



Report to South Buckinghamshire Area Planning Committee

Application Number:	PL/20/1103/FA
Proposal:	Part two storey/part single storey rear extension, two storey front extension with part garage conversion, first floor side extension over existing garage, additional windows to side elevation, changes to existing windows and doors, replacement roof, incorporating rear dormer, two front dormers and three side rooflights.
Site Location:	The Middlewood 17 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LJ
Applicant:	Mr B Javed
Case Officer:	Vicki Burdett
Ward affected:	Gerrards Cross
Town Council:	Gerrards Cross Town Council
Date valid application received:	1 April 2020
Statutory determination date:	10 July 2020
Recommendation:	Conditional Permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the erection of a part two storey/part single storey rear extension, two storey front extension with part garage conversion, first floor side extension over existing garage, additional windows to side elevation, changes to existing windows and doors, replacement roof, incorporating rear dormer, two front dormers and three side roof lights.

- 1.2 The application follows two previous applications for extensions to the property. Reference: PL/19/2569/FA was refused permission based on the impact on the neighbouring amenities and reference: PL/20/0289/FA was subsequently approved. The extensions currently proposed are broadly the same as approved except for the addition of a first floor side extension. The proposal is considered to respect the established character of the property and will not appear out of place within the street scene of Dukes Wood Drive. Furthermore, the proposal will not adversely affect neighbouring amenities 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 The application is before Committee because the local Member, Councillor Chhokar has indicated that there are various concerns in relation to Policies EP3, EP5 and H11 of the South Bucks District Local Plan (1999) that would warrant consideration from the Planning Committee. In view of this, it has been requested that if officers are minded to approve this application then, it be brought before the Planning Committee.
- 1.4 Following on from the previous refusal (reference: PL/19/2569/FA) the proposed first floor side extension is reduced in size and scale and is considered to address the previous reason for refusal.
- 1.5 The recommendation for this application is Conditional Permission.

2.0 Description of Proposed Development

- 2.1 The application seeks permission for the erection of a part two storey/part single storey rear extension, two storey front extension with part garage conversion, first floor side extension over existing garage, additional windows to side elevation, changes to existing windows and doors, replacement roof, incorporating rear dormer, two front dormers and three side roof lights.
- 2.2 The application site is located within the developed area of Gerrards Cross on the north side of Dukes Wood Drive. The majority of properties on Dukes Wood Drive are of large proportions and occupy generous plots. The architectural style of properties on Dukes Wood Drive are also varied.
- 2.3 This proposal follows two previous applications for extensions to the property. Reference: PL/19/2569/FA was refused permission based on the impact from the first-floor side extension on the neighbouring amenities at No. 15 Dukes Wood Drive. A subsequent application (reference: PL/20/0289/FA) was submitted for a similar scheme but which excluded the first floor side element to overcome the previous reason for refusal. The current application would retain the previously approved extensions with the addition of a first floor side element which is significantly smaller than that which was previously refused planning permission. As such all the extensions proposed, not including the first floor side extension and replacement roof, benefit from planning permission. It is also noted that a series of windows and roof lights have been omitted from the latest scheme.

A summary of the approved extensions are as follows:

