



## Report to West Area Planning Committee

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<b>Application Number:</b>	23/07488/FUL
<b>Proposal:</b>	Householder application for garage conversion and driveway extension (retrospective)
<b>Site Location:</b>	34 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ
<b>Applicant:</b>	Mr Carl Etholen
<b>Case Officer:</b>	Rebekah Mehmi
<b>Ward(s) affected:</b>	Ridgeway West
<b>Parish-Town Council:</b>	Bledlow Cum Saunderton Parish Council
<b>Date valid application received:</b>	4th October 2023
<b>Statutory determination date:</b>	29th November 2023
<b>Recommendation</b>	Application Permitted

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

- 1.1 This application seeks planning permission for a garage conversion and driveway extension (retrospective).
- 1.2 The applicant is a Councillor of Buckinghamshire Council and as such, the proposal falls to be considered by the Planning Committee.
- 1.3 The development is considered to be in keeping with the character of the area and does not harmfully impact upon highway safety, nor does it increase the risk of flooding within the area.
- 1.4 The development complies with the relevant Development Plan Policies and is therefore recommended for approval.

### 2.0 Description of Proposed Development

- 2.1 The application seeks planning permission for a garage conversion and driveway extension. It is noted that the proposal has been fully retrospective since December 2017.
- 2.2 The garage has had internal alterations carried out to convert it into an external store room and dining room. The garage conversion does not include any external alterations. The property previously had a tarmacked hardstanding area for parking

along with a front garden which has been replaced with a block paved driveway that has a metal drainage channel.

2.3 The application is accompanied by:

- a) Site Location and Block Plan
- b) Original Plans and Elevations
- c) Current Plans and Elevations
- d) Ecology and Trees Checklist

2.4 In addition to these documents, the agent has provided a letter in response to the Parish Council's comments to alleviate any concerns regarding drainage within the driveway.

### 3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
92/05459/FUL	CONSTRUCTION OF ESTATE ROAD, ERECTION OF 57 DWELLINGS AND ASSOCIATED AMENITY AREAS	PER	14 March 1994
94/05700/FUL	CONSTRUCTION OF ESTATE ROAD, ERECTION OF 57 DWELLINGS AND ASSOCIATED AMENITY AREAS	PER	7 October 1994

3.1 It is noted that permitted development rights were removed via conditions 7 (garages and car parking) and 12 (PD removed) under the original permission 94/05700/FUL for the dwelling. Therefore, as the development is in breach of these conditions, planning permission has been applied for to regularise the development and to avoid the need for enforcement action at the property.

### 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)

BCSNP: Policy 1 (Spatial Plan for the Parish), Policy 2 (Development within Settlements), Policy 7 (Sustainable Development in the Green Belt)

4.1 The application site is located within an existing residential area and is located within the South Saunderton Settlement Boundary. It is also noted that the application site is located within the Green Belt and the Chilterns AONB. The development relates to a garage conversion and driveway extension which is fully retrospective.

4.2 The garage has been converted to an external store room and dining room which is in keeping with the residential use of the property. Furthermore, the driveway extension allows for the creation of additional parking to serve the dwelling. The development is

also considered to be appropriate development within the Green Belt and Chilterns AONB. Overall, the principle and location of development is considered to be acceptable.

#### **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)

- 4.3 The application site is located within Residential Zone C of the Buckinghamshire Countywide Parking Guidance. The original garage falls short of the optimum parking dimensions for a garage, as set out in the Buckinghamshire parking standards and thus could not necessarily be relied upon to contribute to the parking provision for the property.
- 4.4 Furthermore, the driveway extension allowed for the creation of an additional parking space to the front of the property. The resultant hardstanding to front is able to sufficiently accommodate 2 parking spaces of adequate dimensions and therefore does not result in the displacement of parking onto the highway network. A condition will be imposed to retain this scheme of parking at the site. Overall, parking needs at the property are sufficiently met by the resultant hardstanding to the front of the property.

