



Report to West Area Planning Committee

Application Number:	22/06088/FUL
Proposal:	Erection of 1 x 4 bed dwellinghouse, detached double garage and ancillary works following demolition of garaging
Site Location:	Garage Site Deanfield Close Marlow Buckinghamshire
Applicant:	Red Kite Community Housing
Case Officer:	Heather Smith
Ward(s) affected:	Marlow
Parish-Town Council:	Marlow Town Council
Date valid application received:	3rd May 2022
Statutory determination date:	28th June 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the erection of 1 x 4 bed dwellinghouse, detached double garage and ancillary works following demolition of garaging at the existing garage site, Deanfield Close, Marlow.
- 1.2 This proposal will have no adverse effect upon the character of the surrounding area, the amenities of existing or future residents, highway safety, flooding, or the environment.
- 1.3 This application has been referred to the Planning Committee at the request of Marlow Town Council, due to the loss of parking.
- 1.4 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 Members may recall that this application was due to be considered by the West Area Planning Committee on 27th July 2022. However, following concerns regarding the loss of parking facilities, the applicant chose to defer the determination of this application, until the outcome of an appeal for a similar form of development had been concluded at Marefield Road, Marlow (Ref 20/07701/FUL). A decision was issued with regard to

this appeal on 22nd March 2022 and the applicant now wishes for this application to be determined.

- 2.2 The application site comprises an existing garage court of garages, the top end of Deanfield Close.
- 2.3 Following the recent closure of the garages, the applicant now seeks full planning permission for their demolition and the erection of a two storey detached dwelling with a detached garage structure in their place.
- 2.4 The submitted plans show that the proposed dwelling would be sited in the eastern section of the site, and would be sited on a similar building line as No 32 Deanfield Close.
- 2.5 The proposed dwelling would be two storeys, rectangular in shape and erected with a hipped roof. The submitted plans indicate that the dwelling would comprise an open plan kitchen/diner, with a separate living room and WC on the ground floor. The first floor would comprise four bedrooms, (one with en-suite facilities) and a family bathroom.
- 2.6 Vehicular access to the proposed residential plot would be via Deanfield Close. A detached double garage structure is proposed in the western section of the site. This structure is shown to be single storey with a dual pitched roof.
- 2.7 Full details of materials have not been provided at this stage, but it is indicated that these would be brick and tile.
- 2.8 The application is accompanied by:
 - a) Cover letter
 - b) Design and Access Statement
 - c) Arboricultural Impact Assessment
 - d) Tree Protection Details
 - e) Drainage Strategy Report
 - f) Ecological Impact Assessment

3.0 Relevant Planning History

- 3.1 M/141/71 Erection of garages and parking bays at Deanfield Close. Permitted 1971
- 3.2 20/07701/FUL Demolition of existing garages and the provision of 4 dwellings with associated access and landscape at Garage Site, Marefield Road, Marlow. Refused permission by LPA and dismissed on appeal.

Principle and Location of Development

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

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development t relevant policies & SPD

- 3.3 The application site is a parcel of previously developed land situated within the Marlow Settlement Area – a Tier 2 Settlement. The redevelopment of this site for residential purposes is acceptable, in principle.

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)

- 3.4 The proposed development falls below the threshold for an affordable housing contribution in this area.

Transport matters and parking

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

Buckinghamshire Countywide Parking Guidance (BCPG)

- 3.5 Deanfield Close is an unclassified, residential cul-de-sac subject to a speed restriction of 30mph, parking and waiting restrictions are not present within the vicinity of the site. The road benefits from pedestrian footways, as well as street lighting.
- 3.6 When considering trip generation, there are no residential garage courts in the TRICS database; however, for the purpose of this assessment, the daily trip rate of each garage is deemed to be half the residential trip rate. Based on this assumption, the Highways Officer would expect the proposed development to result in a reduction in vehicular movements when compared with that of the historical/lawful use of the site.
- 3.7 As this development leads to a reduction in vehicular movements from the site, the Highway Authority has no objections to the access arrangements as the proposed development would be considered an improvement compared to the current use. Nonetheless, the access point onto the public highway serving the development will be assessed in order to determine its suitability to accommodate the additional vehicular movements.
- 3.8 In accordance with guidance contained within *Manual for Streets*, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having reviewed the submitted plans, the Highways Officer is satisfied that sufficient visibility splays onto Deanfield Close can be achieved within the publicly maintained highway.
- 3.9 The Highway Authority requests that gates be set back a minimum of 5m from the carriageway edge, to allow vehicles to draw clear of the public highway whilst gates are opening and closing. It is noted from the submitted plans this distance has not been met. However, in consideration of the residential, unclassified nature of Deanfield Close, the Highways Officer is satisfied that the waiting of vehicles on the highway whilst gates are opening or closing would not result in a detrimental impact to highway safety.
- 3.10 The applicant has submitted information in regard to the current use of the garages. It is stated that the garages are empty and not in use. Furthermore, it is common for the internal dimensions of garages to fall below current standards and it is acknowledged that they would be more likely used for storage. Therefore, it is accepted that the loss of garages would be unlikely to result in a loss of parking and displace vehicles onto the adjacent highway.
- 3.11 In accordance with the Buckinghamshire Countywide Parking Guidance policy document, the proposed dwelling, which is situated in Residential Zone B, will require 3(no) parking spaces. Having assessed the submitted plans, the Highways Officer is satisfied that the garage, as well as the level of hardstanding provided is sufficient to provide the optimum level of parking needed for the development.
- 3.12 Proposals for residential development generally need to be well connected to non-car modes of travel in order to meet the overarching sustainable development principles

