



## Report to West Area Planning Committee

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<b>Application Number:</b>	24/05048/FUL
<b>Proposal:</b>	Householder application for construction of part single/part two-storey front extension, single-storey side and garage conversion and part single/part two-storey rear extension together with internal alterations
<b>Site Location:</b>	111 Bridgestone Drive Bourne End Buckinghamshire SL8 5XQ
<b>Applicant:</b>	Mr James Bent
<b>Case Officer:</b>	Chris Lamb
<b>Ward(s) affected:</b>	The Wooburns, Bourne End & Hedsor
<b>Parish-Town Council:</b>	Wooburn And Bourne End Parish Council
<b>Date valid application received:</b>	26th January 2024
<b>Statutory determination date:</b>	22nd March 2024
<b>Recommendation</b>	Application Permitted

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

- 1.1 Planning permission is sought for the construction of a part single/part two-storey front extension, single-storey side and garage conversion and part single/part two-storey rear extension together with internal alterations.
- 1.2 It is considered that the proposed development would not have a significantly adverse effect upon the character and appearance of the dwelling and surrounding area, or the amenities of adjacent residents. Furthermore, the proposal would also not have a negative impact in terms of highway safety/parking or ecology.
- 1.3 The application is considered to comply with the development plan policies, and is therefore recommended for approval.
- 1.4 This application has been referred to the Planning Committee for determination, having been subject to a three-member call-in by The Wooburns, Bourne End and Hedsor Ward Councillors: Kayani, Drayton and Wilson.

### 2.0 Description of Proposed Development

- 2.1 The application relates to a two storey, detached residential property located within a cul-de-sac at the end of Bridgestone Drive. The property is of brick construction with

white render to all elevations, and is characterised by a pitched tile roof with front and rear gables, and attached single storey garage to one side. An existing single storey extension projects from the rear. The property benefits from off-street parking to the side, in addition to modest front and rear gardens. It is not located within the Green Belt, a Conservation Area nor an Area of Outstanding Natural Beauty.

- 2.2 The application proposes the construction of a two storey front extension, measuring approximately 3.3m in width by 2.7m in depth, and a first floor rear extension measuring 3.6m in width by 2.8m in depth, which would sit atop part of the existing single storey rear extension. The existing side garage would also be partly converted into habitable accommodation, with respective additions of approximately 0.9m and 0.8m to the front and rear of the structure and alterations to the existing roof pitch to accommodate said additions.
- 2.3 During the course of the application, the original drawings were amended to correct noted discrepancies, principally to the red edge and the extent of land in ownership of the applicant.

### 3.0 Relevant Planning History

- 3.1 The development follows on from two previous planning applications, which were withdrawn at the request of the application following recommendations for refusal, and a certificate of lawfulness which was refused given that permitted development rights have been historically removed from this property. It is considered that the proposal has now been amended to an acceptable level following these applications.

Reference	Development	Decision	Decision Date
23/05134/FUL	Householder application construction of single storey rear extension, two storey side extension and internal alterations	WDN	4 May 2023
23/06295/CLP	Certificate of lawfulness for proposed construction of new front porch, side extension, garage conversion and part single/ part double storey rear extension, following the demolition of the existing single storey rear extension.	RECLP	6 September 2023
23/07351/FUL	Householder application for construction of part single/part two-storey front extension, single-storey side and garage conversion and part single/part two-storey rear extension together with internal alterations	WDN	25 January 2024

### 4.0 Policy Considerations and Evaluation

#### Principle and Location of Development

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

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 The application relates to an existing residential property located within the Bourne End Settlement Boundary. Extensions to existing residential properties in this location would be considered acceptable in principle subject to complying with all other Development Plan policies.

#### **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 property lies within Residential Parking Zone B. The proposal would not increase the number of bedrooms at the property, but would increase the number of habitable rooms from seven to eight. As per the Buckinghamshire Countywide Parking Guidance policy document, this would not however increase the required parking provision, which would remain at the optimal number of three vehicles.
- 4.3 At present, the property has only one off-street parking space, to the front of the garage, with the existing garage not of the sufficient dimensions to count towards the parking provision. There is therefore an existing deficit of two vehicles on the optimal requirement of three spaces.
- 4.4 Whilst the proposed garage conversion would not therefore alter the existing parking provision, the addition of a 0.9m extension to the front of this aspect would remove the usability of the existing off-street parking space. Nevertheless, the application proposes the creation of further hardstanding to the front of the property, to accommodate two off-street parking spaces. Though remaining below the optimal requirement of three spaces, this would represent an increase in parking provision on the existing arrangement and reduce the current deficit from two to one. As such, the existing deficit would not be exacerbated and the number of parking spaces serving the property would not be made deficient as a result of the proposal.