- 2.4 The approved two storey front extensions would result in a twin gable frontage design and would have a maximum depth of 3.5m beyond the existing front elevation, but would not extend beyond the existing garage.
- 2.5 The existing rear conservatory would be demolished to allow for the construction of a part single, part two storey side/rear extension, which would provide a plant room, summer room, and kitchen/living room at ground floor level, reconfiguration of the first floor and additional two bedrooms with en-suites within the roof space.
- 2.6 The approved part two-storey rear extension would form a rear gable projection and would have a maximum depth of 3.5m, a width of 6.9m and maximum height of 8.1m (incorporating a hipped roof).
- 2.7 The approved single storey side/rear extension would wrap around the rear of the dwellinghouse and would have a total width of 17.5m, depth of 1m - 9.3m (forming an 'L' shaped footprint extending from the rear of the existing garage) and a maximum height of 3m (3.4m incorporating the glazed roof lantern) finished with a flat roof.
- 2.8 The approved extensions would be constructed of a mixture of brickwork, stonework and render comprising the following specification:
 - Brickwork - Abbey Dale Red Multi
 - Render - K Render (Polar White)
 - Stonework - Bath Stone
 - Roof Tiles - Grey Spanish Slate
- 2.9 In comparison to the previous approval, the proposed first-floor side extension would be constructed above the garage and would provide a bedroom and en-suite. The proposed first-floor side extension would be set in from the flank elevation of the garage by approx. 1.4m, with a total depth of 9m, height of 7.9m (set down from the roof ridge by 1.5m) incorporating a small crown roof. In comparison to the previous refusal (PL/19/2569/FA) the proposed first-floor side extension has been significantly reduced in size by virtue of its width, depth and height.
- 2.10 The application is accompanied by:
 - a) *Daylight and Sunlight Report*
 - b) *Ecological Report*
 - c) *Planning Application Form*
 - d) *Plans*

Relevant Planning History

- 2.11 PL/19/2569/FA – Refused – Appeal Pending - 30 January 2020 - Part two storey/part single storey front and rear extensions, incorporating roof lantern. Front and rear

dormers to accommodate loft conversion. The application was refused for the following reason:

“The proposed first floor element, by reason of siting and proximity to 15 Dukes Wood Drive would give rise to a visually obtrusive development which would give rise to a loss of light, to the detriment of the residential amenity of these occupants. The proposal is therefore contrary to Policies EP3 and EP5 of the South Bucks District Local Plan (1999) and the adopted Supplementary Planning Document - Residential Design Guide (2010)”.

- 2.12 PL/20/0289/FA – Conditional Permission - 13 March 2020 - Part single storey/part two storey side, rear and front extension incorporating roof alterations and dormer windows to accommodate loft conversion and additional/changes to windows on side elevations.
- 2.13 PL/20/1352/FA – Pending Consideration - Erection of a new detached outbuilding
- 2.14 85/00927/APPLIC – Conditional Permission - 13 November 1985 - Two storey rear extension and alterations
- 2.15 86/01012/APPLIC – Conditional Permission - 21 January 1987 - Side extension to provide garage and W.C

3.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011
- South Bucks District Local Plan Appendix 6 (Parking standards)
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- The publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. This document has now gone through the consultation stage. However, given that draft Local Plan has yet to be examined by the Planning Inspectorate, only limited weight can currently be given to this document.

Principle and Location of Development

Local Plan Saved Policies:

H11 (Alterations and extensions to dwellings)

- 3.1 The application property is located within the built-up area of Gerrards Cross 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, integrates acceptably within the street scene and raises no issues of neighbouring amenity and highway safety and capacity.

Raising the quality of place making and design

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

H11 (Alterations and extensions to dwellings)

- 3.2 The NPPF at Section 12, under the heading "Achieving well-designed places" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design.
- 3.3 Local Plan Policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.
- 3.4 Local Plan Policy H11 further emphasises that proposals to extend and alter existing residential dwellings will only be permitted where the extension would be integral to the dwelling and would harmonise with the existing building in terms of scale, height, form and design; and the extension would not have an adverse impact on the character or amenities of the locality in general.
- 3.5 It was acknowledged previously under application PL/19/2569/FA that cumulatively the scheme would add substantial additions to the property; however the resulting extensions were overall considered satisfactory in terms of bulk and scale. The host property occupies a generous plot, and therefore the proposed additions were not considered to appear cramped within the host plot. No objections were therefore previously raised in regards to the proposed extensions on the character and appearance of the area.
- 3.6 In addition, under application PL/19/2569/FA the first-floor side extension was larger in size including its depth, width and height and no objections were previously raised. In comparison to the previous refusal, the proposed extension has been reduced in size, retaining an overall gap to the west flank boundary of approx. 3.2m, being set in from the flank boundary of the garage.
- 3.7 On the matter of separation distances, there is a requirement for two storey or first floor extensions to be set away from side boundaries to avoid a terracing or

overcrowding effect, as stipulated by paragraph (d) of Policy H11 of the Local Plan. In considering application reference: PL/19/2569/FA no objections were raised by the Council with regard to the first floor extension and the potential for terracing or overcrowding. The currently proposed scheme has reduced the overall size of the first floor extension resulting in a greater degree of space between its flank elevation and the western side boundary. As such, it is not considered that the proposed extensions would result in a terracing affect within the street scene and it would retain an acceptable level of spaciousness.

