



Report to Wycombe Area Planning Committee

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| Application Number: | 20/05656/FUL |
| Proposal: | Householder application for demolition of existing balcony and erection of bay window to second floor front elevation |
| Site Location: | 20 Kite Wood Road Tylers Green Buckinghamshire HP10 8HH |
| Applicant: | Mr Mark Denton |
| Case Officer: | Yee Chung Hui |
| Ward(s) affected: | Previous Tylers Green And Loudwater Ward |
| Parish-Town Council: | Chepping Wycombe Parish Council |
| Date valid application received: | 27th March 2020 |
| Statutory determination date: | 22nd May 2020 |
| Recommendation | Application Permitted |

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. Planning permission is sought for the removal of an existing balcony and erection of a bay window to the second floor front elevation.
- 1.2. The application is being considered by the Planning Committee because the local Member, Councillor Wood considers this application is completely in contrast to the existing street scene in this area where the properties have been designed to make a long sweep of similar properties. She has indicated that if officers are minded to approve then she has asked that this come before the planning committee for a decision.
- 1.3. The application is recommended for approval.

2.0 Description of Proposed Development

- 2.1 The application dwelling is a mid-terraced, three storey, townhouse, with part yellow brick, part white rendered finish. The dwelling was part of the late 1990s residential development of the former St John's Industrial Estate. The existing dwelling was converted from two smaller units into one larger one in 2015.

- 2.2 Existing arch-shaped bay windows project from the front elevation of the ground and first floor level. A balcony with black railings occupies the space above this at second floor level.
- 2.3 The new bay would retain the same footprint as the balcony. The proposed bay window would match the bay windows below. It would have a lead flat roof finish.
- 2.4 The existing 2nd floor master bedroom would be enlarged with the addition of the bay window. The number of habitable rooms of the dwelling would not be altered.
- 2.5 The application site does not fall within Green Belt, Chilterns AONB, nor a designated Conservation Area; and it is not within the curtilage of any Listed Building.
- 2.6 The application site falls within Residential Zone B of Tylers Green and Loudwater.
- 2.7 The application is accompanied by:
 - Application form
 - Existing plans and elevations, drawing no. 0A-001D
 - Proposed plans and elevations, drawing no. 03a- 001C
 - Site photos dated 23rd April 2020

3.0 Relevant Planning History

- 3.1 97/05514/FUL - Demolition of existing units and erection of 58 no 2 and 3 storey houses doctor's surgery, parking, and open space. Application permitted, implemented and permitted development rights removed.
- 3.2 01/05428/FUL – Erection of conservatory to rear. Application permitted.
- 3.3 05/06247/FUL - Construction of first floor extension over existing garage. Application refused.
- 3.4 09/05250/FUL – Converted two units to one for temporary period of 5 years. Application permitted and permitted development rights not removed.
- 3.5 10/07298/FUL - Householder application for construction of single storey and basement rear extensions. Application permitted.
- 3.6 11/05276/FUL - Householder application for construction of single storey and basement rear extensions and associated external alterations (alternative scheme to pp 10/07298/FUL). Application permitted
- 3.7 15/07696/FUL – Continued use of 20 and 21 Kite Wood Road as a single 6-bed dwelling. Application permitted and permitted development rights not removed.

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)

- 4.1 The development is within a residential estate and is therefore acceptable in principle, subject to the compliance with Adopted Development Plan Policies.

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

- 4.2 A number of nearby neighbours have raised objections to the proposed development. However, the bay window extension would not be detrimental to the design and appearance of existing dwelling, or the street scene and wider residential estate.
- 4.3 The proposal would be of a matching design and materials to the existing bay windows. It would appear subservient and of an appropriate size and scale relative to the size and form of the main dwelling. It would not appear incongruous in the street scene and would be in keeping with the appearance and character of the rest of the residential frontage along Kite Wood Road.
- 4.4 Concerns have been raised with the choice of materials. However, matching brickwork to main dwelling is required for the continuity of design and to integrate with the appearance of existing dwelling. The flat roof is of minimal size and is to be finished in lead. As such, the materials would complement the existing building and a condition can be imposed limiting the building works to be carried out in accordance with the details and materials specified.
- 4.5 Proposed development is found to compliance with Policy DM35 and DM36 of Adopted Wycombe Local Plan and Householder Planning and Design Guidance SPD.

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

- 4.6 The proposed development by reasons of its limited size, and minimal projection to the front elevation would have no significant impact on the adjacent dwelling's amenity level, in respect of light and privacy. Its small scale also ensures that it would not be overbearing in appearance.

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)

- 4.7 The replacement of the balcony to enlarge the existing master bedroom would have no impact on on-site parking requirements.
- 4.8 The existing parking arrangement would be unaltered and is thus, found to be acceptable.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

4.9 There is no identified environmental issues within the proposed development.

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

4.10 The development is a type of development where CIL would be not be chargeable.

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 (in this case, CIL)
- c) Any other material considerations

5.3 As set out above it is considered that the proposed development would accord with the development with a number of development plan policies.

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, assistance was sought from the applicant regarding the provision of site photos due to the Covid-19 lockdown. The planning application was called to Planning Committee by the local member, noting the numerous objections received from neighbours in terms of street scene impact and the proposal being out of character with existing development. The application was found to be acceptable and is recommended for approval.

7.0 Recommendation

7.1 Application Permitted

Subject to the following conditions and informatives:-

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 0A.001D; 03A.001C; 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 and windows shall be as specified in the approve drawings only, unless the Local Planning Authority otherwise first agrees in writing.

Reason: To secure a satisfactory external appearance.

Informatives

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. In this instance, assistance was sought from the applicant regarding the provision of site photos due to the Covid-19 lockdown. The planning application was called to Planning Committee by the local member, noting the numerous objections received from neighbours in terms of street scene impact and the proposal being out of character with existing development. The application was found to be acceptable and is recommended for approval.