set out in the National Planning Policy Framework. The development site is located less than 200m walking distance from a bus stop on Marlow Road providing regular services to High Wycombe. In addition, schools are located within 2km of the site, which is considered by the Institution of Highways and Transportation (IHT) Guidelines to be the maximum 'acceptable' walking distance for pedestrians without mobility impairments.

3.13 Concern has been expressed by Marlow Town Council regarding the loss of the garage parking facilities. However, the existing garages have now been closed and are no longer available for use by local residents.

3.14 In a recent appeal decision for a similar form of development at Marefield Road, Marlow, (Reference 20/07701/FUL), the Planning Inspector concluded that there was no planning provision which restricted the use of the garages for parking purposes only and that the size of the structures now fell below current standards...

"The appeal site was most recently used as privately owned lock up garages until the site was closed in March 2020. I understand that previously the units were let to local residents and this reduced on street parking nearby. However, I am not aware of any requirement that the garages must only be used for parking by occupiers of neighbouring properties. Indeed, it appears that the site has been used as a compound for contractors completing work nearby. Furthermore, the highways department points out that the garages are small for modern cars. Therefore, the site does not currently provide parking for nearby residents and I find that there is not a real prospect of it doing so in the future"

3.15 Although the Planning Inspector ultimately refused permission for the proposed development, the reason for refusal centred upon the safety of the access point into the application site alone, and not for the loss of parking facilities.

3.16 In light of the above, there are no supportable highway objections to this proposal, subject to a planning condition requiring the provision and retention of parking for the proposed dwelling.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM32 (Landscape character and Settlement Patterns), DM35 (Placemaking and Design Quality)

Housing Intensification SPD

Adopted Residential Design Guidance

3.17 Deanfield Close is characterised by a close knit ribbon of existing dwellings which line both sides of this narrow residential close. On the south western side of the road, the dwellings are predominantly two storey, with space at the side of on the frontage for off street parking. By contrast, dwelling on the north eastern side are predominately single storey with no off street parking provision.

3.18 The removal of existing garage court and its replacement with a single dwelling will improve the visual appearance of the application site. The new dwelling itself has been designed to reflect the style and appearance of other two storey dwellings in the Close. Although the new structure will be sited adjacent to the single storey row of dwellings, it is considered that there is sufficient separation between the existing and proposed dwellings for a compatible form of development to be achieved.

3.19 The proposed layout of the application site is considered to be acceptable in the existing street scene and the proposed use of brick and tile as building materials is also

compatible with adjacent dwellings. However, as these details have not been specified in detail, a planning condition should be imposed requiring their prior submission and approval.

- 3.20 The application site does contain a large mature Cherry Tree which makes a significant contribution to public amenity in the surrounding area. Its loss would be significantly detrimental to the character of the wider area and the street scene.
- 3.21 However, the applicant has submitted arboricultural details, together with tree protection measures which demonstrate that the tree will not be harmed and will be protected satisfactorily during the construction process.
- 3.22 The Council's Arboricultural officer has reviewed the details of this application and is satisfied that sufficient protection measures have been demonstrated. However, a planning condition should be imposed requiring that the development shall only take place in strict accordance with the submitted Arboricultural Report and Tree protection details.

Amenity of existing and future residents

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

Adopted Residential Design Guidance

- 3.23 This proposal will provide a good standard of accommodation for future residents, with sufficient provision of private amenity space, outlook and room sizes.
- 3.24 With regard to the amenities of adjacent residents, this proposal will have no adverse effect. No 32 is the closest dwelling to the proposal site and lies directly to the south east of the new structure. Although, No 32 is a single storey dwelling, it is considered that there is sufficient space between the existing and proposed structures for no loss of light or outlook to result.
- 3.25 The submitted plans show that there would be no windows in the side elevation of the new dwelling which face onto No. 32 and there are no windows or balcony features which would overlook other adjacent properties.
- 3.26 However, given that the application site is situated at a slightly higher level than adjacent properties it is considered appropriate to impose a planning condition requiring that there should be no raising of ground levels across the site, in order to safeguard the amenities of adjacent residents.

