





## **Declarations of Interest**

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

## **A G E N D A**

(Pages)

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Minutes**

To confirm the minutes of the meeting held on 15 February 2017.

**(5 - 8)**

3. **Applications and Plans**

To consider the reports of the Head of Sustainable Development.

A. Committee decision required following a site visit and/or public speaking.

*16/02250/FUL - Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX*

**(9 - 26)**

*16/02435/FUL - Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham, Denham, Buckinghamshire, UB9 5AJ*

**(27 - 36)**

*16/02437/FUL - 3 Clevehurst Close, Stoke Poges, Buckinghamshire, SL2 4EP*

**(37 - 44)**

*17/00019/RVC - Brynawelon, Lanterns And Oak House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4PX*

**(45 - 52)**

*17/00098/FUL - 108 The Fairway, Burnham, Buckinghamshire, SL1 8DY*

**(53 - 60)**

B. Committee decision required without a site visit or public speaking  
*None*

C. Committee observations required on applications to other Authorities  
*None*

D. To receive a list of applications already determined under delegated powers by the Head of Sustainable Development  
*To receive for information*

**(61 - 82)**

4. **Outstanding Enforcement Notices**

To receive for information.

**(83 - 88)**

5. **Planning Appeals and Schedule of Outstanding Matters**

To receive for information.

**(89 - 92)**

6. **Urgent Business**

To consider any matters which the Chairman agrees as urgent in accordance with Section 100B of the Local Government Act 1972.

The next meeting is due to take place on Wednesday, 12 April 2017

**PLANNING COMMITTEE (SBDC)**

**Meeting - 15 February 2017**

Present: Mr Egleton\* (Chairman for this meeting), Mr Anthony\*, Mrs Gibbs\*, Miss Hazell\*, Mrs Jordan\*, Dr Matthews\*, Mr Samson, Mr Sandy\* and Mr D Smith\*

Apologies for absence: Mrs Lowen-Cooper and Mr Chhokar

\*attended site visit

**56. ELECTION FOR CHAIRMAN OF THE MEETING HELD ON 15 FEBRUARY 2017**

In the absence of the Chairman and Vice Chairman, the Committee appointed Cllr Egleton as the Chairman for the meeting held on 15 February 2017.

**57. MINUTES**

The minutes of the meeting held on 18 January 2017 were confirmed and signed by the Chairman.

**58. APPLICATIONS AND PLANS**

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D (INF) - Deferred for Further Information; D (SV) - Deferred for Site Visits; D (PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) – Refused against Officer recommendation; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

**(A) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:**

		<b>Decision</b>
<b>Plan Number:</b>	16/02134/FUL	P
<b>Applicant:</b>	Mr J. Hannay	
<b>Proposal:</b>	Conversion of loft in to habitable accommodation incorporating rooflights at 3 Foxley Grove, Burnham, Buckinghamshire, SL1 8ET.	
Notes:		
1. A site visit was undertaken by Members.		
2. Prior to consideration, Mr W Barrett, on behalf of the objectors and Mr J Hannay, on behalf of the applicant, addressed the meeting.		
		<b>Decision</b>
<b>Plan Number:</b>	16/02197/FUL	R (AO)
<b>Applicant:</b>	Mr Peter Manning	
<b>Proposal:</b>	Demolition of an existing building and the erection of two buildings comprising 8 residential units (Use Class C3),	

## Planning Committee (SBDC) - 15 February 2017

	associated works including access, parking and landscaping at 51 Gore Road, Burnham, Buckinghamshire, SL1 8AB.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. One further letter of objection had been received.</li> <li>3. Prior to consideration, Mr P Caesar and Ms L Church on behalf of the objectors and Mr P Manning and Mr A Pearce, on behalf of the applicant, addressed the meeting.</li> <li>4. Comments had been received from Transport for Bucks raising no objection subject to conditions and informatives.</li> <li>5. During the discussion, Members felt that the proposal did not comply with the Council's Car Parking Standards and that the location of the site would not be sufficiently sustainable and accessible by alternative modes of transport and therefore would amount to over-development of the site. Furthermore, Members were of the opinion that the consequent need for cars to park on the already congested local roads in the vicinity of the site would compromise the safe movement and free flow of traffic on the local highway network and on the safe use of the surrounding roads by others.</li> </ol>		
It was accordingly		
<p><b>RESOLVED</b> that that the application be refused on the grounds that the proposed development, which sets out the provision of 8 on-site car parking spaces, does not comply with the Council's Car Parking Standards, which would require the provision of 10 on-site car parking spaces and the location of the site is not considered to be sufficiently sustainable and accessible by alternative modes of transport (in particular by public transport) to justify a reduction in on-site car parking provision and consequently, the proposal would amount to an overdevelopment of the site. The consequent need for cars to park on the already congested local roads in the vicinity of the site would compromise the safe movement and free flow of traffic on the local highway network and on the safe use of the surrounding roads by others. Consequently this proposed development is contrary to policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 7 of the South Bucks Local Development Framework Core Strategy (adopted February 2011).</p>		
		<b>Decision</b>
<b>Plan Number:</b>	16/02315/FUL	P
<b>Applicant:</b>	Mr Bateman	
<b>Proposal:</b>	Detached outbuilding for use as an ancillary annexe at Gypsy Cottage West, Egypt Lane, Farnham Common, Buckinghamshire, SL2 3LD.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. One further letter of objection had been received.</li> <li>3. Prior to consideration, Mr R Harrison and Mr P Townsend, on behalf of the objectors, addressed the meeting. The applicant had declined the offer to address the meeting.</li> <li>4. A concern was raised regarding ownership of the driveway. However, it was noted that the certificate of ownership confirmed the applicant did own the driveway.</li> <li>5. Condition 3 was amended to read: "Within 3 calendar months of the date of this decision notice, the roof-light windows in the south elevation of the outbuilding shall be made to be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and thereafter permanently maintained with obscure glass".</li> <li>6. An informative advising the applicant that it would not be appropriate for the building to be utilised for any form of permanent or semi-permanent living accommodation and how this would be monitored by the Council was added.</li> </ol>		

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		Decision
<b>Plan Number:</b>	16/02354/FUL	R (AO)
<b>Applicant:</b>	Mr Ricky Bika	
<b>Proposal:</b>	Part two storey, part single storey front/side/rear extension at 41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN.	
Notes:		
<ol style="list-style-type: none"> <li>1. No site visit was undertaken by Members as Members had already recently visited the site.</li> <li>2. Three further letters of objection had been received.</li> <li>3. Prior to consideration, Mr P Mahoney, on behalf of the objectors and Mr R Bika, on behalf of the applicant, addressed the meeting.</li> <li>4. During the discussion, Members felt that due to its first floor width, scale and design that the proposed development would be out of keeping with the character of the area and furthermore was unsympathetic and inappropriate in the context of this Area of Special Character as defined in the South Bucks Townscape Character Study Part 2 (February 2014). Members were also of the opinion that the development would be obtrusive and over dominant in the street scene, thereby disrupting its rhythm and harmony, and is beyond the reasonable limits of what would be appropriate.</li> </ol>		
It was accordingly		
<p><b>RESOLVED</b> that that the application be refused due to its first floor width, scale and design the proposed development is out of keeping with the character of the area and furthermore is unsympathetic and inappropriate in the context of this Area of Special Character as defined in the South Bucks Townscape Character Study Part 2 (February 2014). The development would be obtrusive and over dominant in the street scene, thereby disrupting its rhythm and harmony, and is beyond the reasonable limits of what would be appropriate. As such the proposed development is contrary to the requirements of policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) and inconsistent with the guidance in the South Bucks Townscape Character Study.</p>		

**(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-**

		Decision
<b>Plan Number:</b>	16/01894/FUL	P
<b>Applicant:</b>	Mrs Franziska Cheeseman	
<b>Proposal:</b>	Change of use of estate land to burial ground and associated works (part of Stoke Poges Memorial Gardens) at Land Adjacent To Stoke Poges Memorial Gardens, Church Lane, Stoke Poges, Buckinghamshire, SL2 4PB.	
Notes:		
<ol style="list-style-type: none"> <li>1. Comments had been received from Transport for Bucks raising no objection and no conditions or informatives required.</li> </ol>		

**(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES**

None

**(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

The Committee received for information a list of the applications dealt with under delegated authority by the Head of Sustainable Development.

**59. OUTSTANDING ENFORCEMENT NOTICES**

The Committee received for information a progress report which set out the up-to-date position relating to Enforcement Notices.

**Jasmine Cottage, Wood Lane**

A further update was provided on Jasmine Cottage.

**RESOLVED** that the report be noted.

**60. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS**

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

**RESOLVED** that the report be noted

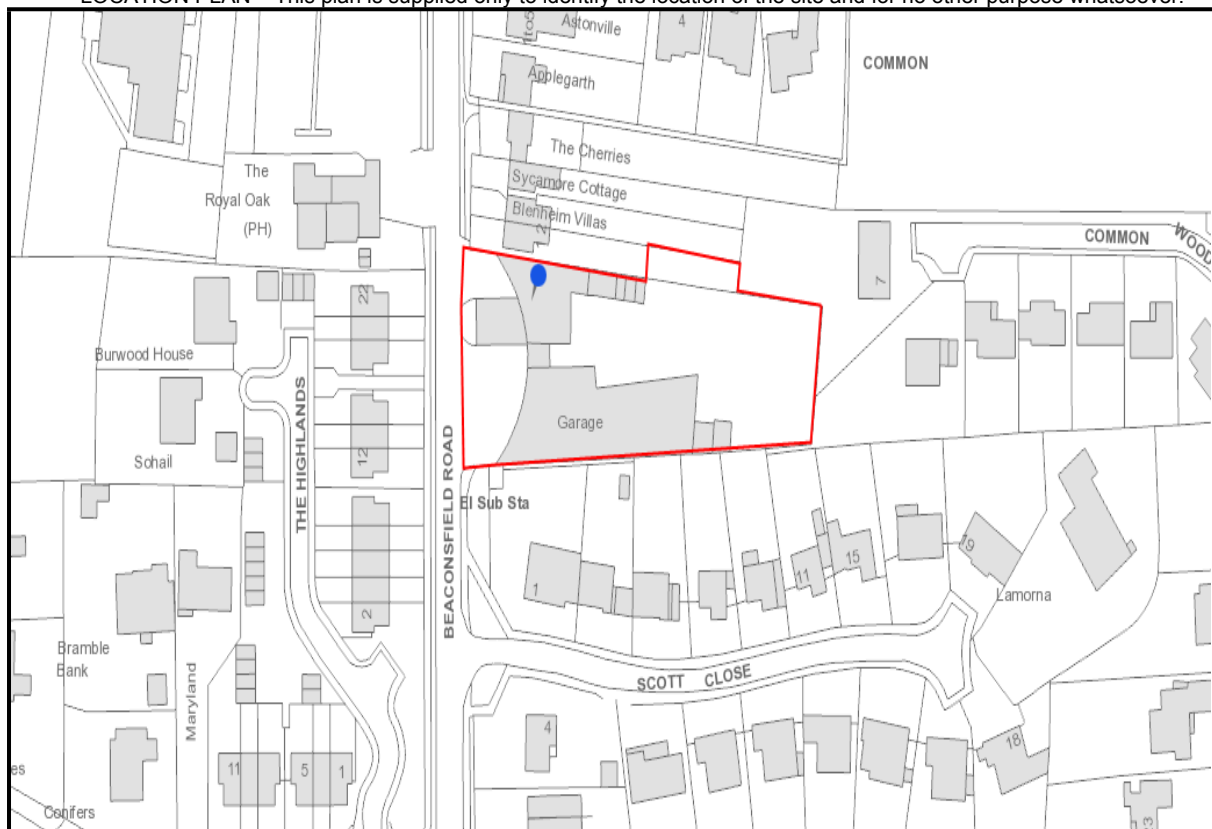
The meeting terminated at 6.25 pm



**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 15 March 2017**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	16/02250/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping.	
<b>Location:</b>	Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX	
<b>Applicant:</b>	Mr G Williams	
<b>Agent:</b>	Mr Cheten Chauhan	
<b>Date Valid Appl Recd:</b>	1st December 2016	
<b>Recommendation:</b>	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the redevelopment of the site to provide an 80 bed residential car home, along with associated access, parking and landscaping.

The development would be formed of one large building that would front onto Beaconsfield Road. The building would vary in height and scale as it extends into the site, ranging from 1 and half storey to 3 storey. The front building line of the proposed building would be set back further from the highway than the immediately adjacent development to the north. The building has been designed to drop in height and scale from north to south in order to reflect a transition in built form in relation to the neighbouring buildings. Three main areas of outdoor amenity space would be provided, two towards the middle of the site, to the north and south of the building, whilst there would be a further area to the very rear of the site.

Vehicular access would be taken from Beaconsfield Road, with a new vehicular access being created towards the north side of the site. A parking area consisting of 20 spaces would be provided at the front of the site.

Landscaping is to be introduced to the site, including along its boundaries.

**LOCATION & DESCRIPTION OF SITE:**

The application site is located on the eastern side of Beaconsfield Road, which is within the developed area of Farnham Common, and an area designated as an 'Inconsistent Suburban Area' as set out in the South Bucks Townscape Character Study. The site is currently occupied by a petrol filling station at the front, whilst beyond this there are part one and a half storey, part single storey buildings, which are mainly being used in connection with the sale of motor vehicles. The site is almost entirely covered with hard-surfacing. The site is generally flat, and very open within the Beaconsfield Road street scene, with no real form of boundary treatment along the front. There are a number of trees within the curtilages of the adjoining properties that provide some form of screening into the site to the sides and rear.

**RELEVANT PLANNING HISTORY:**

10/00542/FUL: Single storey extension to car showroom. Conditional Permission.