#### **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), DM36 (Extensions and Alterations to Existing Dwellings)

Householder Planning and Design Guidance (2020)

Wooburn and Bourne End Neighbourhood Development Plan (2023): WBE/PD2 (Residential Infill and Quality Design).

- 4.5 The two storey front extension would be set down from the main roof ridge of the property, and would extend to just over half the width of the front elevation. In light of its overall scale, it is considered that the front extension would appear as appropriately subservient and proportionate, and would be of a satisfactory design which replicates the roof form of the main dwelling. Members should also be aware that the neighbouring property to the south, no. 113, benefits from a materially similar front extension in both size and appearance, permitted under Ref: 15/07231/FUL. As such, the front extension would not look out of place within the street scene.
- 4.6 The front elevations of nos. 109, 111 and 113 are staggered. The front extension would bring the front wall of the application property roughly in line with no. 109, thereby somewhat reducing this staggered nature, though the submitted ground floor plan shows the extension would remain marginally set back from the principal front elevation of this neighbour. In any case, given that the extension does not cover the

width of the property, with a portion of the existing front elevation remaining, it is considered that the staggered relationship between the properties would be preserved to an acceptable extent.

- 4.7 The rear extension would be of an appropriate depth which replicates the same design and, being set down from the main roof, also appears as a proportionate and subservient addition. The additions to the garage would be minor in nature which would not significantly alter its existing visual appearance. All elements would be finished in matching materials.
- 4.8 In light of the above it is not considered that the proposed development would appear as out of keeping with the existing property or character of the surrounding area.

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

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)  
Householder Planning and Design Guidance (2020)

- 4.9 In terms of privacy, the application would include the addition of a new ground floor window and first floor window to the northwest facing side elevation. The ground floor window would look onto a solid wall of the neighbour's garage, therefore would have no impact on privacy. The first floor window provides a greater vantage point for overlooking, however this opening could be conditioned to be obscurely glazed/ fixed shut below 1.7m to prevent any undue impact, particularly as it relates to a non-habitable room. There would be no additional side windows to the southeast facing side elevation, therefore there would be no greater impact to neighbour privacy on this side beyond the existing arrangement.
- 4.10 In terms of light, the front and rear extensions would conform to the Council's light angle guidance with respect of the front and rear openings of neighbouring properties, whilst given their siting and the detached nature of the properties, impacts on outlook are also deemed to be acceptable. Whilst the front extension would somewhat block light to a side window of no. 109, and also reduce its outlook, this window does not serve a habitable room, therefore little weight can be attached to this loss.
- 4.11 It is noted that the garage of the neighbouring property, no. 113, has been previously converted into a habitable room. As can be seen on the proposed ground floor plan, given the siting of this room and its proximity to the side of the application property, the current layout already significantly breaches the light angle guidance with respect of this habitable room. This is however an existing relationship, and given the modest alterations proposed to the garage (including no overall height increase), in this instance it is not considered that this relationship would be worsened or exacerbated by the proposal in terms of loss of light or outlook.
- 4.12 No other properties would be unduly impacted by the proposal in terms of amenity. Whilst comments from neighbours regarding a loss of vista to no. 107 are noted, given the siting of this property, separation distance from the development and that the front extension would project to approximately the same build line as no. 109, it is not considered that this neighbouring property would be adversely affected.

#### **Flooding and drainage**

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

- 4.13 The application site is not within an area at risk of flooding, however the proposed enlarged front hardstanding should be laid with a permeable or porous material, in

order to ensure that surface water is drained in a sustainable manner. A planning condition should be imposed to this effect.

### **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)

4.14 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.