Environmental issues

Wycombe District Local Plan (August 2019): DM20 (Matters to be determined in accordance with the NPPF).

- 3.27 In accordance with the Council's air quality SPD, one electric vehicle charging point with a minimum rating of 32 amps must be provided prior to the occupation of the development. This can be secured by means of a condition.

Flooding and drainage

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

- 3.28 The application site is situated within Flood Risk Zone 1, in an area with no known ground or surface water issues and no watercourse crosses the site.

- 3.29 The applicant has submitted surface water drainage strategy for the proposed development which demonstrates that a practical and sufficient scheme can be achieved on this site.
- 3.30 In light of the above, it is considered that this proposal is not at risk from flooding and will not increase the risk of flooding elsewhere. However, a planning condition should be imposed which requires the development to be undertaken in accordance with the submitted drainage strategy.

Ecology

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

- 3.31 The applicant has submitted a Preliminary Ecological appraisal in support of this application. The submitted details demonstrate that this development will not harm the ecology of the area or any protected species. The report also provides details as to how biodiversity can be enhanced on the site.
- 3.32 The Council's Ecologist has reviewed these details and has raised no objection. However, it is considered necessary to impose a planning condition requiring the development to be undertaken in accordance with the submitted details; that the proposed hedges be of a mixed native variety and that two integrated bird boxes be installed with a northerly orientation.

Building sustainability

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

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

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

- 3.34 The development is a type of development where CIL would be chargeable.

4.0 Weighing and balancing of issues / Overall Assessment

- 4.1 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.
- 4.2 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

- 4.3 As set out above it is considered that the proposed development would accord with the development plan policies.
- 4.4 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.

5.0 Working with the applicant / agent

- 5.1 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.
- 5.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application.
- In this instance was provided with pre-application advice. The application was acceptable as submitted and no further assistance was required. However, the application was referred to the Planning Committee for determination at the request of the Town Council.

6.0 Recommendation

- 6.1 Grant planning permission 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 1401-P02; 1403-P03; 1400-P06; 1500-P04; 1501-P02; 1503; 1676-01B; 1676-02; BC1 and H0120-DFC-T; 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 Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building-up or increase of the existing ground levels on the site
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.
- 6 The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 7 A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.
The scheme shall include provision for:
- * Additional planting to maximise tree canopy cover on the site
 - * Native trees to reflect the rural context of the site
- The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 8 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.
- 9 The development, hereby permitted shall be undertaken in strict accordance with the submitted Arboricultural Impact Assessment, by SJ Stephens Associates, dated 12th April 2022 and the Tree Protection Plan 1676-02, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that existing trees and hedges on site are protected and retained, in the interests of visual amenity and the biodiversity opportunities on the site.

- 10 The development, hereby permitted, shall be implemented in accordance with mitigation, enhancements and monitoring presented in Sections 4 and 5 of the Ecological Impact Assessment - Enzygo Environmental Consultants, submitted with the application. Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. In addition to the points outlined in the Ecological Impact Assessment the new hedges should be a mix of native species and at least two integrated bird boxes should be installed in the new dwelling positioned with a northerly orientation.
Reason: In order to ensure that there is a net gain in biodiversity in accordance with Policy DM34 of the adopted Wycombe District Local Plan (2019).
- 11 Prior to the first occupation of the dwelling, hereby permitted, electric car charging point, with a minimum rating of 32amp, shall be installed at a point adjacent to the approved car parking area. Thereafter, the electric car charging point shall be retained for the lifetime of the development.
Reason: In order 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.
- 12 The development, hereby approved shall be undertaken in strict accordance with the details specified in the submitted Drainage Strategy Report, by SOLID Structure and Infrastructure, dated 4th April 2022, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that a sustainable drainage strategy is implemented in accordance with the requirements of Policy DM39 of the adopted Wycombe District Local Plan and Section 14 of the National Planning Policy Framework 2021
- 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

Marlow Town Council

Comments: Due to the loss of parking facilities we request that this be heard at the next West Buckinghamshire Area Planning Committee.

Consultation Responses

Highway Authority:

Comments: No objection subject to conditions regarding parking.

Environmental Health:

Comments: no objection raised subject to provision of electric car charging points.

Arboricultural Officer

Comments: The development shall take place in accordance with the Arboricultural Method Statement (AMS) and Tree Protection Plan submitted as part of the planning application, and any permitted works within the Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist.