**REPRESENTATIONS AND CONSULTATIONS:****PARISH COUNCIL COMMENTS:**

The Parish Council object to the application. The full details of the Parish Council's comments can be found on the file, but a summary of their objections are as follows:

- Lack of parking;
- Travel plan is flawed and should be used to justify proposed level of parking;
- Overdominant;
- Overdevelopment;
- Maximises built space whilst allowing limited amenity;
- Noise and nuisance from extractor fan/deliveries;
- Overshadowing neighbouring properties;
- Impact on trees within neighbouring sites.

The Parish Council also submit a set of standard comments relevant to all applications within the parish of Farnham, and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

**CORRESPONDENCE:**

Letters raising objections and concern have been received from 15 separate properties. Issues raised include the following:

- Already existing care home in close proximity, therefore not needed;
- Not wanted - Elderly wish to stay in their own homes;
- Unaffordable to most residents;
- Rooms too small;
- Amenity areas too small;
- No windows in basement - Health and safety issue;
- Overdominant;
- Excessive in size, scale and height;
- Too much hardstanding;
- Insufficient landscaping and screening;
- Adverse impacts on neighbouring properties - loss of light, loss of privacy, overdominant;
- Out of character;
- Contaminated land;
- Adverse highway implications;
- Dangers of removing existing petrol tanks etc;
- Loss of Petrol Station;
- Light and noise pollution;
- Lack of parking.

**SPECIALIST ADVICE:**

Transport for Bucks:

No objections.

Landscape Officer:

No objections - further details required.

SBDC Waste:

No objections.

Environmental Health:

No objections.

Thames Water:

No comments received to date.

Bucks County Council - Lead Local Flood Team:

No objections subject to conditions.

Classification: OFFICIAL

Crime Prevention Design Officer:

No comments received to date.

Natural England:

Awaiting further comments.

Arboriculturalist:

No objections.

County Ecologist:

No objections.

Building Control:

No comments received to date.

City of London:

Object on grounds relating to adverse impact on Burnham Beeches via an increase in visitor numbers, and pollution from the removal of existing development.

Bucks Fire and Rescue Service:

No objections.

## **ISSUES & POLICY CONSIDERATIONS:**

### **RELEVANT POLICY:**

National Policy  
National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

### **Development Plan:**

South Bucks District Local Plan (adopted March 1999) (Saved policies) EP3, EP4, EP5, EP6, H9, TR5, and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) CP1, CP2, CP3, CP6, CP7, CP8, CP9, CP12, and CP13

### **Other material considerations:-**

Residential Design Guide SPD  
Interim Guidance on Residential Parking Standards  
South Bucks Character Townscape Study 2015  
South Bucks Residential Design Guide

Classification: OFFICIAL

## 1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

## 2.0 AFFORDABLE HOUSING:

2.1 The proposed development would be providing accommodation that falls within use class C2. On this basis, the Councils Affordable Housing policy CP3 is not applicable, and therefore there are no requirements to provide any form of affordable housing.

## 3.0 LAWFUL USE OF THE SITE

3.1 It is considered that the lawful use of the site is a sui-generis use (i.e. it does not fall within any specific Use Class). Policy CP10 of the South Bucks Core Strategy seeks to retain employment generating sites. However, employment generating sites are those that fall specifically within the B use classes. As such, the site does not constitute an employment generating site, and the application does not need to be assessed against policy CP10 of the South Bucks Core Strategy.

## 4.0 PROVISION OF CARE FACILITY

4.1 Para.50 of the NPPF advises that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including for older people. The NPPG identifies that the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of all new households.

4.2 The development comprises of a Care home for the elderly. It is considered that there is clear evidence to suggest that South Bucks has an ageing population and indeed Core policy 2 states that the Council will support and encourage the provision of sufficient new accommodation for older people, including nursing accommodation, and that such accommodation should be provided in sustainable locations within settlements where there is a good access to services and facilities.

4.3 It is considered that this is a suitable location for such housing as it represents a sustainable location close to local amenities. It is not considered that the presence of an existing Care Home in close proximity would render the provision of a similar facility on this site inappropriate. It should be noted that policy CP2 specifically sets out that favourable consideration will be given to planning applications for specialist accommodation for the elderly on sites used for employment. This is such an instance.

4.4 Given the above, and the fact that the site is surrounded by existing residential accommodation, it is considered that the principle of a care home in this location is acceptable.

## 5.0 VISUAL IMPACT/IMPACT ON LOCALITY:

5.1 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The Townscape Character Study does not preclude the erection of additional dwellings in this locality. Given this and the fact that this site is located within the developed area of Farnham Common and adjacent to existing residential properties, it is considered that the principle of the introduction of a residential development is acceptable.

5.2 The resultant density of a scheme is usually a good indicator of the level of development being proposed, and whether it is appropriate for the plot it sits in and for the wider locality. However, given the nature of the accommodation being provided in this instance, i.e. a care home, it is considered that this approach is not an accurate reflection of whether the level of development being proposed is appropriate or not. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings, but to the townscape and landscape of the wider locality. As such, it is considered that the impact of the level of built form on the character and appearance of the locality, must be carefully assessed, especially in light of the fact the proposal promotes sustainable and efficient use of land.

5.3 The development does follow the general layout of development along Beaconsfield Road by providing a building fronting onto this road. The building would be set back slightly further from the highway than the adjoining development to the north, however, it is considered that its building line still generally reflects that of the locality and would not appear incongruous or out of keeping. The provision of car parking to the front of the site would not be detrimental to the character and appearance of the site given that this simply continues the historic appearance of the site when it was used as a car showroom, when a number of cars were parked and advertised for sale at the front of the site.

5.4 Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. The South Bucks Townscape Character Study 2015 sets the basis for the general typology for this site and immediate vicinity, which is designated as an 'Inconsistent Suburban Area', and this should help guide any proposed development. This study sets out that such areas do not generally display consistency in terms of the architectural styles present, as well as there being development and buildings of varying size and scale. It sets out that such areas have a diluted character. This area of Farnham Common is made up of a variety of building types, sizes, and designs, including two and three storey buildings.

5.5 Given this variation of built form, combined with the consideration of making the most efficient use of land within a sustainable location, it is considered that the principle of redeveloping this site into a block comprising a care home, is an acceptable one, and one that meets the local planning policies of providing accommodation for older people.

5.6 It is also considered that the architectural approach to the proposed building is an acceptable and appropriate one. As stated, there are a variety of architectural styles within the locality and as such it is considered that this provides a wider scope in terms of what architectural styles and designs are appropriate. Notwithstanding this, the proposed architecture does, to some extent, follow a similar architectural style to the properties to the west, on the opposite side of the road, as well as proposing to use a mixture of a red multi brick, clay tiles, tile hanging and render, which reflects the materials used within the area. In light of this, it is considered that the design and architectural appearance of the proposed building is an acceptable one, and one that would not impact adversely upon the visual amenities of the site or immediate locality. It is considered that the building would enhance the visual amenities of this site.

5.7 With regard to the proposed scale, height and massing of the proposed building, as well as the overall level of development being proposed, the proposed building height would vary across the site, with the three storey element at the front of the site having a max. ridge height of 11.3m, whilst the one and a half storey element in the south east corner would have a ridge height of 6.7m. It is evident that the proposed development would display greater ridge heights than the existing buildings do, and the overall scale and bulk of the proposed building would also be greater.

5.8 Notwithstanding this, it is considered that the proposed size, height, and scale of the building is acceptable. Whilst the height of the proposed building is clearly greater than both adjacent properties, it is very similar to the three storey dwellings located opposite the site, within 'Highlands', which display heights of 11.2m. In light of the presence of these buildings, it is considered that the proposed ridge heights could not be seen as being excessive for the locality or out of keeping. The building has also been designed to drop in height, bulk and massing from north to south, to provide a transition to the lower level dwellings to the south. The presence of the rear gardens serving the properties along Scott Close provide a certain level of separation, which aids the transition of the differing scales of the built form, whilst a gap of approx. 7m is retained between the proposed building and the dwelling to the north. It is also acknowledged that the proposed building does extend for a majority of the depth of the site, and therefore would result in a significant level of built form on the site. However, the height, scale and massing of the building has also been varied as it extends rearwards so as to break up and vary the two storey built form. Further to the design of the actual building, the scheme proposes to introduce much greater levels of natural vegetation and landscaping to the site, including the planting of trees to the front and side boundaries. The presence of this landscaping would help to soften the visual presence of the building. Given this, combined with the set back of the proposed building from the front of the site, it is considered that overall, the development would not appear overdominant or obtrusive within the street scene, nor would it appear uncharacteristically high or bulky. It is considered therefore that the proposed development would not adversely impact upon the character or appearance of the locality or the visual amenities of the existing street scene, as a result of its size and scale.

5.9 In terms of the issue of the overall level of development, the development would retain a minimum distance of 3m to the northern boundary at its closest point, but this gap varies along this boundary, with some sections retaining a gap of some 14m. In terms of the southern boundary, a min. gap of 2m would be retained at its closest point, but this also increases to 12m at certain points. A minimum gap of 18m would be retained to the front of the site, whilst a gap of 10m would be retained to the rear of the application site. Three areas of outdoor amenity space would be provided, two at the centre of the site, either side of the proposed building, whilst a further area is provided at the rear. On balance, whilst it is acknowledged that the scheme does cover a large proportion of the surface of the site, it is considered that the proposed development would provide an acceptable level of spaciousness, and that the size and scale of the proposed building would not be disproportionate to the size of the site and the type of units that would be present on the site. As such, it is considered that the proposal would not appear as a cramped overdevelopment of the site.

5.10 As such, overall, it is considered that the proposed development would not adversely impact upon the character or appearance of the site or locality in general, nor would it prejudice the specific characteristics of the area as set out in the Townscape Character Study.

## 6.0 NEIGHBOUR IMPACT:

6.1 With regard to the neighbouring properties within Scott Close, it is acknowledged that the proposed development would introduce built form of a greater size and scale than that which currently exists. It is noted that the scale of the proposed building drops as it reaches this mutual boundary, to reflect that of a two storey building, and reduce any possible impacts or overdominance. The dwellings within Scott Close are immediately to the south of the application site and are separated from the application site by virtue of their own back gardens. In most cases, distances in excess of 30m would be retained to the rear of these properties from the proposed building. A shorter distance is retained from the southeast section of the proposed building; however this still comprises a minimum of 24m. Given these levels of separation, combined with the height and scale of the proposed building, it is considered that the proposal would not appear overdominant or obtrusive when viewed from these properties. It is acknowledged that the shortest distance retained is with No.1 Scott Close, whereby a 20m separation would be retained, including a 2m gap to the flank boundary. It is acknowledged that the presence of a two storey structure of the scale proposed, would introduce a more dominant feature when viewed from the rear of No.1 Scott Close. The proposal, would however, remove the existing one and a half storey building that sits directly on the boundary, and whilst higher, does move the built form away from the boundary to create an additional element of separation. Landscaping can also be introduced to help soften and practically screen the presence of the proposed building. On balance, given the level of separation, the benefit of removing the existing building that abuts the common boundary, and the opportunity to introduce natural landscaping, it is considered that the proposed building would not appear overdominant or obtrusive when viewed from No.1 Scott Close.

6.2 Given the distances retained and the fact that the application site is located to the north of the dwellings within Scott Close, it is considered that the development would not lead to an unacceptable loss of light. In terms of privacy, there are a number of first floor windows in the south elevation of the proposed building that would face directly towards the properties within Scott Close. However, most of these are in excess of 24m away from the rear of the dwellings in Scott Close, with many over 30m away. For these windows, given these distances, it is considered that they would not lead to unacceptable overlooking opportunities or loss of privacy. It is noted that the windows direct to the rear of No.1 Scott Close would retain a gap of 20m, however these would serve stairwells and therefore, it would be reasonable and appropriate for these windows to be fitted with obscure glazing and high level openers only in order to negate any possibility of overlooking.

6.3 In terms of the neighbouring properties to the east (rear), a 10m gap would be retained to the common boundary with these properties and then overall distances of approx. 24m and 35m respectively would be retained to the rear of those dwellings. It is noted that part of this rear boundary is lined with extremely tall conifer trees which provide an effective screen. Irrespective of this screening, given the distances retained, it is considered that the proposed building would not appear overdominant or obtrusive when viewed from these dwellings, nor would it lead to an unacceptable loss of privacy or light.

6.4 With regard to the neighbouring dwellings to the north, the property that would predominantly be impacted upon is the dwelling immediately to the north that adjoins the application site. The proposed building would project significantly further to the rear than this property and therefore would clearly be visible from the rear of this neighbouring property. It is also noted that there are first/second floor windows that would provide views towards this neighbouring property, and which would be less than 21m away. In many circumstances, this proposed relationship would be unacceptable due



to the harm that it would cause, however, in this instance, this relationship needs to be balanced against the current situation. At present, the existing car showroom and workshops extend right up to and abut the flank boundary with this neighbouring property. It therefore results in the presence of a 5m high building right on the boundary, and which extends for a large proportion of the rear garden. As such, this neighbouring property suffers from what is considered to be an extremely poor relationship, one that severely restricts light provision, and one that appears very overdominant and obtrusive. The proposed development will bring the built form away from this flank boundary, creating a much greater sense of openness and light into the rear of this neighbouring property, as well as enabling the introduction of natural landscaping. Overall, it is considered that the proposal would create an improved relationship over that which currently exists, and therefore the amenities of this neighbouring property would in fact be improved as a result.

6.5 Given the distances retained to the other neighbouring properties located further to the north, it is considered that the proposed development would not appear overdominant or obtrusive, nor would it lead to an unacceptable loss of light or loss of privacy.

6.6 Given the significant distances retained to the properties located on the opposite side of Beaconsfield Road, it is considered that the proposal would not lead to any adverse impacts on the amenities of these properties in terms of loss of light, loss of privacy, or appearing overdominant or obtrusive.

6.7 It is not considered that the location of the bin store would result in any unacceptable impacts on the neighbouring properties, in terms of smell and odour.

#### 7.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

7.1 In terms of parking provision, the application is proposing to provide 20 parking spaces. The parking standards within the Local Plan sets out that this type of accommodation is required to provide 1 space for every 4 residents, therefore the provision of 20 spaces for 80 residents meets the Council's parking standards. On this basis, it is considered that there are no grounds to object to the scheme under policy TR7.

