



Report to Wycombe Area Planning Committee

Application Number:	20/06141/FUL
Proposal:	Householder application for construction of single storey rear conservatory extension with steps leading into garden.
Site Location:	156 Spearing Road High Wycombe Buckinghamshire HP12 3LA
Applicant:	Mr Khawar Asif
Case Officer:	Jackie Sabatini
Ward(s) affected:	Booker, Cressex & Castlefield
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	11th May 2020
Statutory determination date:	6th July 2020
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks full planning permission for a single storey rear conservatory with steps leading into the garden.
- 1.2 The reason for the application to be reported for determination by the area planning committee is because the applicant is an employee of Buckinghamshire Council.
- 1.3 Recommendation – approval subject to conditions

2.0 Description of Proposed Development

- 2.1 Full planning permission is sought for the construction of a single storey rear conservatory with steps leading into the garden.
- 2.2 The proposed conservatory would be 5m in width, 5m in depth with a shallow pitch roof measuring 3m to eaves and 3.6 to ridge height; set down significantly lower than the main roof of the dwelling.
- 2.3 The application site comprises a two storey semi-detached property located off Spearing Road where the surrounding properties are predominately semi-detached dwellings. Many of which have already had extension and alterations that are highly visible; creating a more varied street-scene.

2.4 The application is accompanied by:

- a) Plans
- b) Photographs (submitted by applicant)

3.0 Relevant Planning History

17/08106/CLP- Certificate of lawfulness for proposed construction of hip to gable roof extension, insertion of 2 x rooflights to front roofslope and dormer window to rear. Construction of single storey side and rear extension. Application permitted dated 08/02/18.

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 development is within a residential area and is therefore acceptable in principle, subject to the compliance with Adopted 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)

4.2 It is noted that the application site does not benefit from a vehicular access or off-street parking. However the surrounding area is already characterised by on-street parking to the front of properties and, in this case, no further parking is required as a result of this application.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings)

Householder Planning and Design Guidance SPD

4.3 The proposal is located to the rear of the site and not readily visible from the street-scene or further public domain. In any case, subject to the uses of appropriate materials, the size and scale of development proposed is acceptable in terms of its impact on the character and appearance of the host dwelling and the surrounding area.

Amenity of existing and future residents

DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings),

Householder Planning and Design Guidance SPD

4.4 It is noted that additional fenestration includes windows in each side elevation of the proposal and this would have some potential for overlooking into neighbouring amenity space. However it is equally important to note that these windows are located at ground floor level and would cause no further overlooking than would reasonably be expected from a ground floor conservatory.

- 4.5 The steps to the rear do not include ground level changes, they would merely allow convenient access into the garden.
- 4.6 The proposal would not impinge on the Council's light angle guidelines when being measured from the nearest habitable window of any neighbouring property.
- 4.7 When taking account of the above no significant impact would occur to the residential amenities of any neighbouring property as a result of this proposal with regard to overlooking, loss of light or overbearing issues that would justify refusing planning permission.

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 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.
- 5.4 As set out above it is considered that the proposed development would accord with the development plan policies.

6.0 Working with the applicant / agent

- 6.1 In this instance, due to COVID 19, it has not been possible for the officer to visit the application site. The applicant was informed of this and has provided adequate photographs of the site. The officer has made an informed decision based on these photographs and the submitted plans.
- 6.2 The application description has been changed to include steps to the rear. The applicant has agreed in writing to this change. No further information was required.

7.0 Recommendation

- 7.1 Application Permitted

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 2018/01A, 2018/02, 2018/03; 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 those contained in the approved application
Reason: To secure a satisfactory external appearance.

Informative

1. In this instance, due to COVID 19, it has not been possible for the officer to visit the application site. The applicant was informed of this and has provided adequate photographs of the site. The officer has made an informed decision based on these photographs and the submitted plans.

The application description has been changed to include steps to the rear. The applicant has agreed in writing to this change. No further information was required.