considered that the application accords with Policies T4, T5, T6 and T7 of VALP and the NPPF.

8.0 Raising the quality of place making and design

8.1 Policy BE2 of the VALP advises that development proposals shall respond appropriately to the site and surrounding, as well as the character, architecture, and natural qualities of the area. It also highlights that development should allow for visual interest.

8.2 Policy SD1 of the Wendover Neighbourhood Plan states that proposals for development in the neighbourhood area will be supported provided that; their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features. It sustains and enhances the significance of any heritage asset and/or the special interest, character and appearance of the assets including their settings. It does not unacceptably affect neighbouring properties by way of loss of privacy, daylight, generation of noise or fumes, visual intrusion or loss of amenity.

8.3 In this instance, the proposal would see changes to the fenestration of the existing building, with an increase in the level of glazing in the north west, south west and south east elevations and the insertion of a fire door in the south west elevation and associated access steps. The proposed infill extension would not extend beyond the north west elevation of the building and would continue the existing flat roof with the inclusion of a central roof lantern which would improve the levels of light received centrally within the building. The proposed extension would be single storey and would be constructed of materials which would integrate well with the existing building and surrounding area.

8.4 All elements of the proposal would respect the host building and would be constructed of appropriate materials for the location. The chosen materials are acceptable and would ensure the overall appearance integrates with the wider site and its locality. A condition is proposed regarding materials.

8.5 The proposal is considered to accord with Policy BE2 of the Vale of Aylesbury Local Plan, SD1 of the Wendover Neighbourhood Plan and the NPPF 2021.

9.0 Impact on Heritage Assets and Archaeology

9.1 Policy BE1 of the VALP requires that proposals for development shall contribute to heritage values and the impact must be assessed in proportion to the significance of the heritage asset.

9.2 Policy H2 of the Wendover Neighbourhood Plan states that proposals in the Conservation Area will be supported where: It preserves or enhances the character and appearance of the Area including its setting and the significance of any heritage assets. New development will

not be permitted if it obstructs important views or vistas of any heritage asset. Any development in the Conservation Area should be sympathetic to or complement the surrounding buildings and environment giving due consideration to existing roofs, walls, windows, chimneys, boundaries and the materials that have been used. Any planning application within the Conservation Area must demonstrate how the design of the proposal retains or enhances positive features of the existing area.

9.3 As aforementioned, the application dwelling lies within the designated Wendover Conservation Area. There are Grade II listed buildings to the north east and north west.

9.4 The Council's Heritage Officer was consulted and commented that the proposal would not affect the setting of nearby listed buildings and would not affect the special character of the Conservation Area.

9.5 The proposal is considered to accord with the Policy BE1 of the Vale of Aylesbury Local Plan, H2 of the Wendover Neighbourhood Plan and the NPPF 2021.

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 proposal includes a number of openings at ground floor level in the north west, south west and south east elevations. The north-west elevation of the building faces onto the access road to the High Street, a small section of the public car park and the rear elevations of the high street shopping parade, the south west elevation of the faces onto the main section of the public car park and the south east elevation faces onto numbers 27, 29 and 31 Witchell. There is already existing glazing in these elevations and combined with the retained existing boundary treatments and the proposed windows being at ground floor level only there are no amenity concerns that would arise from the proposal. The roof lantern would not allow for any first-floor views to be created.

10.3 The extension would not extend beyond the existing north west elevation and would maintain the height of the existing flat roof section of the building, It is considered that the proposal by virtue of its overall size, scale and the separation gap it would not adversely impact the amenity of the neighbouring property in terms of loss of light and over-dominance.

11.0 Flooding and drainage

11.1 Policy I4 of VALP states that all new development must incorporate a surface water drainage system with acceptable flood control and demonstrate that water supply, foul sewerage and sewage treatment capacity is available, or can be made available, to serve the development.

11.2 The site is located within flood zone 1 and in accordance with the Environmental Agency, has a low probability of flooding. In accordance with the latest NPPF, the resultant use of the site falls within the 'Less vulnerable' category and there are no restrictions for this type of development within flood zone 1.

11.3 Given there will be no change to the amount of hardstanding on site, it is of the view that the proposed would not lead to an adverse impact on flooding elsewhere that would be above what is expected now.

12.0 Ecology

12.1 Policy NE1 emphasised that development proposals which would be likely to harm the biodiversity or geological conservation value of a site of countywide or local importance will only be permitted subject to satisfying criteria associated with the need for the development and the provision of suitable compensation and mitigation. It also highlighted that where there is a reasonable likelihood of the presence of statutorily protected species or their habitats, development will not be permitted unless it has been demonstrated that the proposed development will not result in a negative impact upon those species and habitats.