7.2 It is noted that many objections have been received on grounds relating to lack of parking, and the fact that there is no provision for staff and visitors. However the Council's standards of 1 space for every 4 residents take into account staff and visitor parking requirements. It is noted that objections have been made with regard to the proposed travel plan, and that it is flawed. However, notwithstanding the fact that the provision of a Travel Plan is always encouraged, in this instance, it is not a necessity in order to justify the level of parking being proposed. It is also worth noting that reference has been made to the Bucks County Council Parking Standards, however this document does not form part of the development plan and has little weight in the assessment of parking provision within South Bucks.

7.3 The County Highways Authority have assessed the application and advised that they do not have any objections to the scheme. They consider that it would not lead to any unacceptable highway implications or danger to highway users or pedestrians.

7.4 In light of the above, it is considered that the proposal adheres to policy TR5, and there are no grounds to refuse the application relating to highway/pedestrian safety.

## 8.0 TREES/LANDSCAPING:

8.1 The Council's Landscape Officer raises no objection to the proposals subject to the submission of a detailed landscape scheme. It is considered that this can be secured by way of condition.

8.2 The Council's Arboriculturalist also raises no objections in terms of the proposals impact on existing trees adjacent to the application site.

## 9.0 OTHER ISSUES:

9.1 The Environmental Health Section raises no objections to the proposals subject to the inclusion of a number of conditions including the submission of a contamination report. Such details will deal with potential dangers and contamination relating to the existing petrol tanks, and set out how any contamination should be dealt with. It is noted that concerns have been raised in relation to potential noise disturbance from Air ducts/ventilation, and therefore further comments have been requested from the Environmental Health section on this matter.

9.2 Whilst it is noted that the comments of the local water company have yet to be received, there is no evidence to suggest that the existing sewerage infrastructure would not be able to cater for the proposed new development. It is considered that this is a building control matter in any case, and for the development to obtain building regulations approval, they would need to satisfactorily deal with this issue.

9.3 It is noted that the Bucks fire and rescue service raises no objections from a Fire Brigade access point of view.

9.4 The Council's Waste Department have advised that they do not have any issues with the proposals. The development appears to provide sufficient space for the number and size of refuse/recycling bins required to serve the development. The bins would be taken by staff from the service yard to the area immediately adjacent to the Cycle Store on the day of collection, from where they would be emptied.

9.5 The proposed inclusion of low carbon and zero carbon technologies, would minimise CO2 emissions and supply at least 10% of the energy required for the site from renewable/low carbon sources, in accordance with Core Policy 12.

9.6 It is noted that the comments of the Crime Prevention Design Officer have not been received. However, it is considered that a development of this nature would be appropriately controlled by the relevant legislation and guidance as set out by the Care Home industry in order to ensure the safety of the occupants.

9.7 The County Ecologist raises no objections to the proposals. Ecological and biodiversity net gain/enhancement can be obtained by way of condition. The level of landscaping and vegetation within the site would be increased.

9.8 The Lead Local Flood Authority, Bucks County Council, have assessed the proposed surface water drainage scheme, and raise no objections subject to the inclusion of conditions requiring further details to be submitted which set out the finer details of the drainage scheme and how it would be maintained in perpetuity.

9.9 The comments of City of London with regard to the nearby Burnham Beeches are noted, however, the Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC) as a result of additional

development in this locality. The current proposal to build additional residential development in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new residential development would not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. It is also considered that due to the age of the occupants, visits to the Beeches would not be significant.

9.10 Notwithstanding this, Natural England has assessed this current application and has raised an objection on grounds relating to a lack of information. The application site falls within one of the water catchment areas that feed into Burnham Beeches. Therefore it is important to ensure that the natural infiltration of water into this catchment is not reduced, and also that it is not contaminated during the course of the works. Natural England considers that there is insufficient information at present to demonstrate that these issues have been satisfactorily addressed. The applicants have subsequently provided a response to this, and this has been forwarded onto Natural England for their further comments. At the time of drafting this report, the further comments of Natural England are still awaited.

9.11 The Council does not have any policies that seek to prevent the loss of petrol filling stations and therefore there are no grounds on which to object to its loss.

9.12 There are no planning policies that require the rooms to be of a certain size, therefore there are no grounds to object to the scheme relating to inadequate room sizes.

#### **CONCLUSION:**

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

Due to the significant local concern with this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their consideration of this application.

#### **RECOMMENDATION:**

Full Planning Permission

Recommendation -

**APPLICATION 16/00346/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM THAMES WATER, AND THE FURTHER FAVOURABLE COMMENTS OF NATURAL ENGLAND AND ENVIRONMENTAL HEALTH. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. Samples and/or a schedule of materials to be used in the elevations of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the commencement of any construction works above ground level. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. Samples and/or a schedule of materials to be used in the hardsurfacing of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the laying of such hardsurfacing. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. **Notwithstanding any indications illustrated on drawings already submitted, prior to the substantial completion of the development hereby permitted, there shall be submitted to and approved by the District Planning Authority in writing 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. 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 District Planning Authority.**

**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.)**

6. NT02 First Planting Season
7. NT18 Completion in accordance with Method Statement

8. The scheme for parking and manoeuvring indicated 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 adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

9. No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013. These works should also include the raising of the kerbs for the existing bus stops opposite and to the east of the site. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. Within one month of the new access hereby approved being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

11. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway. (NH39)

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. The development hereby permitted shall be carried out in accordance with the ecological and biodiversity mitigation and enhancements as set out in the Ecology Report, produced by Tim Moya Associates, and submitted as part of this application.

Reason: To protect and enhance the biodiversity and ecology of the site. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.)

13. Prior to any construction works commencing a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the District Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Ground investigations (including infiltration rate tests in accordance with BRE365, ground water levels with subsequent monitoring and potential areas of contamination);

If ground investigations show infiltration to not be feasible, the applicant should investigate the feasibility of connecting to the next most appropriate receptor as guided by Planning Policy Guidance;

Written confirmation from Thames Water that connection to the foul drainage network is acceptable at the restricted rate of 5l/s and that there is sufficient capacity within the existing system;

Detailed drainage layout with pipe numbers complete with full construction details, together with storage volumes of all SuDS features;

Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site;

An assessment of all suitable SuDS features (such as permeable paving) where deemed inappropriate, the applicant must provide justification to support this.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. (Policy CP13 of the South Bucks District Core Strategy (adopted February 2011) and the National Planning Policy Framework refers.)

14. Prior to any construction works commencing a whole life maintenance plan for the site shall be submitted to and approved in writing by the District Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction with details of who is to be responsible for the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. (Policy CP13 of the South Bucks District Core Strategy (adopted February 2011) and the National Planning Policy Framework refers.)

15. Prior to any construction works commencing, a Construction Management Plan shall be submitted and approved in writing by the District Planning Authority. Details shall include hours of construction work and deliveries, as well as details of how the site will accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. Thereafter the scheme shall be implemented in accordance with this Construction Management Plan.

Reason: To minimise danger and inconvenience to highway users. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers).

16. Prior to the commencement of development hereby approved, (or such other date or stage in development as may be agreed in writing with the District Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
- all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority in writing. The scheme shall be implemented as approved.

Reason: To protect controlled waters from the effects of previous activities on site and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the District Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the District Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the District Planning Authority in accordance with condition 16.

18. Excavation of material to form the basement shall not take place until details of the method for disposal of this material have been submitted to and approved in writing by the District Planning Authority. Thereafter the disposal of extracted material shall take place in accordance with these approved details. (ND16A)

Reason: To maintain the character and amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

19. The first and second floor windows lighting the stairwell in the south elevation of the building hereby permitted shall be of a permanently fixed, non-opening design, and shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

20. Prior to the commencement of the development hereby permitted details of the measures to be incorporated into the development to secure a minimum of 10% of the energy requirements of the development from decentralised and renewable or low-carbon sources shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed entirely in accordance with the approved details.

Reason: To promote and encourage energy efficiency. (Policy CP12 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.)

Informatives:-

1. **IN02**                    **Details Required Pursuant to Conditions - 16 and 20**
2. **IN35**                    **Considerate Constructor**
3. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Development Management at the following address for information:-

Highways Development Management  
 6th Floor, County Hall  
 Walton Street, Aylesbury,  
 Buckinghamshire  
 HP20 1UY  
 Telephone: 0845 230 2882

4. **IH23**                    **Mud on the Highway**
5. **IH24**                    **Obstruction of the Highway**



**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
1106-PL-012 Rev PL2	05.12.2016
1106-PL-011 Rev PL2	05.12.2016
1106-PL-610 Rev PL2	05.12.2016
1106-PL-602 Rev PL2	05.12.2016
1106-PL-600 Rev PL2	05.12.2016
1106-PL-200 Rev PL2	05.12.2016
1106-PL-250 Rev PL2	05.12.2016
1106-PL-300 Rev PL2	05.12.2016
1106-PL-350 Rev PL2	05.12.2016
1106-PL-400 Rev PL2	05.12.2016
1106-PL-010 Rev PL2	05.12.2016
1106-PL-101 Rev PL2	05.12.2016
1106-PL-100 Rev PL2	05.12.2016
1106-PL-001 Rev PL2	05.12.2016
1106-PL-005 Rev PL2	05.12.2016

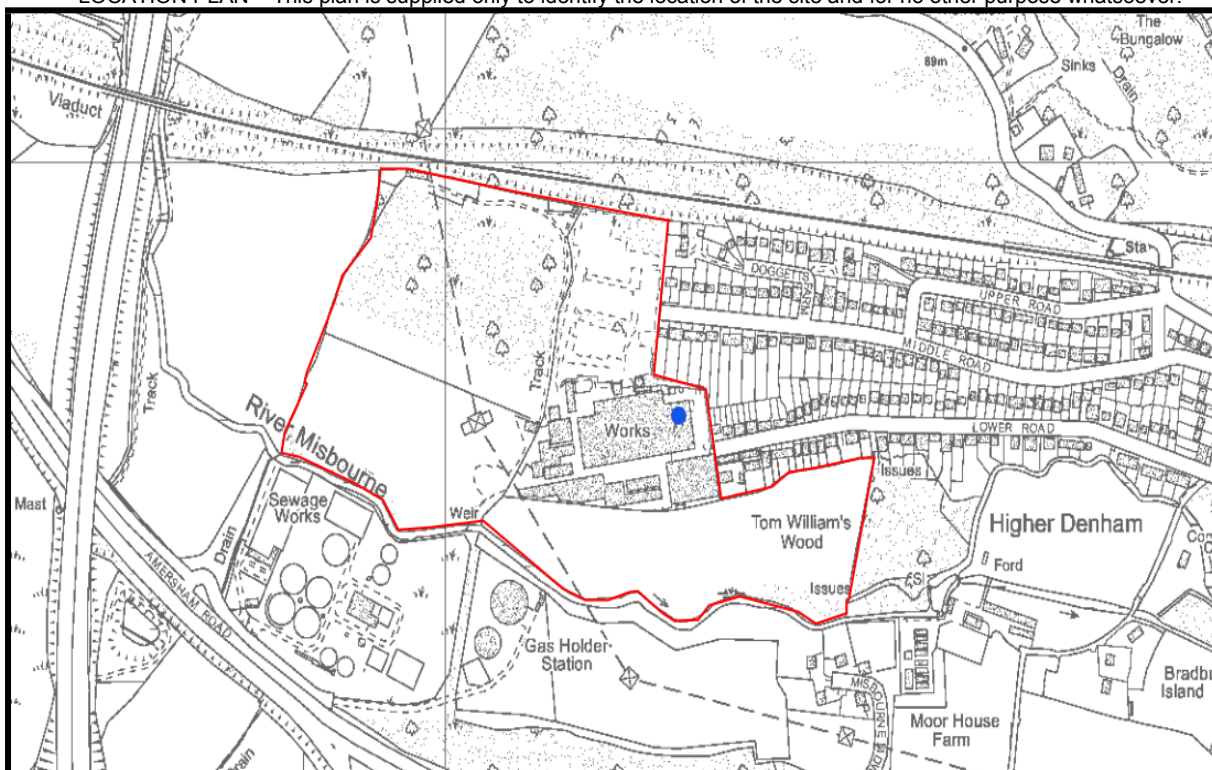
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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 15 March 2017**Parish:** Denham Parish Council

<b>Reference No:</b>	16/02435/FUL	Full Application
<b>Proposal:</b>	Construction of new two storey office building following demolition of existing buildings on site with associated road and parking	
<b>Location:</b>	Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham, Denham, Buckinghamshire	
<b>Applicant:</b>	Mr John Martin	
<b>Agent:</b>	Paul Berry	
<b>Date Valid Appl Recd:</b>	22nd December 2016	
<b>Recommendation:</b>	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Planning permission is sought for a two storey office building to be located in the north-west corner of the developed part of the site and for the construction of an access road to the west of the developed area of the site connecting the south part of the site to the north. The plans also indicate 12 parking spaces and various landscaping works to be situated in-between the access road and the west elevation of the proposed building.

**LOCATION & DESCRIPTION OF SITE:**

Martin Baker Aircraft Co Ltd is located at the west end of Lower Road, which is predominately residential. The factory lies within the Green Belt Settlement area of Higher Denham; however, the area of land ownership covers a greater area as shown by the blue line on the submitted location plan and includes land within the open Green Belt. The Martin Baker premises are identified as an 'Important Employment Site in South Bucks' in the Council Employment Guidance Note and comprises single and two storey buildings which have been gradually added to the site since the instigation of the factory in 1934.

**RELEVANT PLANNING HISTORY:**

There is an extensive planning history for this site including a number of temporary permissions, the most recent being:

- 13/00463/FUL: Retention of portable building. (Temporary building to house centrifuge testing equipment.) Conditional Permission granted expiring on 26 July, 2016.
- 15/00321/FUL: Single storey extension to rear of building 2 to provide training facility. Conditional Permission.
- 16/00395/FUL: Provision of additional floor to existing building 15 (sectional building) and covered fire escapes. Conditional Permission.
- 16/01137/TEMP: Spray painting facility incorporating canopy with detached cabin and two gas tanks for a temporary period between March 2017 and September 2017. Temporary Permission.