4.15 Whilst the proposed extensions would be sited within areas of the site which are already developed or laid to hardstanding, the proposed enlarged parking area would involve the loss of a section of front lawn. As such, to ensure the proposal would achieve a net gain in on site biodiversity, it is recommended a bird box or similar is installed within the curtilage of the site, to be secured by way of condition.

4.16 The agent has indicated that the existing tree to the front of the site is due to be retained. Whilst this tree is not protected, and is of limited amenity value, this would be desirable as it would assist in visually breaking up the extent of hardstanding by retaining some soft landscaping to the front of the property. As such, and so as to also maintain existing levels of biodiversity, it would be appropriate to impose a condition requiring a replacement tree of similar size and species be planted should the existing tree be subsequently lost to the development or harmed in the construction process.

## **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 accord with the development plan policies.

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.

## 6.0 Working with the applicant / agent

6.1 In accordance with paragraphs 38 and 39 of the NPPF (2023), Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire 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 the agent was advised of concerns relating to the original submission. Amended plans were subsequently received which were deemed to be acceptable.

## 7.0 Recommendation

7.1 It is recommended that this application be **GRANTED**, 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 and retained in accordance with the details contained in the planning application hereby approved and amended plan numbers 22118.S.PP-05G, 22118.S.PP-06G, 22118.S.PP-07G, 22118.S.PP-08A, 22118.S.PP-09 REV D and 22118.S.PP-10 REV D, 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 used in the existing building, unless the Local Planning Authority otherwise first agrees in writing. Furthermore, the widened front hardstanding shall be matching in appearance to that of the existing hardstanding.  
Reason: To secure a satisfactory external appearance.
- 4 The scheme for parking and manoeuvring of vehicles shown 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 ensure an adequate level of parking at the site and to enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 5 Before the first occupation of the extensions hereby permitted, the new first floor window to the northwest facing side elevation, as indicated on plan numbers 22118.S.PP-06G and 22118.S.PP-08A, shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of any room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.  
Reason: In the interests of the amenity of neighbouring properties.

- 6 Notwithstanding any details hereby approved, the widened front hardstanding shall either be made of porous materials, or provision shall be made to direct run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.  
Reason: To ensure the sustainable drainage of surface water.
- 7 Prior to the occupation of the development hereby permitted, a bird box shall be installed within the curtilage of the site. Thereafter the bird box shall be retained for the lifetime of the development.  
Reason: In order to preserve and enhance biodiversity as a result of the development hereby permitted, in accordance with Policy DM34 of the adopted Local Plan.
- 8 Unless otherwise agreed, the tree to the frontage of the site shall not be lopped, topped, felled or removed without the prior approval of the Local Planning Authority. If during construction of the development, or within a period of three years of its completion, the tree dies or becomes damaged, destroyed, diseased or dangerous, it shall be replaced during the following planting season by another healthy tree of a similar size and species, unless otherwise approved in writing by the Local Planning Authority. Thereafter any such replacement planting shall be maintained or further replaced as necessary for three years after replacement.  
Reason: To ensure the satisfactory retention of existing trees, shrubs and hedges and in the interests of visual amenity.

#### Informative(s)

- 1 In accordance with paragraphs 38 and 39 of the NPPF (2023), Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire 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 the agent was advised of concerns relating to the original submission. Amended plans were subsequently received which were deemed to be acceptable.
- 2 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. During construction no scaffolding shall encroach on, under or over adjoining property unless permission has first been obtained from the owner of that property.

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

#### **CLlr Kayani:**

If the planning officer is minded to approve this application, I would wish it to be called in the the West Bucks Area Planning Committee. I am concerned about over-development of the site, impact on the street scene and adequate access and parking for the proposed dwelling.

#### **CLlr Drayton:**

If the planning officer is minded to approve this application I request a call in to committee. There are concerns of over development of the site.

#### **CLlr Wilson:**

If the planning officer is minded to approve this application, I would wish it to be called in the the West Bucks Area Planning Committee. I am concerned about over-development of the site, impact on the street scene and adequate access and parking for the proposed dwelling.

### Parish/Town Council Comments:

Objection, as stated on previous application, Overdevelopment and impact on the Street Scene. On Site parking standard for Buckinghamshire not met for proposed 5 bed house, Errors in application with existing and proposed Fenestration layout.

