



## Report to West Area Planning Committee

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<b>Application Number:</b>	23/05045/FUL
<b>Proposal:</b>	Householder application for construction of two storey front and side extension, single storey rear extension and internal alterations
<b>Site Location:</b>	27 Coates Lane High Wycombe Buckinghamshire HP13 5ET
<b>Applicant:</b>	Mr Amjaid Hussain
<b>Case Officer:</b>	Harmeet Minhas
<b>Ward(s) affected:</b>	Downley
<b>Parish-Town Council:</b>	High Wycombe Town Unparished
<b>Date valid application received:</b>	9th January 2023
<b>Statutory determination date:</b>	6th March 2023
<b>Recommendation</b>	Application Refused

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposal seeks planning permission for the erection of a two storey front and side extension, single storey rear extension and internal alterations.
- 1.2 The application site is located within the residential area of High Wycombe. The proposed extensions are considered to be of a poor design, failing to respond to the vernacular of the existing dwelling or the wider area. The proposed extensions would appear contrived and, on balance, of a poor design that would not respond well to the prevailing pattern of development within the vicinity.
- 1.3 The proposal provides adequate parking provision for future owners/occupiers and would be unlikely to impact the amenities of the neighbouring dwelling by virtue of its design.
- 1.4 The application was the subject of a call-in request by Cllr A Hussain.
- 1.5 The application is recommended for refusal.

### 2.0 Description of Proposed Development

- 2.1 The application proposal seeks planning permission for a two storey front/side extension and a single storey rear extension including fenestration changes to the dwelling.

- 2.2 The front extension would introduce a two-storey gable element with a long cat-slide roof incorporating front Juliet balcony and mixed materials palate. The single storey rear extension would be located to the rear of the existing lounge area and there would be a significant amount of demolition to facilitate the proposed layout.
- 2.3 Three parking spaces are shown within the accompany plans, set forward of the principle elevation utilising the existing access.
- 2.4 The application is accompanied by:
  - a) Ecology and tree checklist
- 2.5 The planning agent submitted further amended elevations during the course of the assessment of the application. These elevations form part of the assessment of the application.

### **3.0 Relevant Planning History**

- 3.1 The site has no recent planning history.

### **4.0 Policy Considerations and Evaluation**

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

#### **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).

- 4.1 The application site is located within the residential and developed area of High Wycombe. There are no in-principle policies which resist the principle of residential extensions to the dwelling, subject to the consideration of other development plan policies and SPD documents which will be considered within the body of this report.

#### **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)

- 4.2 The application site is served by an existing access located along the north-western corner of the site.
- 4.3 The proposed plans indicate off-street parking provision for at least three vehicles.
- 4.4 The layout of the resultant dwelling would result in four bedrooms at first floor level and one study/bedroom at ground floor level. In light of this 4/5 bedroom unit, it is considered that the proposed dwelling would have sufficient parking capacity within the site to accommodate a dwelling of this size.
- 4.5 Representation was received from a neighbouring resident as to the current displacement of parking from the dwelling onto the highway. There is no evidence before officers as to why this overspill may have occurred/be occurring. Based on the information before us, the three parking spaces shown would satisfy the parking strategy.

### **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

- 4.6 The host dwelling is located at the junction of Coates Lane and Tancred Road. It is characterised by its gable end profile with forward projecting gable. The proposed two storey front extension would be a part gable feature with cat slide to the front of the building. The cat slide would introduce a long, steep element along with a fenestration arrangement that includes a Juliet balcony.
- 4.7 Section 8.3 of the householder planning and design guidance SPD (2020) states that ‘front extensions will be highly visible in the street scene, so particular care should be taken to ensure that they do not detract from the appearance of the dwelling, or the general character of the street. Wherever possible, extensions should be positioned to the rear or side of houses.’ The scale and design of the extension would appear out of context with the host dwelling and would fundamentally change the appearance of the building, dominating this principle elevation. The visual clutter of the extension would be exacerbated through the proposed fenestration arrangement and introduction of glazing features such as the Juliet balcony.
- 4.8 The LPA will not seek to stifle good or innovative design, however there is no evidence that the proposed front extension responds well to the existing vernacular or is of a design that would harmonise with the street scene.
- 4.9 The harm of the extensions and their cumulative impact is heightened owing to the prominent location of the dwelling within the street scene. There is no mechanism available to the LPA to retain the landscaping features that bound the site, and officers would not seek to utilise landscaping features as a means of mitigating harm. As a result the front extension and resultant changes would appear as an incongruous addition to the host dwelling, it follows that it would result in harm to the character and appearance of the street scene.
- 4.10 On balance the proposed extensions and alterations to the dwelling would appear as an incongruous addition to the dwelling which would lead to harm to the character and appearance of the host dwelling and the street scene.