**REPRESENTATIONS AND CONSULTATIONS:****PARISH COUNCIL COMMENTS:**

No objection to the new building, however Martin Baker Ltd need to recognise resident's concerns regarding traffic movements in Lower Road and at least restrict movements to outside school times. Furthermore, the Parish strongly support the plans to build a link road to the A413 thus eliminating traffic and heavy lorry movements away from Lower Road and Old Rectory Lane, which is totally unsuitable for heavy traffic.

**CORRESPONDENCE:**

Letters of objection have been received from 6 different households, which raise the following concerns:

- Increase in number of vehicular movements along Lower Road as a result of the new office building;
- Increase in noise, pollution, speeding and general nuisance;
- Residents support proposals for a new access onto the A413;
- This latest application should not be approved until a road onto the A413 is secured;
- Impact on pedestrians and children as there are no footpaths on Lower Road;
- The HGVs are damaging the surface of Lower Road/creating potholes;
- Lower Road is not designed to carry the volume of traffic/type of vehicles it does;
- The number of vehicular movements will be greater than set out in the application details;
- Impact from construction traffic.

Whilst many concerns have been raised regarding impact on the highway/increase in vehicular movements, many residents have stated that there is no objection to the proposed building itself.

**SPECIALIST ADVICE:**

Transport for Buckinghamshire:

No objection subject to conditions.

Sustainable Urban Drainage Officer:

Objection.

Buckinghamshire Fire and Rescue Service:

No objection.

Ecologist:

No objection subject to condition.

Environment Agency:

No objections.

Environmental Health:

No objections.

Arboriculturist:

No objection

Classification: OFFICIAL

## Planning Policy:

This application allows for rationalisation of existing uses on the site and enables the company to function better. The application conforms to NPPF paragraph 89. As this is an important employment site and the largest employer within the District it is important that the benefits of expansion are recognised.

## ISSUES & POLICY CONSIDERATIONS:

### RELEVANT POLICY:

#### National Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

#### Development Plan:

South Bucks Development Framework Core Strategy (adopted Feb 2011) - CP8, CP9, CP10 and CP12.

South Bucks District local Plan (adopted March 1999) (Saved policies) - GB1, GB5, EP3, EP4, L10, TR5 and TR7.

#### Other Material Considerations:

### 1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that most of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above. The exceptions to this are policies GB1 and GB5 which are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

### 2.0 BACKGROUND/PREAMBLE

2.1 Martin Baker is a British manufacturer of ejection seats and safety-related equipment for aviation. The company is a long standing employer within South Bucks District and has been located at this site in Higher Denham, its headquarters, since 1934.

2.2 The supporting information advises that the company has increased its workforce considerably over the last 18 months, with some of these extra staff being housed in a first floor extension to an existing building (planning permission ref: 16/00395/FUL) and other staff being housed in existing buildings within the site. The two-storey office building is required to co-locate engineering functions in one building rather than spread out across the site in order to bid successfully for forthcoming projects. The new building will allow the company to employ an additional 12 employees.

Classification: OFFICIAL

2.3 The new building would be constructed on land that includes an internal access to the existing car park. As such, a new access road is proposed which would link the south and north part of the site and allow for a better internal access arrangement within the site.

2.4 It should be noted that there is a draft proposal for a new access road from the Martin Baker site to the A413 which would alleviate traffic on the Lower Road and the A412 and which local residents and the Parish Council strongly support. This proposal is at the pre-application stage and therefore can be given little weight in the assessment of the current application. The current proposal for the two-storey office building must therefore be assessed having regard to the impact on the existing access arrangements and highway network.

### 3.0 GREEN BELT ASSESSMENT:

3.1 The NPPF sets out that there is a general presumption against inappropriate development within the Green Belt and that the construction of new buildings is inappropriate apart from a few limited exceptions. In this regard the NPPF states at paragraph 89 that limited infilling in villages is appropriate (bullet point 5) and that limited infilling of previously developed sites which would not have a greater impact on the openness of the Green Belt or the purposes of including land within it than the existing development is also appropriate (bullet point 6). In this case given that the proposed new building lies entirely within the Green Belt settlement area (or village), bullet point 5 is more appropriate. And thus to comply, the proposal must constitute limited infilling.

3.2 A further material consideration in this case is that the site is identified as an 'Important Employment Site in South Bucks' in the Council's Employment Guidance Note and is of national and international importance. The NPPF discusses the need for Local Authorities to proactively meet the needs of businesses to encourage sustainable growth so long as it does not conflict with local development plans.

3.3 Core Policy 10 in the Core Strategy in para 3.4.6 states it is important that existing and new businesses are supported and are allowed appropriate redevelopment or expansion on existing employment sites. The policy protects important employment sites.

3.4 The site is heavily developed and comprises a number of large buildings with small gaps of separation between each building. It is noted that there are low lying buildings (single or 1.5 storeys) around the peripheries of the site. The proposed two storey building would be at the edge of the site and would partially replace some existing structures. Taking into account the amount of development on the site as a whole, and that the new building would be replacing some existing structures, it is considered that the proposal would constitute limited infilling within the Green Belt settlement. Whilst there would be a greater impact on the openness than the existing development, the impact would be limited given that the new building would be sited in close proximity to the existing cluster of development within the site. In terms of the impact on the open Green Belt beyond the boundaries of the site, again, because the new building would be viewed against the backdrop of the existing development, it is considered that the impact would be minimal.

3.5 With regard to the proposed access road and 12 parking spaces which are to be situated outside of the settlement area, these works would constitute an engineering operation which would have very limited impact on the openness of the Green Belt. In terms of impact on purposes, because the new access road lies outside the boundaries of the developed part of the site, it would involve a small encroachment into the open countryside and therefore there would be a conflict with the third purpose of the Green Belt. For this reason, the proposed access road and parking spaces would not fully conform

to the requirements of paragraph 90 and therefore would constitute inappropriate development within the Green Belt. Notwithstanding, considering the economic benefits of the proposal outlined above and the fact that the access road and parking spaces are merely ancillary works to support a development which remains entirely within the boundaries of the Green Belt settlement, it is considered that there are Very Special Circumstances in this case which would outweigh these concerns.

3.6 It should be noted that the application is fully supported by the Council's Planning Policy section.

#### 4.0 IMPACT ON LOCALITY

4.1 The proposed building would be viewed against the backdrop of existing development within the site and therefore its impact on the locality would not be harmful. The building would not be visible from Lower Road.

4.2 The design of the building would be similar to other buildings within the site.

#### 5.0 IMPACT ON RESIDENTIAL AMENITY

5.1 The proposed building would be about 100 metres from the nearest adjoining residential properties and so the built development would not result in any visual detriment.

5.2 The proposed building would provide important offices for the company, however it is stated within the application that this new development would have limited impact on vehicular movements as it would be used for specific purposes solely for the use of the site by Martin Baker Ltd. This issue will be discussed in greater detail below.

#### 6.0 TREES AND LANDSCAPING

6.1 The proposal would result in the loss of a number of category C trees. The proposed tree removal has been found acceptable by the Council's Arboriculturist subject to appropriate mitigation secured by condition.

#### 7.0 PARKING/HIGHWAYS IMPLICATIONS

7.1 The proposed office building would result in approximately 2,000 sq.m of additional office space within the site (taking into account the existing buildings to be demolished). If the Council's adopted Car Parking Standards are applied to the proposed development, the proposed floor-space would be likely to generate the need for about 80 additional car parking spaces. However, as stated above the workforce has already increased by 91 employees over the last 18 months and these employees have been accommodated within existing buildings across the site and they utilise existing car parks within the site. The applicant's elaborate on this as follows: -

*'In the last 18 months we have increased our workforce by 91. A new storey was added above our parachute packing facility, which now houses 34 of these people. The other extra staff have to be housed within existing buildings, which has meant very cramped and inefficient offices.'*

*'It would greatly improve our efficiency and therefore probability of success if we could co-locate all the relevant engineering functions in one building rather than having them spread out across the site as is the case today. It would also free up space in the main design engineering office for manufacturing related activities. This would in turn allow us to improve our manufacturing efficiency by laying out the plant and equipment in a more efficient manner.'*



In other words, the majority of the staff who will occupy this building are already employed at the site. The application states that only an additional 12 staff would be employed as a result of the proposed development and the application includes an additional 12 parking spaces. It is noted from the application forms that the total number of car parking spaces on site is 670.

7.2 One of the biggest concerns with the development is the impact on Lower Road in terms of the potential increase in vehicular movements. The applicant states that the proposed development would result in an increase of 5 vehicle movements (two-way) in each of the network peak hours, and therefore there would be a negligible impact on the highway network. This is based on Martin Baker continuing to use the site, whereas an open B1 use class would have the potential to generate an additional 372 daily vehicle movements (two-way), of which 49 would be in the morning peak hour and 38 in the evening peak.

7.3 The Highway Authority has highlighted concerns regarding the potential impact of additional vehicle movements on the A412, and in particular the signalised junction of Old Rectory Lane with the A412. There are also concerns regarding the impact on Lower Road, given its residential nature with on-street parking. However, whilst this is noted, as Lower Road is a private road, this falls outside the jurisdiction of the Highway Authority.

7.4 The Highways Authority have advised that provided that the proposed development would be restricted by condition to a personal consent for use by Martin Baker and in accordance with the specific terms of the application (i.e. for an additional 12 employees) they can be satisfied that the proposed development would not have a detrimental impact on highway safety and convenience. Such a condition would also ensure that the level of parking within the site remains at a satisfactory level for its intended purpose.

7.5 With regard to the construction of the development the Highway Authority would not wish to see additional HGV's on the congested network in the vicinity of the site during the network peak hours, and therefore deliveries to and from the site should only be made between the hours of 10am and 3pm. It is noted that concerns have been raised by local residents regarding construction traffic. Therefore, it can be secured by way of the imposition of a condition, that the applicant submits a Construction Management Plan.

## 8.0 ENVIRONMENTAL ISSUES:

8.1 The County Ecologist is satisfied with the submitted Ecological report and considers that the development would not adversely affect any ecological features as long as the mitigation and enhancement measures outline in the report are adhered to.

8.2 A surface water drainage strategy has been submitted with the application, however, this has been found to be lacking in sufficient information for the Strategic Flood Management team to complete a SuDs appraisal. The information required is essential in determining that the proposed scheme is feasible and appropriately sized so as not to cause an increase in flood risk. This additional information has been requested from the applicant and the recommendation will be subject to receipt of favourable comments from the SuDs officer.

## 9.0 SUSTAINABLE ENERGY

9.1 Core Policy 12 of the Core Strategy requires all developments of 1,000sqm or more of non-residential floor-space to secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless demonstrated that it is not viable or feasible. This matter can be covered by an appropriately worded condition.

**CONCLUSION:**

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

Due to the nature of the development proposed it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

**RECOMMENDATION:**

Full Planning Permission

**APPLICATION 16/02197/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM BUCKS SUDS OFFICER. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule or Sample of Materials**
4. **NM02 Surface Materials**
5. **NT01 Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. **NT14A Tree Protective Fencing Details**
  
8. The mitigation and enhancement measures outlined in section 5 of the Ecology report shall be adhered to in full.  
  
Reason: To ensure ecological enhancement and a biodiversity net gain within the site. (Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.)
  
9. The development hereby permitted shall be used solely by Martin Baker Aircraft Co Ltd and in accordance with the details in the planning application, which confirm that the total number of full-time equivalent staff will be limited to 760.  
  
Reason: To control the number of vehicles and HGV trips the site generates and to ensure an appropriate level of parking within the site in order to minimise danger, obstruction and inconvenience to users of the highway. (Policy TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)
  
10. NH46 Parking Full
  
11. **No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:**
  - **Construction access;**
  - **Management and timing of deliveries;**

- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: To minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. Notwithstanding any details already submitted and before commencement of the development hereby permitted a statement detailing how the proposed development will secure up to 10% of its energy from decentralised and renewable or low-carbon sources shall be submitted to and approved in writing by the District Planning Authority. The development shall thereafter be carried out entirely in accordance with the approved details.

Reason: In order to contribute towards meeting national targets for reducing CO2 emissions. (Core Policy 12 of the South Bucks Core Strategy (adopted February 2011) refers.)

