



## Report to Wycombe Area Office Planning Committee

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<b>Application Number:</b>	20/05003/FUL
<b>Proposal:</b>	Householder application for construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb
<b>Applicant:</b>	Mr William Woodruff
<b>Case Officer:</b>	Mr Ian Beck
<b>Ward(s) affected:</b>	High Wycombe Town Unparished (Previous Abbey Ward)
<b>Parish-Town Council:</b>	High Wycombe Town Unparished
<b>Date valid application received:</b>	07/01/2020
<b>Statutory determination date:</b>	03/03/2020
<b>Recommendation</b>	Permit

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

- 1.1 Permission is sought for the construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb.
- 1.2 The proposal is considered to respect the established character of the property and will not appear out of place within the street scene. Furthermore the proposal will have no impact on the amenities of neighbouring properties and raises no impacts in terms of highway safety or capacity with sufficient on-site parking being provided to serve the needs of the extended property.
- 1.3 Cllr Lesley Clarke and Cllr Alan Hill called in/reason for consideration by committee
- 1.4 Recommendation – approval.

### 2.0 Description of Proposed Development

- 2.1 This application seeks permission for the construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb.
- 2.2 This detached two storey property is located on the northern side of Carver Hill Road and benefits from having off-street parking and gardens to the front and rear. The

property is not within the Green Belt, Conservation Area nor an Area of Outstanding Natural Beauty.

- 2.3 Carver Hill Road rises up from Desborough Avenue, No.17 is towards the top of the rise near the bend and junction with Ellesworth Road. The area is a mixture of 1950's semi-detached and detached properties, some of which have extended and are visible within the public realm and make up the character and appearance of the area.
- 2.4 The property is situated in High Wycombe settlement in residential parking Zone A as identified in the Buckinghamshire Countywide Parking Guidance.
- 2.5 The application is accompanied by [As appropriate]:
  - a) Planning Application Form
  - b) Plans
  - c) Ecology and Trees Checklist
- 2.6 No amendments were requested for this application

### **3.0 Relevant Planning History**

- 3.1 20/05002/CLP – Hip to gable roof extension with construction of rear box dormer – Granted
- 3.2 19/08036/CLP – Single storey outbuilding – Granted
- 3.3 W/6660/79 – Utility room – permitted (implemented)
- 3.4 HW/623/58/F – Erection of 2 detached houses – permitted (implemented)

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

#### **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 property is situated within the urban area of Loudwater whereby there is no objection to the principle of extensions to residential properties, providing that the proposal respects the scale and appearance of the original property, sits comfortably within the street scene and raises no issues of neighbouring amenity and highway safety and capacity.

#### **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 property is situated within an established residential area in residential parking zone A, as identified in the Countywide Parking Guidance. The extended property would have 4 bedrooms/8 habitable rooms which requires 3 on-site spaces to provide an optimum level of parking. In this instance the site plan provided shows that 3 spaces can be provided to the front of the property. The parking shown meets

the required dimensions. The provision of the proposed parking can be covered by condition.

### **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)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Householder Planning and Design Guidance SPD (January 2020)

- 4.3 The area consists of a mixture of semi-detached and detached 1950's properties. There are many examples of extended properties within the immediate and wider area, therefore the proposal would echo these properties and thus not considered harmful to the character or appearance of the area.
- 4.4 The side extension is two storey with a hipped roof design which is set down from the existing roof ridge and set back from the principal elevation with a single storey front extension incorporating the existing porch/garage with a hipped roof over. The side extension would not be any closer to the western boundary, which adjoins a public footpath, than the existing extension and no first floor windows are proposed.
- 4.5 The single storey rear extension, with a depth of 5.23 metres x 6.61 metres wide. The extension will provide a living/kitchen room. The extension will have a dual pitched roof and rear facing glazed doors.
- 4.6 All proposed works are stipulated to have materials to match the existing dwelling and will maintain adequate distances to each side boundaries. The distance to the western boundary measures 3.3m (side elevation/front corner) and 2.2 metres (side elevation/rear corner). The rear extension has a distance of 1.9 metres at the narrowest point to the shared eastern boundary with No.19. Therefore, the visual impact would be minimal.
- 4.7 Given the above the proposal is considered to respect the established character of the property and the street scene.

### **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 SPD (January 2020) [Outdoor amenity space – balconies, patios and amenity space; outlook; overlooking distances]

- 4.1 The immediate neighbours to the application site are No.15 on the western boundary which is separated by a public footpath and No.19 on the eastern boundary which shares a mutual boundary. Both boundaries are a mixture of natural screening and either concrete wall or wooden fencing.
- 4.2 The rear projecting extension respects the Council's light angle guidance with No.19 and no side windows are shown on the first floor side elevation facing No.15. Therefore no additional overlooking will occur to that which already exists, and the privacy of adjoining properties will not be adversely affected. In addition there would be no undue loss of light towards any immediate neighbouring property.

## **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.

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

- 6.1 In accordance with paragraph 38 of the NPPF (2019) Buckinghamshire Council (BC) 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. BC 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.
- 6.2 In this instance the application was acceptable as submitted and no further assistance was required.

## **7.0 Recommendation**

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 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 or as stipulated within the application form, unless the Local Planning Authority otherwise first agrees in writing.  
Reason: To secure a satisfactory external appearance.
3. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 01, 02, 03 and WDC1; 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.

4. The scheme for parking and manoeuvring 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 enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoin highway.
5. No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide not "Private Vehicular Access Within Highway Limits" 2013  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

#### INFORMATIVE(S)

1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) 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. WDC 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.

In this instance the application was acceptable as submitted and no further assistance was required.

2. The applicant is advised that a licence must be obtained from the Highways Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)  
10th Floor, New County Offices  
Walton Street, Aylesbury  
Buckinghamshire  
HP20 1UY  
01296 382416

3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction, any such wilful obstruction is an offence under S 137 of the Highways Act 1980.