#### **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)

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

Housing intensification SPD

BCSNP: Policy 2 (Development within Settlements), Policy 4 (Design Management in Bledlow Village and Pitch Green), Policy 5 (Design Management in Bledlow Ridge), Policy 6 (Design Management in the Parish), Policy 7 (Sustainable Development in the Green Belt), Policy 10 (Environment)

- 4.5 The application site is located within the Green Belt and the Chilterns AONB. The garage conversion did not include any external alterations as the external garage door remains intact to the front of the property.
- 4.6 There is a mix of tarmac and block paved driveways present within Saunderton Vale. It is noted that the host property has a shared driveway with no.34 Saunderton Vale which also has the same block paving and drainage channel installed. Therefore, the block paved driveway at the host property is in keeping with the immediate area.
- 4.7 The development is also considered to be appropriate development within the Green Belt and the Chilterns AONB. Overall, the development is considered to be in keeping with the character and appearance of the area.

#### **Flooding and drainage**

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

- 4.8 The application site is located within Flood Zone 1 and is not located within a Critical Drainage Area. The site is also not located within an area at risk of surface water flooding.

- 4.9 It is noted that the host property has a shared driveway with no.34 which has the same block paving and drainage channel installed. A block paved driveway has permeable gaps which is able to drain surface water better compared to the previously impermeable tarmacked driveway.
- 4.10 The drainage channel within the host property's driveway is adequate in condition and is able to sufficiently drain surface water from the site. Overall, the development does not increase the risk of flooding within the area.

#### **Green networks and infrastructure**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM15 (Protection and enhancement of river and stream corridors)

- 4.11 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. No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.12 In this case, the driveway extension has resulted in the loss of the front garden including any planting/shrubs. All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. Therefore, a condition would need to be imposed on any permission requiring two bird boxes, bat boxes or bug hotels of a combination of these to be included in the development within the curtilage of the site.

### **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 development would accord with the relevant policies in the of 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, the works are not of a strategic nature and this proposal would not 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 on the proposed 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 paragraph 38 of the NPPF, 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.

6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.

6.3 In this instance:

- The applicant/agent were provided with the opportunity to clarify any concerns raised during consultee comments.
- The application was considered to be acceptable and was subsequently recommended for approval.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## **7.0 Recommendation**

7.1 It is recommended the application be **GRANTED** subject to conditions:-

- 1 The development hereby permitted shall be retained in accordance with the details contained in the planning application hereby approved and plan numbers W2129-10, W2129-11; 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.
- 2 The scheme for parking hereby permitted shall be retained in accordance with the details shown on the approved plans 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 adjoining highway.
- 3 All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposal. In order to increase biodiversity opportunities, either two bird boxes, bat boxes or bug hotels of a combination of two of these shall be installed within the site curtilage of the development hereby permitted in a location suitable for their use and thereafter retained for the lifetime of the development.  
Reason: To comply with the requirements of policy DM34.

### **Informative**

- 1 In accordance with paragraph 38 of the NPPF, 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. The Council work with the

applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.

In this instance, the applicant/agent were provided with the opportunity to clarify any concerns raised during consultee comments. The application was considered to be acceptable and was subsequently recommended for approval. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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

### Councillor Comments

No comments received at the time of drafting the report.

### Parish/Town Council Comments

#### **Bledlow Cum Saunderton Parish Council**

Concerns raised that the block paving may not comply with the current drainage regulations and that the gully in place appears to be in a poor state of repair.

### Consultation Responses

#### **Highways Authority**

The internal dimensions of the original garage would have fallen short of the current standard size for a garage space (i.e. 3m x 6m). As such, the existing garage is more likely to be used for storage and cannot be relied upon to contribute to the on-site parking provision.

The hardstanding area is able to sufficiently accommodate 2(no) parking spaces of adequate dimensions. Therefore, the development does not result in additional parking displacement.

Condition to secure parking recommended.

### Representations

No comments received at the time of drafting the report.