Informatives:-

1. IN02 Details Required Pursuant to Conditions - 3, 4, 5, 7, 11 and 12.
2. IN35 Considerate Constructor

LIST OF APPROVED PLANS

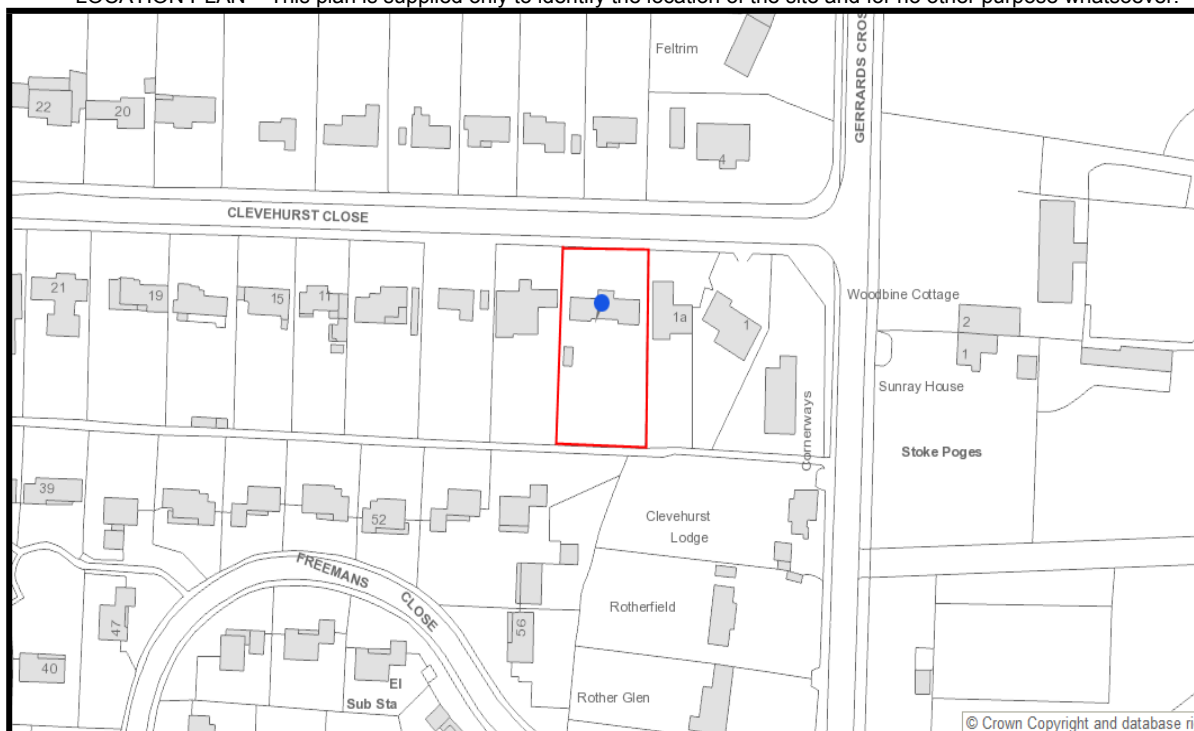
Plan number/name	Date received by District Planning Authority
1838/67	22.12.2016
1838/66 C	22.12.2016
1838/65 D	22.12.2016
1838/63 E	22.12.2016
1838/62 E	22.12.2016
1838/61 D	22.12.2016
1838/60 E	22.12.2016
1838/OS4 D	22.12.2016

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 15 March 2017**Parish:** Stoke Poges Parish Council

<b>Reference No:</b>	16/02437/FUL	Full Application
<b>Proposal:</b>	Replacement dwelling and construction of vehicular access.	
<b>Location:</b>	3 Clevehurst Close, Stoke Poges, Buckinghamshire, SL2 4EP	
<b>Applicant:</b>	Mr Jamshid Diwan	
<b>Agent:</b>	Mr David Stillwell	
<b>Date Valid Appl Recd:</b>	22nd December 2016	
<b>Recommendation:</b>	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Planning permission is sought for the erection of a replacement dwelling along with the creation of a secondary vehicular access point.

The proposed replacement dwelling would be larger in terms of footprint when compared to the existing dwelling, as well as having a greater massing and bulk. It would be a two storey dwelling with accommodation in the roof space served by dormer windows and it would also incorporate a basement. Due to the increase in the size of the replacement dwelling, it would extend further back within the site than the existing dwelling, and extend closer towards the flank boundaries at two storey level. The proposed new dwelling would have a ridge height of 9m.

It should be noted that this application follows a previously refused scheme for a replacement dwelling. That previous application, 15/02477/FUL, was refused on grounds relating to the size and scale of the proposed dwelling. This current application has been designed to try and overcome those previous concerns. The main differences include a reduction in the height of the dwelling by 1m; an increase in the gaps retained to the flank boundaries, by virtue of a reduction in the width of the dwelling by 1m; reduction in footprint of dwelling - specifically the front building line is stepped back to produce two forward projecting bays; removal of large two storey portico style porch.

**LOCATION & DESCRIPTION OF SITE:**

The application site consists of a two storey detached dwelling that is located on the south side of Clevehurst Close. The site is located within the developed area of Stoke Poges, as well as being designated as a 'Formal Suburban Road' as set out in the Townscape Character Study 2014.

**RELEVANT PLANNING HISTORY:**

- 15/02477/FUL: Replacement dwelling and construction of vehicular access. Refused.
- 04/00305/FUL: Replacement detached dwelling with integral garage. Conditional Permission.

**REPRESENTATIONS AND CONSULTATIONS:****PARISH COUNCIL COMMENTS:**

Advise that their previous comments apply:

*'Object, this whole application contravenes the following policies:- EP3 (a), (b), (c), (d) & (e), H9 (a) & (b), H10 (a), (b), (c), (d), & (e), EP5 (a) & (b). The east elevation to number 5 Clevehurst Close will suffer a complete loss of light into their ground floor bay window, the window is not shown on the applicants plans!!! The living accommodation over the garage at number 5 Clevehurst Close will also suffer loss of light issues due to the 60 degree rule not being applied.*

*The applicant has quoted policies EP6 TR5 and TR7, we do not believe that these are relevant to application. We do not believe that this development fits or enhances the street scene in any way, it is over dominant and not in scale with the*

*surrounding houses and does not respect or harmonise with surrounding houses, and will prevent loss of daylight to neighbours. Contrary to the NPPF paragraph 60 we believe that this does not reflect local distinctiveness. If minded to approve we believe that this will act as a precursor for further inappropriate redevelopment and over development of this distinctive road.'*

In addition to these previous comments, they considered that the reduction on each side of the development is not enough, and that the size of the dwelling does not overcome the previous reason for refusal, and would adversely impact upon the street scene and character of the area. The development would be contrary to the South Bucks Townscape Character.

Concerns are also raised in relation to the proposed basement with regard to how it is to be constructed without disruption and damage to adjacent properties, as well as concerns relating to increased flood risk.

#### CORRESPONDENCE:

Letters of objection have been received from 16 separate properties. Concerns raised include:

- Overdominant and obtrusive;
- Adverse impact on amenities of neighbouring properties - Loss of light, loss of privacy, overbearing, loss of views;
- Loss of spaciousness;
- Not compatible with existing character;
- Out of keeping;
- Security issues;
- No tree survey undertaken;
- Inaccuracies with details/plans;
- Too large for plot;
- Excessive in size and scale;
- Impact on neighbouring properties during construction;
- Large number of vehicle movements relating to removal of earth for basement;
- Impacts on neighbouring properties due to excavation of earth;
- Open plan frontage should be maintained.

#### SPECIALIST ADVICE:

##### Building Control:

No objections - the application includes drawings and a specification for the basement construction. The proposed construction method is adequate.

##### Transport for Buckinghamshire:

No objections.

##### Arboriculturalist:

No objections

Classification: OFFICIAL

## ISSUES & POLICY CONSIDERATIONS:

### RELEVANT POLICY:

National Policy  
National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)  
Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011) CP8, CP9, CP12, and CP13.

South Bucks District Local Plan (adopted March 1999) (Saved policies) EP3, EP4, EP5, H9, TR5, and TR7

Other material considerations:-

Residential Design Guide SPD  
Interim Guidance on Residential Parking Standards  
South Bucks Townscape Character Study 2014

### 1.0 KEY POLICY ASSESSMENT

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

### 2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The proposed replacement dwelling would still be significantly larger than the existing dwelling in terms of its footprint, size, height and scale, and due to the architectural style of the dwelling, when combined with its width, would still display a building of considerable bulk and massing. However, on balance, it is considered that the reduced size, height and scale of the proposed dwelling, compared to the refused scheme, and when combined with the increased gaps retained to the flank boundaries, now results in a dwelling which is of an appropriate and acceptable size, height and scale.

2.2 The lowering of the height of the dwelling, along with the alterations to the roof structure, setting back of part of the front building line, the omission of the front portico, and the reduction in the width, would help the dwelling to appear more proportionate to the size of the plot within which it would sit. It would also appear less dominant and obtrusive, as well as resulting in an improvement to the overall spaciousness of the development. The ridge height of the proposed dwelling would be lower than that of the neighbouring dwelling at No.5, whilst the gaps retained to the flank boundaries would not be out of keeping for the locality, and in fact are greater than several others, including both of the immediately adjoining properties. Whilst constituting a balanced judgement, it is considered that the revisions made to the dwelling to reduce its height, size and scale, result in the scheme now providing an acceptable level of spaciousness and prevent it from appearing as a cramped overdevelopment of the site.

Classification: OFFICIAL



2.3 In terms of the architectural style of the proposed dwelling, it is acknowledged that it is not one that is commonly seen within the immediate locality. However, it is considered that this area is actually made up of a mixture of dwellings in terms of their character and appearance, and therefore on balance, it is considered that it would be hard to refuse this proposal on grounds relating to the architectural choice of the scheme. Due to the reduced size and scale of the proposed dwelling, and combined with the increased distances retained to the boundaries, it is considered that it would now not appear unacceptably incongruous within the street scene or out of keeping for the locality, nor would it appear overdominant or obtrusive, to the extent that would justify a refusal.

2.4 Therefore overall, it is considered that the proposed replacement dwelling represents an appropriate form of development on this site that would not have any significantly adverse impacts on the character or appearance of the site or the locality in general.

### 3.0 NEIGHBOUR IMPACT:

3.1 It is noted that the previous scheme was considered acceptable in terms of its impact on the amenities of the neighbouring properties. With regard to No.1a, the proposed new dwelling would again not breach the relevant light angles taken from this property, and its rear projection beyond No.1a, is not considered significant. When combining this with the gaps retained to the boundary, which are greater than the previous scheme, it is considered that the proposed dwelling would not adversely impact upon the amenities of No.1a in terms of loss of light or appear overdominant or obtrusive. There would again be two first floor side windows facing No.1a, however, as these would be serving bathroom facilities, they could be fitted with obscure glass in order to negate any issues of overlooking. They are also of a high level design that would prevent any overlooking opportunities.

3.2 In terms of No.5, the first floor side window facing this property serves as a second source of light to a bedroom, and could be fitted with obscure glass in order to negate any issues of overlooking. It is noted that the submitted plan shows that this window would be fitted with obscure glazing and the bottom sash would be fixed shut. The proposed dwelling would retain a minimum gap of 2m to the flank boundary, which is 0.5m greater than the previous scheme, and would again not breach the relevant light angles taken from the rear of the dwelling at No.5. It is acknowledged that the dwelling at no.5 has two ground floor side windows facing the application site, and concern has again been raised that they would suffer from a loss of light. However, these windows serve the kitchen and breakfast area which is open plan and there is a further window serving this area to the rear. On balance, it is again considered that there would not be an unacceptable loss of light to these rooms as a result of the proposed dwelling, nor would the dwelling appear unacceptably overdominant or obtrusive.

### 4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 Sufficient off street parking would be provided on site.

4.2 The County Highways Authority raises no objections to the proposal from a highway safety point of view.

4.3 As such, it is considered that the proposal adheres to policies TR5 and TR7.

Classification: OFFICIAL

#### 4.4 TREES/LANDSCAPING:

4.5 The Council's Arboriculturalist raises no objections to the proposals. A detailed landscape plan can be obtained by way of an appropriate condition.

#### 5.0 OTHER ISSUES:

5.1 Whilst issues of potential subsidence caused by the proposed excavation works would be a building control matter, and a matter to be dealt with by the relevant parties involved, the Councils Building Control Department have assessed the application from this point of view as the application has been accompanied by details of how it would be constructed. They advise that the proposed method of construction is appropriate and sufficient to prevent risk of subsoil movement and damage to neighbouring and surrounding properties and land.

5.2 Concerns regarding potential hydrological impacts/water table are noted, however, it is noted that the Building Control Department have not raised any issues on this matter, and this would in any case be an issue that would need to be dealt with at the Building Regulations and construction phase, if necessary.

5.3 Disruption/noise/disturbance during the construction phase will unfortunately occur, however it is not considered to constitute a reason for refusal that would prevent development from taking place; and, it is only temporary in nature. Details of how the excavated material is proposed to be removed from the site, including setting out lorry movements, can be obtained by way of condition.

#### CONCLUSION:

It is considered that a fair balance would be struck between the interests of the community and the human rights of the individuals in the event of planning permission being granted in this instance.

Due to the significant concerns raised by the Parish Council and local residents it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

#### RECOMMENDATION:

Full Planning Permission

#### Conditions & Reasons:

- |    |        |   |
|----|--------|---|
| 1. | NS01   | Standard Time Limit - Full Application          |
| 2. | NMS09A | Development To Accord With Application Drawings |
| 3. | NM01   | Schedule or Sample of Materials                 |
| 4. | NM02 - | Surface Materials                               |
| 5. | NT01   | Landscaping Scheme to be Submitted              |
| 6. | NT02   | First Planting Season                           |
| 7. | ND12   | Exclusion of PD Part 1 Density of layout -the   |

Classification: OFFICIAL

8. The first floor window in the west side elevation of the dwellinghouse hereby permitted, shall be fitted and permanently maintained with obscure glass, whilst the bottom sash section of the window shall be fixed shut and the top sash section shall not open below a height of 1.7 metres above the internal floor level.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

9. The first floor windows in the east side elevation of the dwellinghouse hereby permitted shall be of a high level type with the cill heights a minimum of 1.7m above floor level. (ND07)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. The flat roof areas of the single storey rear elements of the dwellinghouse hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (ND11)

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

11. NT04 Soil Levels Maintained  
12. NT14A Tree Protective Fencing Details

13. No further windows shall be inserted at or above first floor level in the east or west side elevations of the dwellinghouse hereby permitted. (ND17)

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.)

