



Report to West Area Planning Committee

Application Number:	23/06128/FUL
Proposal:	Householder application for construction of single storey detached outbuilding for use as home office/gym
Site Location:	48 Eastwood Road Stokenchurch Buckinghamshire HP14 3SW
Applicant:	Miss Victoria Burdett
Case Officer:	Harmeet Minhas
Ward(s) affected:	Ridgeway West
Parish-Town Council:	Stokenchurch Parish Council
Date valid application received:	2nd May 2023
Statutory determination date:	27th June 2023
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks planning permission for the erection of a garden room for use as a gym/home office. The application proposal is considered to be incidental to the enjoyment of the dwellinghouse and would not significantly impact on the landscape character of the Chilterns AONB.
- 1.2 The application site is within the designated Chilterns AONB. The street scene and general pattern of development to the north and west of the site is residential and developed in character, with open land to the south. Ancillary buildings and development within gardens are considered to be an established form of development that contribute to the character of plots and their respective dwellings within the immediate vicinity.
- 1.3 The building is proposed to be located at the deepest point of the garden and a reasonable distance from the neighbouring properties as not to warrant any concerns over a loss of amenity. No representations from neighbours or local residents were received at the time of drafting this report.
- 1.4 The applicant is an Officer of Buckinghamshire Council and as such, the proposal falls to be considered by the Planning Committee.

- 1.5 The application is recommended for approval subject to appropriate conditions relating to the use of appropriate materials and biodiversity net gain measures to compensate for the loss of part of the existing garden land.

2.0 Description of Proposed Development

- 2.1 The application seeks planning permission for the erection of a detached garden room. The garden room would measure approx. 6.5m x 6m with an overall height of 3m at the highest point of the pitched roof.
- 2.2 The proposed building is to be used as a home office and gym, incidental to the enjoyment of the dwellinghouse.
- 2.3 The application is accompanied by:
- a) Design and Access Statement

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
89/07167/FUL	SINGLE STOREY FRONT EXTENSION	PER	16 October 1989

4.0 Policy Considerations and Evaluation

Principle of Development/Transport Matters and parking/Place Making and Design/Landscape

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). Bledlow cum Saunderton Neighbourhood Plan- Policy 7 and 8 (Sustainable Design in the Green Belt and Rural Diversification)

- 4.1 The application site is located within the Chilterns Area of Outstanding Natural Beauty. There is no in-principle policy based objection to the erection of a detached outbuilding within the curtilage/garden of a residential dwelling.
- 4.2 The proposed building would be of a size, scale and use that would be considered incidental to the enjoyment of the dwellinghouse.
- 4.3 As such, no concerns are raised with relation to the principle or location of development within the site.

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)

- 4.4 The application proposal would result in the erection of built form within the private garden of the existing plot. The proposed use would be unlikely to result in an intensification of use of the site, or a demand for increased parking provision. As such, no policy based concerns are raised with relation to parking capacity within the site or the safety of highways users.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)
DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Housing intensification SPD

- 4.5 The application site is located within an existing residential developed area. Ancillary buildings located within the rear garden of dwellings form part of the pattern of established development within the vicinity and contribute towards the character of area in general.
- 4.6 The introduction of the proposed garden room would not go against the grain or pattern of development identified within the vicinity. The building would be of a reasonable size and scale that would not detract from the host building, or the appearance of the garden within which it sits.
- 4.7 The sensitive use of materials, notably timber cladding, would ensure the building retains and respects its parasitic use and appearance within the plot. On balance the proposal would not detract from the character of the host dwelling or the wider area.

Amenity of existing and future residents

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

- 4.8 The proposed building would be located at the deepest point of the garden serving the dwelling. There would be a reasonable distance between the garden room and the neighbouring properties as not to adversely impact the amenities of their dwelling or private gardens.

Landscape and visual Impact

Wycombe District Local Plan (August 2019): DM30 (The Chilterns Area of Outstanding Natural Beauty)

- 4.9 Policy DM30 of the Wycombe District Local Plan (2019) sets out that development within the Chilterns AONB will be required to a) conserve, and where possible enhance, the natural beauty of the Chilterns AONB.
- 4.10 The proposed garden room would be located within the backdrop of a developed part of the Chilterns AONB. The overall scale and appearance of the building would not appear at odds with the existing pattern of development and would not have a detrimental impact on the beauty of the Chilterns AONB, ensuring it is conserved at a minimum.

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)

- 4.11 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off the site for the lifetime of the development.
- 4.12 The proposal would result in the loss of garden land which could provide a degree of biodiversity opportunity. In lieu of this it would not be unreasonable of the LPA to seek biodiversity net gain measures in the form of bird and bat boxes within the site to

ensure compliance with the aims of Policy DM34. In the event planning permission is forthcoming, such a condition could form part of any decision notice.

Weighing and balancing of issues / Overall Assessment

- 4.13 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.
- 4.14 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
- 4.15 As set out above it is considered that the proposed development would accord with the relevant policies appropriate to the assessment of this application.
- 4.16 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].

5.0 Working with the applicant / agent

- 5.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 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 applicant/agents of any issues that may arise in the processing of their application.
- 5.3 In this instance:
- the application was acceptable as submitted and no further assistance was required.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

6.0 Recommendation

- 6.1 The application is recommended for APPROVAL, subject to the following conditions and reasons:
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 2314/1, 2314/2, 2314/3 and 2314/4; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those specified within the approved plans and application form, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 4 Prior to the first use/occupation of the building a bat box and bird box shall be installed within the site in a location appropriate for their use. They shall thereafter be retained and maintained for the lifetime of the development.
Reason: To comply with the requirement to achieve a net gain in biodiversity through ecological enhancements in line with policy DM34.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Buckinghamshire 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. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

APPENDIX A: Consultation Responses and Representations

Parish/Town Council Comments

None received at the time of drafting this report

Representations

None received at the time of drafting report.

APPENDIX B: Site Location Plan

23/06128/FUL
Scale 1/2500



Planning Committee
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