12.2 Paragraph 180 of the NPPF states that when determining planning applications, local planning authorities should encourage opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity.

12.3 The proposed development site is classified as an amber impact zone for Great Crested Newt (GCN). This indicates that there is a possibility of GCN being present and therefore affected by the proposed development. However, following consultation with Buckinghamshire Council's Ecology Team, no objections have been raised in relation to the proposed development.

12.4 It is of the view that provided the proposal is unlikely to impact upon the protected species, however an informative would be attached to a decision notice advising the applicant of what steps should be taken if a GCN 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 all relevant development plan policies of the Vale of Aylesbury Local Plan and the Wendover Neighbourhood 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

- 14.2 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.
- 14.3 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.
- 14.4 In this instance, the application was considered to be acceptable as submitted and no further assistance was required.

15.0 Recommendation

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; 050.001 Rev 01, 050.003 Rev 01, 100.006 Rev 3, 140.002 Rev 02, 190.001 Rev 03, 190.002 Rev 03 and 190.003 Rev 03 received by the local planning authority on 3rd October 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 in the development shall be as indicated in the submitted application form, received by the Local Planning Authority on 3rd October 2022.

Reason: To ensure a satisfactory appearance to the development and to comply with policy BE1 & BE2 of the Vale of Aylesbury Local Plan, policy H2 & SD1 of the Wendover Neighbourhood 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.

List of approved plans:

Received Plan Reference

- 03 October 2022 Location Plan [050.001 Rev 01]*
- 03 October 2022 Existing Site Plan [050.002 Rev 01]*
- 03 October 2022 Proposed Site Plan [050.003 Rev 01]*
- 03 October 2022 Existing Ground Floor Plan [100.001 Rev 2]*
- 03 October 2022 Proposed Ground Floor Plan [100.006 Rev 03]*
- 03 October 2022 Existing Elevations [140.001 Rev 02]*
- 03 October 2022 Proposed Elevations [140.002 Rev 02]*
- 03 October 2022 Proposed Exterior Perspective [190.001 Rev 03]*
- 03 October 2022 Proposed 3D Axonometric 1 [190.002 Rev 03]*
- 03 October 2022 Proposed 3D Axonometric 2 [190.003 Rev 03]*

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received at the time this report was written.

Parish Council Comments (verbatim)

Wendover Parish Council: *No objection*

Consultation Responses

Biodiversity Officer

Comments: No objections

Buckinghamshire Council Archaeological Service

Comments: The proposed works are not likely to harm the significance of any assets. No objections to the proposal.

Heritage Officer

Comments: There are no heritage objections. The proposal does not affect the setting of nearby listed buildings and does not affect the special character of the Conservation Area.

Rights of Way Officer

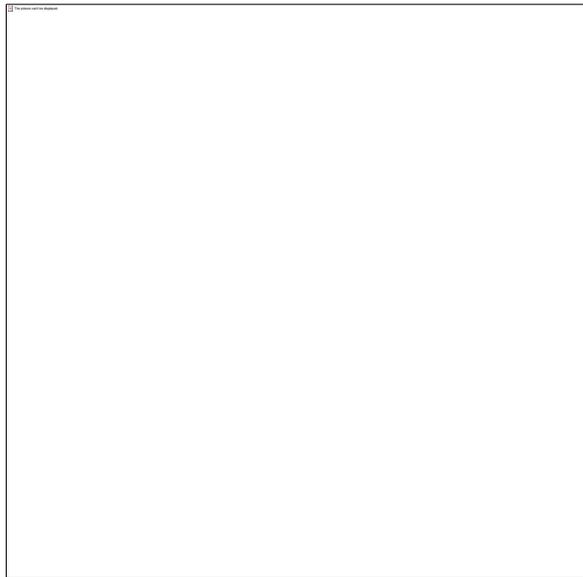
Comments: No comments to give.

Representations

Other Representations

None received.

APPENDIX B: Site Location Plan



Note:
DO NOT SCALE UNLESS FOR PLANNING PURPOSES
TO BE READ IN COLOUR

Address:
Wendover Community Library
High Street
Wendover
Buckinghamshire
HP22 6DU

Key:
Boundary outside of site and owned by applicant
Site boundary

SCALE 1:500

Do not scale – this map is indicative only

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