14. No development shall take place until details of the method for disposal of material to be extracted to form the basement hereby approved have been submitted to and approved in writing by the District Planning Authority. The submission shall also include details of the number of lorries movements involved, hours of operation and locations of where lorries will wait prior to collecting earth. Thereafter the disposal of extracted material shall take place in accordance with these approved details. (ND16A)

Reason: To maintain the character and amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. IN02 Details Required Pursuant to Conditions - 3, 4, 5, 12 and 14  
2. IN35 Considerate Constructor  
3. IH23 Mud on the Highway  
4. IH24 Obstruction of the Highway

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
DRS 186 06 Rev A	06.01.2017
FTS-C2016/319-01	06.01.2017
FTS-C2016/319-02	06.01.2017
FTS-C2016/319-03	06.01.2017
FTS-C2016/319-13	06.01.2017
DRS 186 02 Rev A	06.01.2017
DRS 186 04 Rev A	06.01.2017
DRS 186 03 Rev A	06.01.2017
DRS 186 01 Rev A	06.01.2017

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## PART A

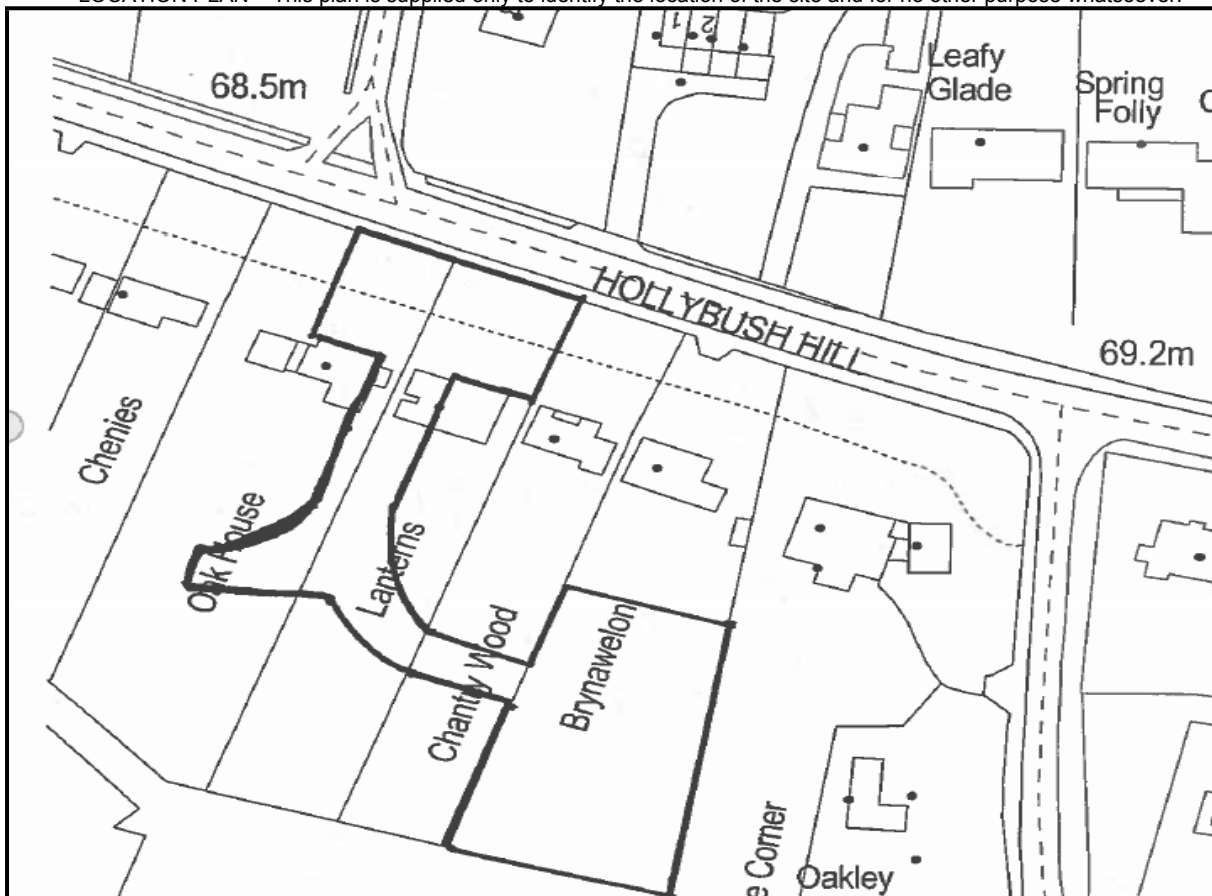
### South Bucks District Council Planning Committee

**Date of Meeting:** 15 March 2017

**Parish:** Stoke Poges Parish Council

<b>Reference No:</b>	17/00019/RVC	Removal or Variation of Condition
<b>Proposal:</b>	Variation of Condition number 2 attached to Planning Permission Application Reference Number: 14/02417/FUL to allow amended house design on plot 2.	
<b>Location:</b>	Brynawelon, Lanterns And Oak House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4PX	
<b>Applicant:</b>	Mr Nathan Craker	
<b>Date Valid Appl Recd:</b>	5th January 2017	
<b>Recommendation:</b>	PER	

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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

This application seeks to vary condition number 2 (approved drawings) attached to planning permission 14/02417/FUL to amend the house design on plot 2. The amendments to the approved dwelling include:

- an increase in the overall height of the dwelling from 8.7m to 9.2m;
- an increase in the eaves heights;
- the addition of chimney stacks, and
- alterations to the fenestration details.

These same changes were submitted as part of application number 16/01821/RVC which was refused on 23rd December 2016. However, this application included alterations to plots 1 & 2 (formerly plots 7 & 8) and Members will recall only objecting to the amendments to the dwelling on plot 1 (plot 7) on the grounds of its impact on the neighbouring property at 'Oakley House'. No issues were raised to the changes to plot 2 (plot 8). This current application therefore seeks to secure the amendments to plot 2 only.

During the course of the application the drawing has been amended to address the discrepancies in the plot numbering which appeared on the original drawing and to include the rear dormer window which was omitted from the side elevation drawing.

**LOCATION AND DESCRIPTION OF SITE:**

The application site lies to the rear of 'Brynawelon' which is situated on the southern side of Hollybush Hill and forms part of a larger residential development site which is currently under construction. The dwelling on plot 2 is nearing completion. The site lies within the developed area of Stoke Poges, in a Biodiversity Opportunity Area and the trees along the frontage of Hollybush Hill are protected by Tree Preservation Order number 22, 1997. The site is set down slightly below the level of the dwellings fronting Hollybush Hill and backs onto open fields which lie within the designated Green Belt.

This part of Hollybush Lane is characterised by detached dwellings of varying heights and architectural styles and is designated as a Woodland Road in the South Bucks Townscape Character Study.

**RELEVANT PLANNING HISTORY:**

- 14/01475/FUL: Five detached houses with integral garages served by new access road onto Hollybush Hill. One detached house next to Oak House. New vehicular access for Oak House. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 14/02417/FUL: Two detached dwellings, detached garage and construction of access road to the rear of Brynawelon. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 15/01616/NMA: Non-material amendments to planning permission 14/01475/FUL for amendments to elevations and roofs on plots 3 & 4. Permitted.

- 16/00224/FUL: Erection of one detached dwelling with detached garage on land rear of Chenies, Hollybush Hill. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 16/00551/RVC: Variation of condition numbers 2 & 18 attached to planning permission 14/01475/FUL to enable a single storey rear projection to plots 2, 3 and 6. Permitted.
- 16/01821/RVC: Variation of condition 2 of planning permission 14/02417/FUL to substitute revised drawings. Refused:
- Reason: Due to its height and bulk and the chimney close to the boundary the house on plot 7 is obtrusive and overbearing when viewed from the property to the east, Oakley House, and therefore has an adverse impact on the amenity of the occupiers of that property. As such the proposal is contrary to policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).
- 16/01822/RVC: Variation of condition number 1 attached to planning permission 16/00551/RVC to allow amended drawings. Permitted.
- 17/00317/RVC: Variation of condition number 2 attached to planning permission 14/02417/FUL to allow amendments to the design on plot 1. Pending Consideration.

**REPRESENTATIONS AND CONSULTATIONS:**

## PARISH / TOWN COUNCIL COMMENTS:

*'Object, Policies EP3 (a),(b),(c), (d) & (f) and H9 (a) and (b) all apply!'*

## CORRESPONDENCE:

Letters of objection have been received from 21 separate sources including the School Lane Residents Association. The objections are summarised as follows:

- Discrepancy in drawings and specifications;
- Developer has built without approval and flouted regulations;
- Adverse impact on neighbouring properties;
- Increase in height is out of keeping with surrounding properties;
- Unsightly, overbearing and obtrusive;
- Impinge on light;
- Set a dangerous precedent;
- Height increased by in excess of nearly 2 metres;
- The previous refusal related to both houses;
- House has already been refused;
- Effect on green belt land and surrounding houses;
- Loss of light and privacy to adjacent houses;
- Council must stand up to developer.

Classification: OFFICIAL

**SPECIALIST ADVICE:**

None.

**ISSUES AND POLICY CONSIDERATIONS:**

**RELEVANT POLICIES:**

National Policy  
National Planning Policy Framework  
National Planning Policy Guidance

**Development Plan:**

South Bucks Local Development Framework Core Strategy (adopted February 2011) -CP2, CP3, CP6, CP8 and CP9.

South Bucks District Local Plan (adopted March 1999) (Saved Policies) - EP3, EP4, EP5, L10, H9, TR5 and TR7.

**Other Material considerations:**

South Bucks Townscape Character Study Part 2 (February 2014)

**1.0 KEY POLICY ASSESSMENT**

1.1 It is acknowledged that any works carried out in breach of a planning permission are done so entirely at the applicant's own risk. The planning system does however allow applicants to submit retrospective planning applications for consideration in order to attempt to regularise any planning breaches before an Authority can consider taking any further action.

1.2 This application seeks to secure amendments to plot 2 only (formerly plot 8 under 16/01821/RVC) and does not include the dwelling on plot 1 (formerly plot 7 under 16/01821/RVC) which was considered unacceptable and was refused by Members. The amendments to plot 2 remain unchanged.

**2.0 VISUAL IMPACT/IMPACT ON LOCALITY:**

2.1 The overall siting of the dwelling on plot 2 remains unchanged from the approved scheme. The overall height of the dwelling has been increased from 8.7m to 9.2m an increase of 0.5m. The eaves heights and height of the front gables have also been increased by 0.5m. An additional first floor window has been installed in the rear elevation of the dwelling to serve a walk-in-wardrobe. A chimney stack has been added on the left hand flank elevation. There are some alterations to the fenestration detail in the side elevations including the omission of some windows and a door in the east (side) elevation and the omission of a bathroom window at first floor in the west (side) elevation together with the insertion of a door at ground floor level.

2.2 The dwelling is set down below the level of the dwellings fronting Hollybush Hill and set well back from the road frontage. The dwelling is sited approximately 16 metres from the rear boundaries of properties in School Lane and is separated from these properties by the dwelling on plot 1. The site backs onto open Green Belt land. With the exception of plot 1 (formerly plot 7) similar amendments, including an increase in the height of the dwellings to 9.2m have already been permitted on the remainder of the site under application number 16/01822/RVC. It is not considered that the revisions to the

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dwelling on plot 2 would appear unduly prominent or obtrusive in the streetscene or detract from the general character and appearance of the locality in general sufficient to warrant a refusal of the application.

### 3.0 NEIGHBOUR IMPACT:

3.1 It is necessary to carefully consider the impact of the revisions to plot 2 on the living conditions of the neighbouring properties. Given the distance between the dwelling on plot 2 and the neighbouring properties in School Lane to the east of the site and the distance maintained with the properties fronting Hollybush Hill it is not considered that the increase in height of 0.5m would have an adverse impact on the living conditions of these properties in terms of light and outlook. In addition the alterations to the fenestration detail would not introduce any greater level of overlooking or loss of privacy to these properties. The properties to the south of the site are some considerable distance away and the proposal would have no adverse impact on the living conditions of these properties.

### 4.0 OTHER ISSUES:

4.1 The legal agreement entered into with the District Council in conjunction with planning permission 14/02417/FUL to ensure a commuted sum payment towards affordable housing has been paid and the indexation monies has also been paid.

### CONCLUSION:

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned if a variation of condition were to be granted in this instance.

Members carried out a site visit in connection with the previous application 16/01821/RVC in December 2016 and therefore it is not considered in this instance that a further site visit is required.

### RECOMMENDATION

Grant Variation of Condition.

#### Conditions & Reasons:

1. NMS09A Development To Accord With Application Drawings
2. The development shall be carried out in accordance with the approved materials indicated on plan number 14 2351-1 Rev AB (Materials) unless any variation is first agreed in writing by the District Planning Authority.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. The development shall be constructed using the approved finishing materials to be used in any hard surfacing as indicated on plan number 14 2351-1 Rev AC (External Materials) unless any variation is first agreed in writing by the District Planning Authority.

Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. All planting, seeding or turfing comprised in the approved details of landscaping shown on drawing number VAN20281-11A 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 District Planning Authority gives written consent to any variation. (NT02)

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.)

5. NT06 Retention of Existing Landscaping Features -14 2366-1 Rev B

6. All boundary walls and fencing shall be erected in accordance with the approved details shown on drawing number 13 2351-1 Rev AA before the initial occupation of the dwellinghouses unless any variation is first agreed in writing by the District Planning Authority.

Reason: To ensure a satisfactory resultant appearance and standard of amenity of the site. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning permission 14/02417/FUL and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (NT18)

Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)

8. The development shall be carried out in accordance with the approved service layout drawing number 4293-1001 Rev P1 and the installation of any such services shall accord with the methods described in section 6 of the Arboricultural Method Statement and the guidelines set out in British Standard B.S. 5837:2005 'Trees in Relation to Construction' and the National Joint Utilities Group publication number 10.

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).

9. ND02 Garage Or Carport for Parking Only - garage - dwellinghouse

10. Notwithstanding the provisions of Article 3 and Classes A,B,C & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order, 1995 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. No part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved details and constructed in accordance with Buckinghamshire County Council's guide note 'Commercial Vehicular Access Within Highway Limits' 2013. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splay shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

13. NH46            Parking Full

14. The Bat and bird boxes which form part of the approved landscape scheme and which are indicated on drawing number VAN20281-11A shall be installed prior to the occupation of the development and thereafter maintained.

Reason: To assist in the ecological enhancement of the site. (Core Policy 9 of the South Bucks Core Strategy (adopted February 2011) refers.)

15. The roof area of the single storey rear projection on the dwellinghouse hereby permitted shall not be used as a balcony, roof garden, sitting out area of similar amenity area without the grant of further specific permission from the District Planning Authority.

Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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Informatives:-

1. IN12 Tree Preservation Orders - South Bucks District - 22, 1997
2. IN35 Considerate Constructor
3. IH11 Surface Water Drainage
4. IH23 Mud on the Highway
5. IH24 Obstruction of the Highway

LIST OF APPROVED PLANS

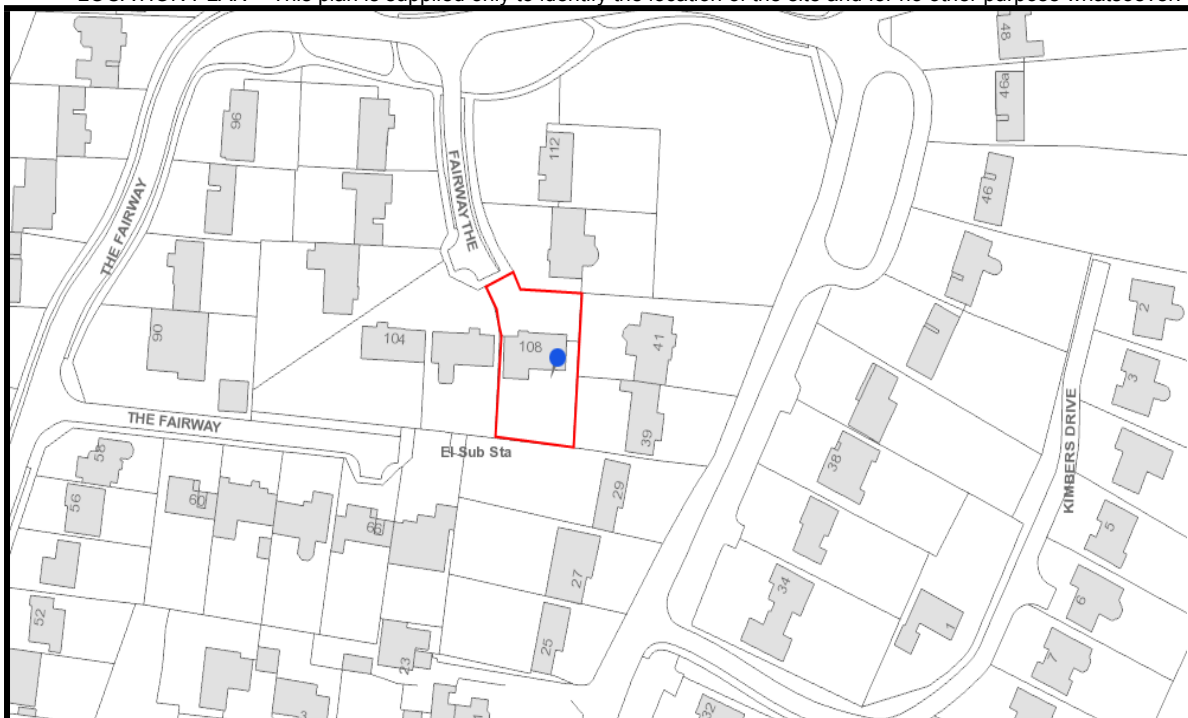
Plan number/name	Date received by District Planning Authority
14 2366-1 Rev B	30.01.2015
506 Rev P2	18.01.2017
14.2366-4	18.12.2014
VAN20281-11A	10.02.2016
4293-1001 Rev P2	12.02.2016
14 2351-1 Rev AB	15.12.2015
14 2351-1 Rev AC	15.12.2015
14 2351-1 Rev AA	15.12.2015

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 15 March 2017**Parish:** Burnham Parish Council

<b>Reference No:</b>	17/00098/FUL	Full Application
<b>Proposal:</b>	Part two part single storey front/side extension.	
<b>Location:</b>	108 The Fairway, Burnham, Buckinghamshire, SL1 8DY	
<b>Applicant:</b>	Mr Gurpernam Dhariwal	
<b>Agent:</b>	Mr Ehsan UL-HAQ	
<b>Date Valid Appl Recd:</b>	18th January 2017	
<b>Recommendation:</b>	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application seeks planning permission for a part two storey, part single storey front / side extension at 108 The Fairway, Burnham.

A check of the planning history of the site has found that two applications were submitted in 2005. The first (05/00379/FUL) proposed a part single storey part two storey side extension and a replacement triple garage and was refused due to the impact that it would have on the amenity of neighbouring properties. The second (05/00984/FUL) was for a proposed part first floor/part single storey side extension incorporating triple garage with lower ground floor ridge heights than the previously refused application. This application was approved

A further application was approved in 2008 (08/01128/FUL) providing a first floor side extension with a greater width than that previously approved. Neither of the approved applications appears to have been implemented.

In October 2016 an application (16/01631/FUL) was refused which had sought a part two storey, part single storey front / side extension. The application was refused for the following reason:

The proposed extension, by virtue of its scale, form, height and depth would constitute an unneighbourly form of development, detrimental to the residential amenities of the occupants of 39 and 41 Green Lane. The development would appear as an overbearing and obtrusive feature when viewed from these neighbouring properties and their associated private amenity space and, as such, the proposed development is contrary to policies EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

This application seeks to overcome this reason for refusal by reducing the height of the proposed ground floor extension which forms a garage, reducing the width of the proposed development at first floor level and altering the roof ends from gable ends to hip ends.

The current application features a larger first floor extension than any of the previously approved applications, however, the applicant has provided an example of a dwelling which has undertaken a similar first floor extension nearby (96 The Fairway) for consideration as part of this application.

**LOCATION & DESCRIPTION OF SITE:**

The application site is located within the developed area of Burnham and comprises a detached dwelling on a rectangular corner plot at the end of a cul-de-sac. The application site is bounded to the west by 106 The Fairway and to the north by 110 The Fairway with the front elevation of the application dwelling facing onto the side of this neighbour. The application sites eastern boundary forms the rear boundaries for 39 and 41 Green Lane with their rear elevations facing the application site.

**RELEVANT PLANNING HISTORY:**

- 16/01631/FUL: Part two storey, part single storey front/side extension. Refused.
- 08/01128/FUL: First floor side extension. Permission granted.
- 05/00984/FUL: Part first floor/part single storey side extension incorporating triple garage. Permission granted.

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- 05/00379/FUL: Part single storey part two storey side extension. Replacement triple garage. Refused.
- 96/00361/FUL: Single storey front extension. Permission granted.

**REPRESENTATIONS AND CONSULTATIONS:****TOWN / PARISH COUNCIL COMMENTS :**

The Committee RESOLVED to OBJECT to the application, stating that the proposed work was superfluous by virtue of its large scale. Additionally, the development would appear as overbearing, thereby adversely affecting the private amenity space of other properties. It was also felt that the Village had to retain its character, and that all developments such as this had to be of a reasonable size to adhere to this notion.

**CORRESPONDENCE:**

14 objections received from 13 addresses summarised as below:

- Would appear dominant and overbearing from neighbouring properties;
- Lack of visitor parking and other amenity space;
- Not in character with street scene or locality;
- No daylight / sunlight study provided by applicant;
- Juliet balcony adds to perceived overlooking of neighbouring properties;
- Materially larger than unimplemented permissions;
- Does not address reason for refusal of 16/01631/FUL;
- Overdevelopment;
- Would set a precedent;
- Not comparable to 96 The Fairway due to differences in site surroundings, size and proposed garage;
- Overlooking of neighbouring property on Green Lane;
- Reduction in light to neighbouring properties on Green Lane;
- Not in keeping with Open Plan Suburban road designation in South Bucks Townscape Character Study due to loss of soft landscaping forward of dwelling (infill of land);
- Garage would affect outlook of dwellings in The Fairway;
- Would breach 45 and 60 degree angles when viewed from neighbouring habitable rooms;
- Would create a terracing effect within the street scene;
- Extensions insubordinate in size to existing dwelling;
- No construction management plan provided;
- Proposed garage could be converted to habitable room(s) reducing parking availability;
- Provision of time and assistance through pre-application advice indicates bias towards applicant and is too helpful (detailed).

**SPECIALIST ADVICE:**

Tree Officer:

No objection.

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**ISSUES AND POLICY CONSIDERATIONS**

## National Policy

National Planning Policy Framework (published March 2012)

National Planning Practice Guidance

## Development Plan:

South Bucks District Local Plan (adopted March 1999) Policies: EP3, H11 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011)  
Policies: CP8 and CP12.

## Other Material Considerations:

South Bucks District Residential Design Guide SPD (published October 2008)

South Bucks Townscape Character Study (published February 2014)

## 1.0 KEY POLICY ASSESSMENT:

## 1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 The proposed extension and garage would be visible upon approach. From a public viewpoint it is likely that the garage would only be visible when nearing the property due to its height and position within the site when taking into account its surroundings.

1.3 The proposed extension to the dwelling would be more prominent within the street scene and although it is noted that dwellings in the area tend to be largely harmonious in appearance it is considered that the location of the application site is fairly discreet and as such its impact would not be detrimental to the character and appearance of the locality or the surrounding area.

1.4 The proposed extensions would maintain a minimum distance of 1m from neighbouring boundaries and with particular consideration to its relationship with neighbouring properties would retain a sufficient level of spaciousness with neighbouring buildings particularly at first floor level.

1.5 The scale and siting of the development is therefore considered to be acceptable against policies EP3, H9 and H11 of the Council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

## 2.0 NEIGHBOUR IMPACT:

2.1 The single storey elements of the proposed extensions would maintain a distance of greater than 16m from the main elevation wall of 41 Green Lane with the proposed first floor development maintaining a distance of over 18m at its nearest point. Due to the angle of the two properties this distance extends across the width of this neighbouring dwelling. These measurements do not include a conservatory added to the rear of this neighbouring dwelling which is of unknown depth. It is considered that sufficient distance is retained between the proposed extensions and existing neighbouring dwellings and key amenity areas so that the proposal would not appear as over dominant or overbearing when viewed from these neighbouring properties. The proposed development would not breach the 45 and 60 degree rules when considering light loss to neighbouring habitable rooms.



2.2 No side elevation windows are proposed, however concern has also been raised in relation to overlooking from the proposed rear elevation windows. Two of the proposed first floor windows are shown to serve bathrooms, including the nearest window to the properties on Green Lane and so are likely to be obscure glazed. Whilst some additional overlooking of 39 Green Lane is likely from the proposed bedroom window which takes the form of a Juliet balcony it is considered that it would not cause significant additional harm to warrant a refusal on its own accord when taking into account overlooking which is achievable from existing windows. In the event that planning permission is granted it would be reasonable and necessary to include a condition preventing windows being inserted in the side elevation to protect neighbouring privacy.

2.3 It is considered that the proposed garage is similar in nature to that previously approved in 2008 and with lower eaves and ridge heights it is considered that it would not be detrimental to the amenity of neighbouring properties.

2.4 It is therefore considered that the proposed outbuilding would not have a detrimental impact on the amenity of neighbouring properties in terms of amenity considerations such as privacy, dominance, shadowing or being overbearing and that it complies with policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999).

### 3.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

3.1 It is considered that the application site would continue to meet residential parking standards as detailed in policy TR7 and Appendix 6 of the South Bucks District Local Plan. In the event that planning permission is granted it would be reasonable and necessary to include a condition restricting the use of the proposed garage to ensure the retention of sufficient parking within the application site.

### 4.0 OTHER ISSUES:

**With regard to other concerns raised but not addressed elsewhere within this report:**

4.1 Provision of amenity space:

4.2 It is considered that a sufficient amount of amenity space would remain within the site curtilage to serve the resulting dwelling.

4.3 Would set a future precedent:

4.4 Each application is determined on its individual planning merits and considerations and would vary according to site circumstances and juxtaposition with neighbouring properties. As such it is not considered that a precedent would be set by the outcome of this application in relation to similar applications within the locality.

4.5 No daylight / sunlight study or construction management plan provided by applicant:

4.6 The provision of these documents is not a statutory requirement. On this occasion it is considered that sufficient information is provided to assess the impact of the proposal on daylight and sunlight on neighbouring properties in accordance with the development plan and that, in the event that planning permission is granted, a condition requiring a construction management plan for development of this scale and nature would be unreasonable.

4.7 Not comparable to 96 The Fairway due to differences in site surroundings, size and proposed garage:

4.8 It is considered that the proposed development is not directly comparable to the previously approved (and constructed) extension at 96 The Fairway. No comparison is made within this report, the cited example is not considered to set a precedent for the purpose of this application, and it has had no bearing on the assessment or recommendation within this report.

4.9 Not in keeping with Open Plan Suburban road designation in South Bucks Townscape Character Study due to loss of soft landscaping forward of dwelling (infill of land):

4.10 No additional hardstanding is proposed as part of this application, as such it is anticipated that any further addition will meet the requirements of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and therefore will not need planning permission. Concerns relating to the siting of the proposed garage are addressed elsewhere within this report.

4.11 Provision of time and assistance through pre-application advice indicates bias towards applicant and is too helpful (detailed).

4.12 The provision of the Council's pre-application advice service is upon payment with the fee only accounting for officer time. The service is available generally to all members of the public or their representatives with the concept of the service being that assistance is provided to ensure that potential applications meet local and national policy requirements.