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.

Ecology Officer

Comments: The application is supported by the following documents:

- Ecological Impact Assessment - Enzygo Environmental Consultants, 29/03/2022

The assessment of the impacts on protected species and habitats are considered to be appropriate.

The planning approval is subject to the following conditions:

The development shall be implemented in accordance with mitigation, enhancements and monitoring presented in Sections 4 and 5 of the above document. Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.

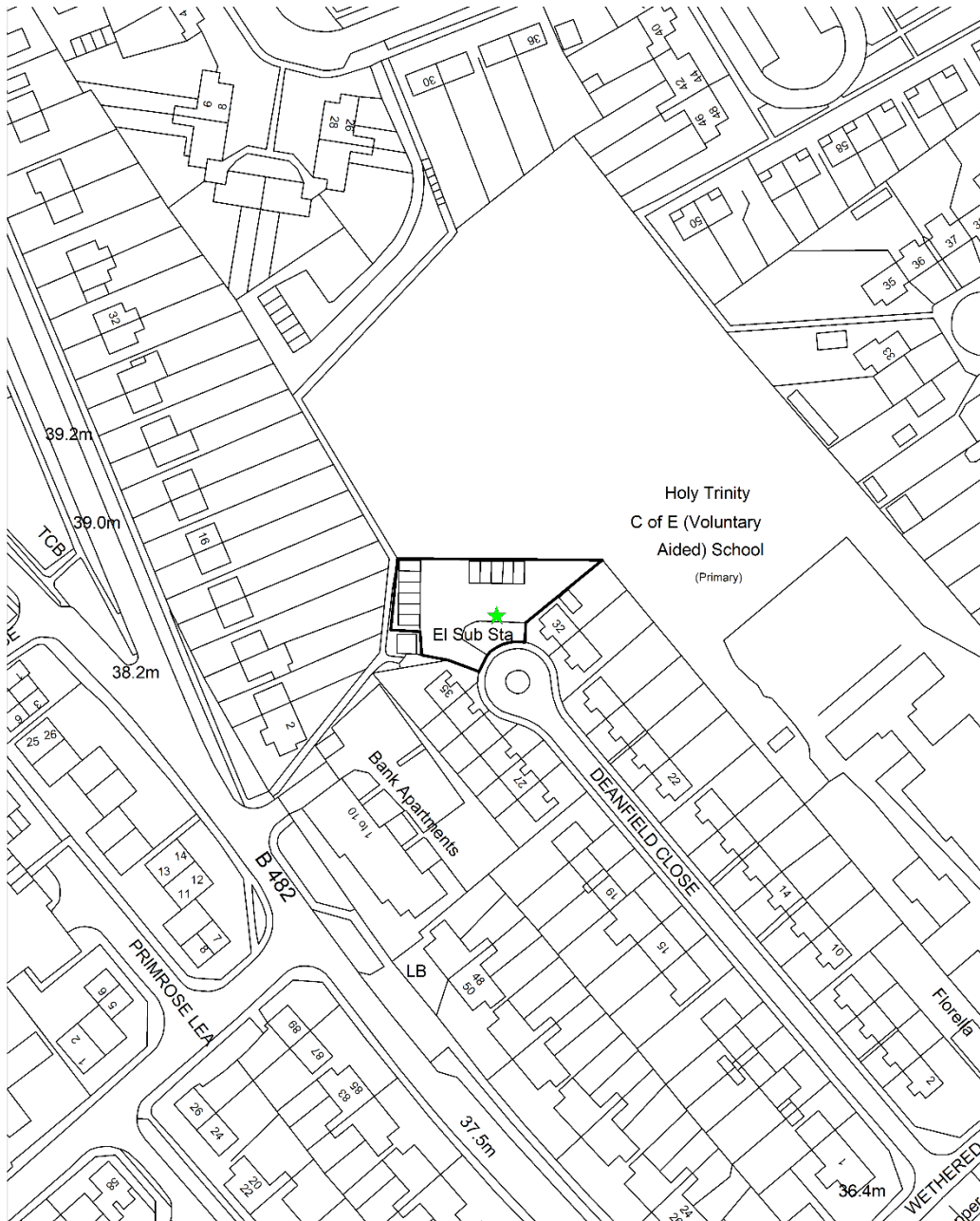
In addition to the points outlined in the Ecological Impact Assessment the new hedges should be a mix of native species and at least two integrated bird boxes should be installed in the new dwelling positioned with a northerly orientation.

Representations

One letter of representation has been received from a neighbouring resident. The letter states that the proposed development would improve the character of the area, but concern is raised that the people living at the end of the road may have nowhere to park.

APPENDIX B: Site Location Plan

22/06088/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456