# APPENDIX B: Site Location Plan

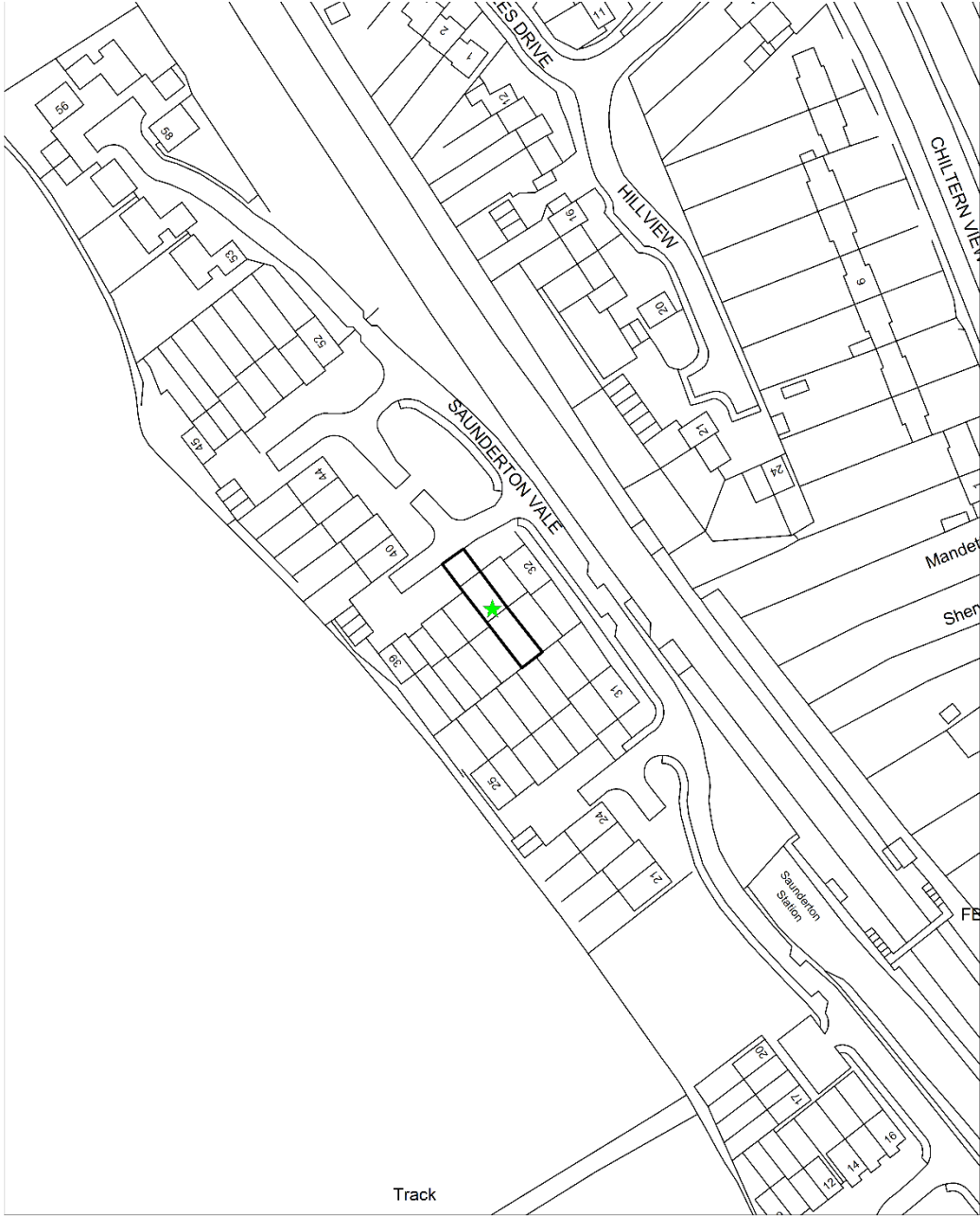


EXISTING LOCATION PLAN - 1:1250



# APPENDIX B: Site Location Plan

23/07488/FUL  
Scale 1/1250



Planning Committee  
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Ordnance Survey 100062456