- 3.8 It is also proposed to replace the existing roof of the dwellinghouse resulting in a reduced pitch with a partially lower height in parts when compared with the existing roof. The height of the main roof will not be increased, but will change from a ridge to a crown, as has been done at Nos. 15, 16 and other several other new dwellinghouses in the area. As such, the proposed roof forms are not considered to be out of character in its locality, nor to have an unacceptable impact on the area to the extent that warrants refusal on these grounds.
- 3.9 In terms of architectural form and vernacular, the proposed extensions to the dwelling would result in the host property altering from a traditional 1930's part tile hung and rendered character to a property of mock Georgian stylings. As noted no objections were previously raised by the Council regarding this design. The surrounding area has evolved in the intervening years and therefore there is a lack of uniformity in terms of style of dwellinghouses. Due to the mixed character of the area it is considered that the extensions and resultant style will have an acceptable impact on the surrounding area in accordance with Policy EP3 of the South Bucks District Local Plan (1999).
- 3.10 The proposed materials have been specified which include a mixture of red multi brickwork, white render, bath stone with grey Spanish slate roof tiles. The brickwork would be at the front and rear elevations with render to be used at the flank elevations. The chosen materials would not be dissimilar to surrounding properties which include a mixture of brickwork, render and roof tiles and therefore they are not considered to result in a prominent or uncharacteristic appearance.
- 3.11 In summary, the proposal is considered to comply with the provisions of Policy H11 and EP3 of the Local Plan, and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

H11 (Alterations and extensions to dwellings)

- 3.12 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 3.13 It is noted that planning application PL/19/2569/FA was refused as it would give rise to a visually obtrusive development which would give rise to a loss of light, to the detriment of the residential amenity of these occupants. It was noted with the previous Case Officer's Report that the first-floor side extension failed to comply with BRE Guidance as set out within the guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 2011 and therefore was likely to result in a loss of light to the side ground floor window occupying the study at No. 15.
- 3.14 Since the previous refusal, the proposed first-floor side extension has been reduced significantly in depth (by approx. 7 metres), in width (by 1.3 metres) and the omission of the originally proposed front gable projection element.
- 3.15 An updated daylight sunlight report in accordance with the Building Research Establishment Report (BRE) guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 2011 has been submitted, taking into account the window serving the study on the east flank of No. 15 following the amended size of the proposed first-floor side extension. The report states that the proposed development complies with the guidance contained within the BRE Guide to Good Practice due to the overall reduction in size of the proposed first-floor side extension.
- 3.16 The previously refused extensions as part of PL/19/2569/FA would have resulted in the study room ground floor window having a Vertical Sky Component of 12.53, in comparison with the existing of 21.23, resulting in an overall reduction of 41% which failed to accord with BRE Guidance.
- 3.17 Under the latest application, due to the overall reduction in size and scale of the proposed first-floor side extension the study ground floor window would have a Vertical Sky Component of 17.12, meaning in comparison to the previously refused, the amount of light received would be reduced by 20% beyond the existing situation. The submitted daylight report indicates that the study ground floor window when compared with the existing situation would comply with BRE Guidance, receiving 80% of light to this room.
- 3.18 BRE Guidance stipulates that a 20% loss to a room is considered an acceptable loss and in comparison to the previous application refused, the light received to this room would be increased by 21%. Notwithstanding the nature of the room being a study/home office, a full assessment has been conducted taking into account the revised size and scale of the proposed first-floor side extension and overall, it is not considered that an overall reduction of 20% of light source from this window would result in a significant loss of light when compared with the existing situation. Furthermore, the proposed

development would also be in compliance with the guidance contained within the 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 2011.