### Representations:

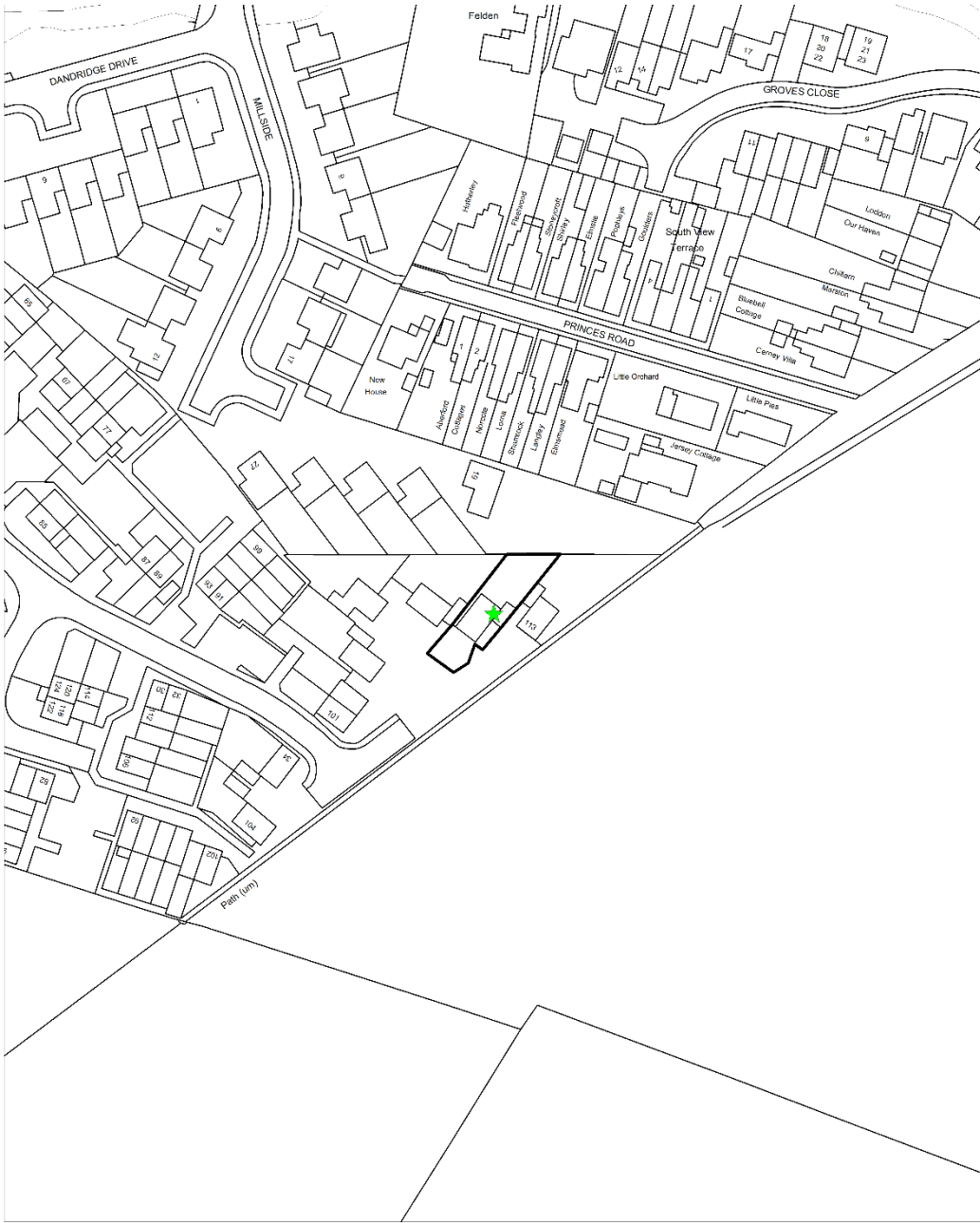
The concerns and comments of the general public are summarised below:

- Insufficient parking
- Impact on neighbour amenity: light, privacy, loss of vista
- Overdevelopment
- Impact on character/appearance of the area
- Boundaries not accurate and other errors in the application



# APPENDIX B: Site Location Plan

24/05048/FUL  
Scale 1/1250



Planning Committee  
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Ordnance Survey 100062456