### **Amenity of existing and future residents**

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

- 4.11 The application site is located on the junction of Coates Lane and Tancred Road. To the west and south of the site are two dwellings which would be the nearest habitable receptors to be considered.
- 4.12 The dwelling to the south located along Tancred Road would be located a reasonable distance from the proposed extensions as not to warrant any policy based concerns relating to over-looking or a loss of amenity.
- 4.13 To the west of the site sits No. 29 Coates Lane. The application dwelling sits deeper within its respective plot than No.29 owing to the presence of a single storey front/side garage addition.

4.14 The two storey elements have been sensitively designed to respect the neighbouring property, ensuring the extensions would not impact on any light angles or appear overbearing owing to their size, scale and siting.

### **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)

4.15 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.

4.16 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.

### **Flooding**

Wycombe District Local Plan (August 2019): DM39 (Managing flood risk and sustainable drainage systems)

4.17 The application site is located within an area at risk from surface water flooding. The proposed extensions would result in the loss of permeable surface area possibly increasing the discharge of surface water within the site.

4.18 The applicant has not provided any robust evidence to demonstrate how this matter will be addressed. It is considered by officers that the proposal represents an opportunity to enhance the SUDs on site during the build work phase, through the use of appropriately worded conditions and informative. In the event planning permission is forthcoming, officers would recommend the use of a planning condition to mitigate any potential harm.

### **Minerals**

Buckinghamshire Minerals and Waste Local Plan

4.19 The application site is located within a mineral's source protection zone. The proposal site is located within the developed area and the nature of the proposal would be unlikely to result in significant soil removal within the site to warrant any concerns in this regard.

## **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 fail to accord with most of the development plan policies set out within this report.
- 5.4 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.
- 5.5 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.
- 5.6 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). In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent. The development has been designed to include level access and parking that would facilitate disabled access for residents with mobility issues.

## **6.0 Working with the applicant / agent**

- 6.1 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.
- 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 applicant/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance
- the applicant/agent was updated of any issues after the initial site visit,
  - Following the officers site visit the agent was informed of concerns over the design and appearance of the extensions. The agent provided amended plans which they considered to address officer concerns, however it was considered the amended plans did not overcome design concerns.
  - Subsequently the agent was informed that the application would not have officers support in writing.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## 7.0 Recommendation

The application is recommended for REFUSAL for the following reasons:

- 1 The proposed extension due to its design, size, scale and siting, would have a detrimental impact upon the host dwelling. It would fail to achieve a high quality in the detail of design, or respect the character and appearance of the existing property. It is not subservient in scale or ancillary to the existing dwelling. The extension would be visually intrusive in the public realm and within the appearance of the site, which would erode the established pattern and character of the area.

This would be contrary to policies CP9 (Sense of Place), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the adopted Wycombe District Local Plan (2019) and the advice in sections 10 and 11 of the adopted Householder Planning and Design Guidance SPD (2020).

### 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**

### Councillor Comments

None received at the time of drafting this report.

### Parish/Town Council Comments

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### Consultation Responses:

None received at the time of drafting this report.

### Representations

#### **Other Representations**

One comment has been received objecting to the proposal:

Summarise comments:

- Existing parking arrangement results in overspill onto public highway. Concerns are raised over parking provision for a larger home.

# APPENDIX B: Site Location Plan

23/05045/FUL  
Scale 1/1250



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