- 3.19 As such, Officers consider that the proposed development when compared with the previous refusal (PL/19/2569/FA) and what already has planning permission and can be implemented under PL/20/0289/FA is acceptable and that the previous refusal has been addressed. Officers are satisfied that due to the reduction in size of the extension that a significant loss of light would not occur to neighbouring property No. 15 to result in an adverse impact on their amenities.
- 3.20 Furthermore, concerns have been raised from the neighbouring property regarding overlooking from the proposed first-floor side extension. The proposed extension would not incorporate any flank windows but would include the installation of a rear-facing window to accommodate an en-suite bathroom. In terms of the windows positioning within the rear elevation, it would be in a similar position to the existing rear facing windows, however given its distance to the boundary, Officers acknowledge that the window would be closer to the neighbouring property at No. 15. Given the proposed nature of the window to accommodate an en-suite bathroom, it is considered necessary to impose a condition for the window to be obscurely glazed to prevent any direct overlooking or loss of privacy.
- 3.21 With the extensions reduced size when compared with the previous refusal, Officers do not consider that the erection of a first-floor side extension of this scale would result in an overbearing or obtrusive outlook for neighbouring occupiers.
- 3.22 Overall, it is considered that the previous reason for refusal has been addressed and that the amenities of neighbouring properties would not be adversely affected by the proposed development. The latest scheme therefore complies with Local Plan Policies EP3, EP5 and H11.

Transport matters and parking

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

- 3.23 Since no new vehicle access is proposed, no concerns are raised in relation to Policy TR5 of the Local Plan. The proposed extensions will increase the number of bedrooms in the dwellinghouse from 5 to 7, but this does not generate an additional requirement for parking on site in terms of Appendix 6 of the Local Plan, apart from one extra parking bay to replace the converted garage. There appears to be ample paved area in front of the dwellinghouse to accommodate three parking spaces in compliance with Policy TR7 of the Local Plan.

Landscape and visual Impact

Core Strategy Policies:

CP8 (Built and historic environment)

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

3.24 It is noted that objections have been raised from residents in relation to the impact of the proposal on adjacent trees. It is noted that there are a number of mature trees within the immediate area. The application property does not contain any protected trees. However, there are a number of protected trees within the curtilage of No. 15 Dukes Wood Drive.

3.25 The Tree Officer has been consulted and raised no objections subject to the inclusion of planning conditions including the submission of further details including layout of drainage and other services prior to the commencement of development.

Ecology

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

3.26 An Ecological Report has been submitted with this application whereby no protected species were noted during the inspection and the report concluded that the proposed development would not have an impact on any protected species. A condition relating to a scheme of ecological enhancements and safeguards will be imposed to ensure the development results in a biodiversity net gain.

4.0 Weighing and balancing of issues / Overall Assessment

4.1 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.

4.2 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
- 4.3 As set out above it is considered that, the proposed development would accord with the development plan policies.
- 4.4 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.

5.0 Working with the applicant / agent

- 5.1 In accordance with paragraph 38 of the NPPF (2019) 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.
- 5.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 5.3 In this instance the Officers consider the application to be acceptable as submitted and no further assistance was required.

6.0 Recommendation

6.1 Conditional Permission

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.
Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)
3. Before the first occupation of the extensions hereby permitted, the windows at first-floor level within the flank elevations and the rear first-floor window accommodating the en-suite bathroom shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed

shall be non-opening. The windows shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and privacy of the adjoining property. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. Before the first occupation of the extensions hereby permitted, the roof lights within the west flank roof slope shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.
Reason: To protect the amenities and privacy of the adjoining property. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)
5. No further windows shall be inserted at or above first floor level in the flank elevations of the extensions hereby permitted.
Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
6. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained has been submitted to and approved in writing by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority. (ST01)
Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
7. The development hereby permitted shall be implemented in accordance with the details of landscaping to be submitted and approved as part of this application, unless otherwise agreed in writing.
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (ST02)

Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

9. Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include details of native landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes. The ecological enhancements shall be retained in accordance with the submitted plan to be approved and replaced if damaged or removed.

Reason: In order to maintain, as far as possible, the character of the locality and in the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

10. In implementing this planning permission, the developer shall ensure that the existing soil levels around the boles of the trees to be retained are not altered. (ST04)
Reason: To ensure that the trees are not damaged during the period of construction. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. No works or development (including for the avoidance of doubt any works of demolition) shall take place until a tree constraints plan and method statement (in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (or any replacement thereof or EU equivalent)) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall provide, as required, details of a no dig driveway; phasing of demolition and construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces; the erection of scaffolding. Protective fencing detailed in the method statement shall consist of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels shall be securely fixed with wire scaffold clamps. The fencing shall be erected to protect existing trees and other vegetation during construction and shall conform to British Standard 5837:2012 'Trees in Relation to Construction' or any replacement thereof or EU equivalent. The approved fencing shall be erected prior to the commencement of any works or development on the site including any works of demolition. The approved fencing shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without prior written agreement from the Local Planning Authority. (ST17A)
Reason: To ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

12. Prior to the commencement of any site clearance/construction work a detailed layout of drainage, utilities and any other services shall be submitted to and approved in writing by the District Planning Authority. The installation of any such services shall be in accordance with the approved details, which in themselves shall accord with the guidelines set out in British Standard BS 5837:2012 'Trees in Relation to Construction' and the National Joint Utilities Group 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees' Volume 4. Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity. (Policy EP4 of the South Bucks District Local Plan (adopted March 1999) refers).
13. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

Received Plan Reference

1 Apr 2020 PA-02

1 Apr 2020 PA-01

INFORMATIVE(S)

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

2. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

APPENDIX A: Consultation Responses and Representations

PL/20/1103/FA

Councillor Comments

Councillor Chhokar requested for this application to be brought to the Planning Committee.

Parish/Town Council Comments

'Council objects to this application which it considers to be contrary to policies EP3, EP5 and H11 of the Local Plan. The application states it is for extensions but actually it is a demolition of the existing dwelling. The plans submitted are not adequate in detail to be able to assess the change in the ridge height of the roof. The block plan does not indicate the full extent of the proposed extensions. The increase in scale and bulk resulting from the proposed extensions will be to the detriment of neighbouring property (No. 19) whose outlook will be considerably poorer and subject to a significant loss of sunlight. The proposed change of materials - to a bright red brick - is out of keeping with the street scene. The placement of air conditioning units is such that neighbours will be subjected to high levels of noise pollution. Council is concerned about the impact of the development on the mains electrical cable which runs under the garage and the possible re-location of this cable. If minded to approve this application, Council requests that a condition is applied to ensure that the windows on the side elevations at first floor level which overlook Nos. 15 and 19 are constructed to be non-opening and of opaque glass. Council asks that this application is brought before the SB Area Planning Committee for review'.

Consultation Responses

Tree Officer:

'I have no further comments to add following previous comments on the 27 Nov 2019 for application PL/19/2569/FA which I have copied below for information. There are no tree constraints within the property but Tree Preservation Orders exist in a number of neighbouring properties. No tree information has been submitted to support current application. The front extension will be in close proximity to a cypress hedge on the boundary to no.19 and in my opinion this hedge can be categorised as category 'C' under BS 5837 guidance. There are a number of other individual cypress and yew within the grounds of no.19 by existing building which are also category 'C'. Two oaks are situated within the front garden of no.19 but I do not consider the proposed front extension would have a significant impact on these trees. All of these trees provide important screening/privacy between neighbouring properties as well as contributing to the woodland character of the local area. The rear extensions is in close proximity to a laurel hedge on the western boundary. I have no objection in arboricultural terms and if planning permission is permitted I recommend the following planning conditions: ST4 ST17 ST19'.

Representations

A total of 13 neighbouring properties have objected to the proposed application, these objections are summarised as follows:

Character and Appearance

- Development will change the character of the area

Residential Amenity

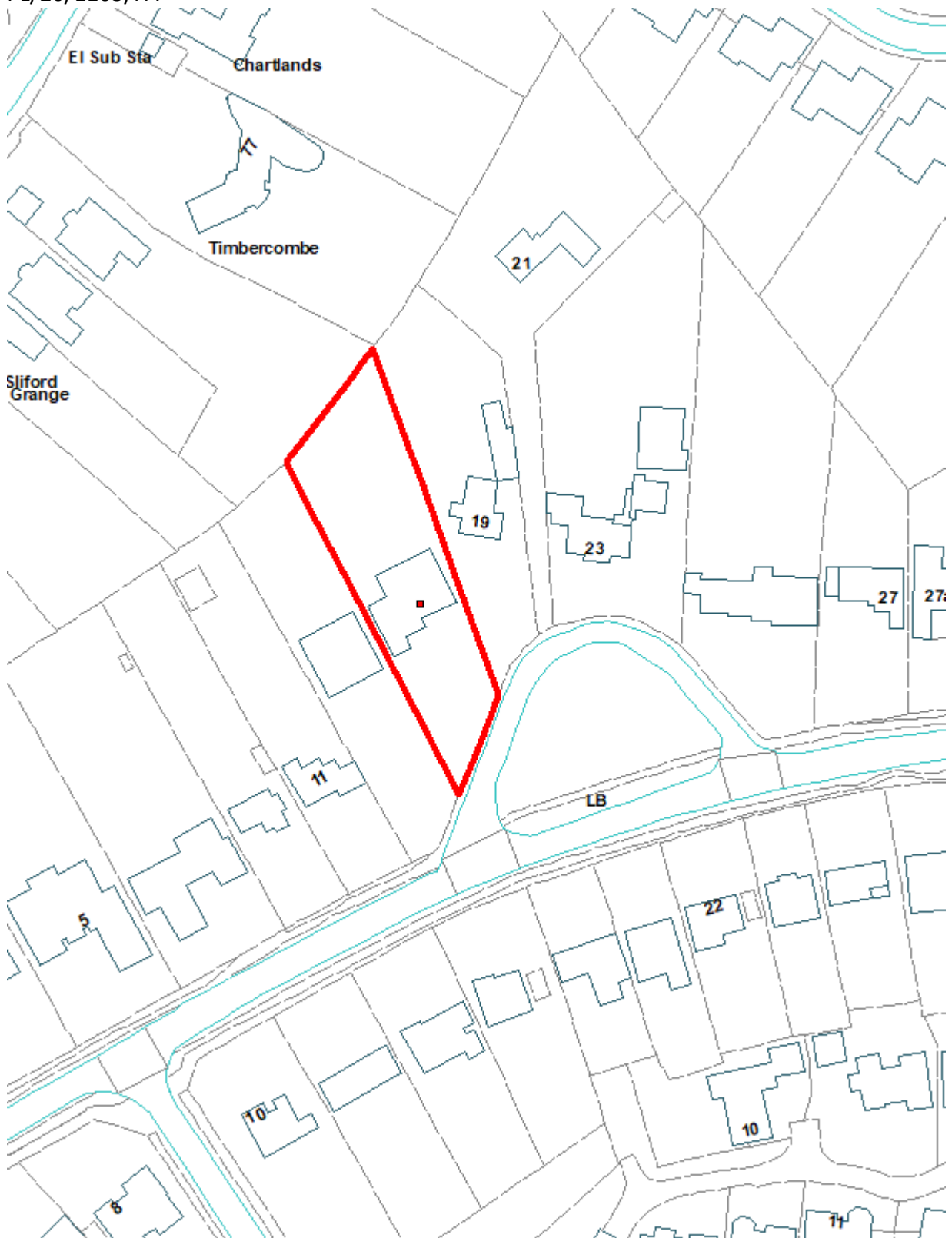
- Loss of light
- Loss of privacy
- Loss of boundary screening
- Obtrusive, overbearing and dominant
- Light pollution/disturbance

Other Matters

- Existing property needs to be demolished

APPENDIX B: Site Location Plan

PL/20/1103/FA



Do not scale – this map is indicative only

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