## CONCLUSION:

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

Due to the number of representations received it is considered that value would be added to the decision-making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

## RECOMMENDATION:

Full Planning Permission

### Conditions & Reasons:

- |    |        |  |
|----|--------|--|
| 1. | NS01   | Standard Time Limit - Full Application                                   |
| 2. | NMS09A | Development To Accord With Application Drawings                          |
| 3. | NM03   | Matching Materials   |
| 4. | ND05   | No windows at first floor level -east - extensions- properties           |
| 5. | ND02   | Garage Or Carport for Parking Only -garage - dwelling at 108 The Fairway |
| 6. | ND11   | No Amenity Use Of Roof - single storey elements of the                   |

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Informatives:-

1. IN35 Considerate Constructor

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
PL-01 Rev. P1	18.01.2017
PL-01 Rev. P3	18.01.2017

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6th March 2017

Head of Sustainable Development

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02227/FUL	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	Old Mulberry House 22 London End Beaconsfield Buckinghamshire HP9 2JH	Change of Use from Sui Generis Beauty, Hairdressing and Healthcare facility into A3 restaurant with associated works, including new brick built chimney to rear and new dormer to roof along with further internal alterations.	Application Permitted	23.02.17
16/02228/LBC	Beaconsfield Town Council	Mr A Laurillard C/o Mr Joseph Pugsley	Old Mulberry House 22 London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for : internal and external alterations including new brick built chimney to rear and new dormer to roof.	Application Permitted	23.02.17
16/02352/ CLOPED	Beaconsfield Town Council	Bass C/o Qarib Nazir	51 Reynolds Road Beaconsfield Buckinghamshire HP9 2NQ	Application for a Certificate of Lawfulness for proposed: Rear roof dormer window and front rooflight.	Application Permitted	02.02.17
16/02282/FUL	Beaconsfield Town Council	Mr Hendi C/o Mike O'Farrell	73 Heath Road Beaconsfield Buckinghamshire HP9 1DG	Single Storey front/side/rear extension	Application Permitted	07.02.17
16/02209/ CLOPED	Beaconsfield Town Council	Mr M Bhambra	Hunters Wood Pyebush Lane Beaconsfield Buckinghamshire HP9 2RX	Front boundary fence.	Certificate of Lawful Use granted	02.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02366/FUL	Beaconsfield Town Council	Mr John Stribling C/o Mrs Anjali Gupta	Beaconsfield Masonic And Community Centre The Old School House Windsor End Beaconsfield Buckinghamshire HP9 2JW	Single storey extension.	Application Permitted	08.02.17
16/02367/LBC	Beaconsfield Town Council	Mr John Stribling C/o Mrs Anjali Gupta	Beaconsfield Masonic And Community Centre The Old School House Windsor End Beaconsfield Buckinghamshire HP9 2JW	Listed Building Application for: Single storey extension.	Application Permitted	08.02.17
16/02387/FUL	Beaconsfield Town Council	Mrs A Hanlon C/o Mr S Brittain	180 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BA	Single storey rear extension incorporating roof lantern.	Application Permitted	08.02.17
16/02398/FUL	Beaconsfield Town Council	Oakeve Ltd C/o Mr B Hall	Laurel View 64 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Replacement dwellinghouse and repositioning of vehicular access.	Application Permitted	08.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02349/FUL	Beaconsfield Town Council	Mr & Mrs Lashand C/o Mr Michael Dales Partnership Limited	Beaconsfield House 12 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Front porch, two storey front side and rear extensions incorporating garage. Alterations to vehicular access.	Application Permitted	13.02.17
16/02371/FUL	Beaconsfield Town Council	Mrs E Goldie C/o Mrs C Popescu	57 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Single storey front/side/rear extension incorporating front porch and roof extension incorporating rear dormer.	Application Permitted	13.02.17
16/02378/RVC	Beaconsfield Town Council	Luna Property Developments Ltd C/o Mr M Trotter	Burley Cottage 87 Burkes Road Beaconsfield Buckinghamshire HP9 1EW	Variation of Condition number 2 attached to Planning Permission 16/01534/FUL to allow minor amendments to the external appearance.	Application Permitted	13.02.17
16/02397/ CLOPED	Beaconsfield Town Council	Mr & Mrs Gill-Carey C/o Carrie Peck	10 Seeleys Road Beaconsfield Buckinghamshire HP9 1BY	Single storey side extension.	Certificate of Lawful Use granted	09.02.17
16/02405/FUL	Beaconsfield Town Council	Mr Justin Lock C/o Jonathan Heighway	88 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Front porch, single storey side extension and two storey rear extension.	Application Permitted	13.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02418/ CLOPED	Beaconsfield Town Council	Mr & Mrs Ian Paterson C/o Fraser Kirkcaldy	High Trees 2 Wilton Road Beaconsfield Buckinghamshire HP9 2BS	Application for a Certificate of Lawfulness for proposed: Single storey side and single storey rear extensions.	Certificate of Lawful Use granted	08.02.17
16/02443/ CLOPED	Beaconsfield Town Council	Mr Peter Taylor	Pitlands Wood Potkilm Lane Jordans Buckinghamshire	Application for a Certificate of Lawfulness for proposed use of buildings for wedding ceremonies.	Application Permitted	13.02.17
16/02445/FUL	Beaconsfield Town Council	Mr C Burke C/o Mr D Russell	21B Penn Road Beaconsfield Buckinghamshire HP9 2PN	Single storey rear extension.	Application Permitted	15.02.17
16/02441/FUL	Beaconsfield Town Council	David Howells	180-182 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	Amendment to planning permission 16/01842/FUL for the Change of Use from A1 to A3 at both ground floor and first floor incorporating a single storey side extension	Application Permitted	16.02.17
16/02447/FUL	Beaconsfield Town Council	Ms Emily Serra C/o Mr Alexandre Durao	69 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Front porch, two storey side/rear extension incorporating two dormers to rear roof elevation.	Application Permitted	16.02.17
16/02448/ CLOPED	Beaconsfield Town Council	Mr & Mrs S Simmonds C/o James Joyce	105 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Application for a Certificate of Lawfulness for proposed: single storey rear extension.	Certificate of Lawful Use granted	21.02.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02449/FUL	Beaconsfield Town Council	Mr & Mrs S Simmonds C/o James Joyce	105 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Front porch, single storey rear infill extension. Replacement roof and fenestration to garage.	Application Permitted	27.02.17
17/00002/ CLOPED	Beaconsfield Town Council	Mr & Mrs Randolph C/o Miss Emma Runesson	Flaxmead Pyebush Lane Beaconsfield Buckinghamshire HP9 2RX	Application for a Lawful Development Certificate for Proposed use: Single storey side and side/rear extensions and infill and replacement of existing first floor windows.	Certificate of Lawful Use granted	28.02.17
17/00001/ CLOPED	Beaconsfield Town Council	Mr & Mrs Randolph C/o Miss Emma Runesson	Flaxmead Pyebush Lane Beaconsfield Buckinghamshire HP9 2RX	Application for a Lawful Development Certificate for Proposed use :Single storey side extension.	Certificate of Lawful Use granted	01.03.17
16/02426/FUL	Beaconsfield Town Council	Mr Andrew Armstrong C/o Mr Steve Beatty	5 The Spinney Beaconsfield Buckinghamshire HP9 1RZ	Alterations, first floor side/front extension.	Application Permitted	23.02.17
17/00022/GPDE	Beaconsfield Town Council	Mr And Mrs Randolph C/o Miss Emma Runesson	Flaxmead Pyebush Lane Beaconsfield Buckinghamshire HP9 2RX	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 3.1m, EH 2.84m).	Prior approval is not required	20.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00093/ADJ	Beaconsfield Town Council	Chiltern District Council - Emma Naks	15 Eghams Wood Road Knotty Green Beaconsfield Buckinghamshire HP9 1JU	Single storey rear extension (CH/2017/0039/FA)	No Objection	13.02.17
17/00104/NMA	Beaconsfield Town Council	Mrs Nina Gaggiano C/o Mrs Tony Jackson	124 Gregories Road Beaconsfield Buckinghamshire HP9 1HT	Non Material Amendment to planning permission 16/00911/FUL to allow changes to the roof and alterations to fenestration.	Application Withdrawn	15.02.17
17/00084/NMA	Beaconsfield Town Council	Burnham Nominees Limited C/o Mr Malcolm Cook	54 London End Beaconsfield Buckinghamshire HP9 2JH	Non Material Amendment to planning permission 16/01519/FUL to allow for minor alterations to rear doors and window.	Application Permitted	08.02.17
17/00117/NMA	Beaconsfield Town Council	Mr Johnny Gray C/o Ms Sandra Orlando Payne	Bradgate Longbottom Lane Beaconsfield Buckinghamshire HP9 2UQ	Non Material Amendment to planning permission 16/01893/FUL to allow: part garage conversion to habitable accommodation incorporating insertion of rooflights.	Application refused	17.02.17
17/00175/GPDE	Beaconsfield Town Council	Ms K Garner C/o Mr P Desmond	9 Seagrave Road Beaconsfield Buckinghamshire HP9 1SU	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 7.7m, MH 3.35m, EH 2.45m).	Application refused	02.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02337/FUL	Burnham Parish Council	Mr P Uppal C/o Mr Nicholas Kingsley Smith	Plum Tree Cottage East Burnham Lane Burnham Buckinghamshire SL2 3TL	The resumption of human habitation of an existing independent dwellinghouse	Application refused	05.02.17
16/02350/FUL	Burnham Parish Council	Mr & Mrs Patel C/o Mr James Whelan	Kingsbourne 5 Nightingale Park Burnham Beeches Buckinghamshire SL2 3SN	Single storey rear extensions and associated landscaping works.	Application Permitted	02.02.17
16/02372/FUL	Burnham Parish Council	Mr & Mrs S Pursey C/o David Raeside	Land Adjoining 59 The Fairway Burnham Buckinghamshire	Detached dwelling.	Application Withdrawn	08.02.17
16/02084/FUL	Burnham Parish Council	Mr & Mrs G. Lally C/o Mr Anil Hallan	10 Cheveley Gardens Burnham Buckinghamshire SL1 8AX	Garage loft conversion with new roof and side dormer.	Application refused	17.02.17
16/02430/ CLOPED	Burnham Parish Council	Mr R Perry C/o Mr Robert Clarke	Home Close Green Lane Burnham Buckinghamshire SL1 8QA	Application for a Certificate of Lawfulness for proposed: Building operations to complete the erection of a replacement detached dwelling and detached double garage in accordance with planning permission 14/00052/FUL.	Application Permitted	09.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02388/FUL	Burnham Parish Council	Mr & Mrs HILL C/o Helen Nightingale	30 Milner Road Burnham Buckinghamshire SL1 7PB	Single storey side extension incorporating roof lights.	Application Permitted	15.02.17
16/02424/FUL	Burnham Parish Council	Mr & Mrs JAN WILGA C/o ROBERT HILLIER	4 Bowmans Close Burnham Buckinghamshire SL1 8LH	Single storey rear extension	Application Permitted	17.02.17
16/02191/FUL	Burnham Parish Council	Mr A Goodoyal C/o Mr F Hussain	29 Wendover Road Burnham Buckinghamshire SL1 7ND	Single storey front extension.	Application Permitted	23.02.17
16/02416/FUL	Burnham Parish Council	Mrs Brenda Lacey C/o Mr Mustafa Chaudhary	38 Chiltern Road Burnham Buckinghamshire SL1 7NH	Single storey front extension.	Application Permitted	21.02.17
17/00017/FUL	Burnham Parish Council	Mr Howard Reay	Acorns Hawthorn Lane Burnham Buckinghamshire SL2 3TA	Construction of new bungalow and associated landscaping.	Application Permitted	01.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02407/RVC	Burnham Parish Council	Mr Colin Light C/o Mr Richard (Dicky) Lewis	Walnut Tree Cottage The Priory Stomp Road Burnham Buckinghamshire SL1 7LR	Variation of conditions 4 and 5 attached to planning application 16/01857/FUL to allow the construction of outbuilding through permitted development rights.	Application Permitted	21.02.17
17/00038/FUL	Burnham Parish Council	Mr Tajinder Dhaliwal C/o Mr Alexandre Durao	15 Cambridge Avenue Burnham Buckinghamshire SL1 8HP	Replacement detached 6 bedroom house with basement. Formation of vehicular access and associated car parking.	Application Withdrawn	02.02.17
17/00105/CAN	Burnham Parish Council	Mr P Roe	Burnham House 93 High Street Burnham Buckinghamshire SL1 7JZ	Sycamore T2 -Fell (Burnham Conservation Area)	No TPO is to be made	01.03.17
16/02292/FUL	Denham Parish Council	Mr Philip Harris C/o Mr Bernard Murray	Ray Cottage Orchard Close New Denham Buckinghamshire UB9 4BB	Single storey side extensions.	Application Permitted	03.02.17
16/02356/FUL	Denham Parish Council	Ms G Sanderson C/o Mr L Tugwood	Roseneath Village Road Denham Buckinghamshire UB9 5BE	Part single/part two storey rear extension.	Application refused	03.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02357/LBC	Denham Parish Council	Ms G Sanderson C/o Mr L Tugwood	Roseneath Village Road Denham Buckinghamshire UB9 5BE	Listed Building application for: Part single/part two storey rear extension.	Application refused	03.02.17
16/02355/FUL	Denham Parish Council	Mrs Sha Sha Zhang C/o Mr William Lee	8 Willow Avenue New Denham Buckinghamshire UB9 4AG	Detached outbuilding.	Application Permitted	07.02.17
16/02419/FUL	Denham Parish Council	Ms Scott C/o Mrs Lynn Palmer	Cleveland Cheapside Lane Denham Buckinghamshire UB9 5AD	Two storey front and side, single storey rear extensions.	Application refused	09.02.17
16/02399/FUL	Denham Parish Council	C/o Mrs Joanna Podmore	Roughwood Tilehouse Lane Denham Buckinghamshire UB9 5DF	Two replacement detached dwellinghouses.	Application Withdrawn	10.02.17
16/02317/FUL	Denham Parish Council	Mr & Mrs Davies C/o Mr Richard Burch	35 Priory Close Denham Buckinghamshire UB9 5AT	Formation of vehicular access and associated hardsurfacing.	Certificate of Lawful Use granted	24.02.17

SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

PART D  
PLANNING COMMITTEE 15 MARCH 2017

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00046/FUL	Denham Parish Council	Mrs Vaizey-Moore C/o Mrs Bonita Ratcliffe	13 Denham Green Close Denham Buckinghamshire UB9 5NA	Single storey side extension.	Application Permitted	24.02.17
17/00053/GPDE	Denham Parish Council	Mr D Chadha C/o Mr P McHugh	Bien Venue Denham Avenue Denham Buckinghamshire UB9 5ER	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 2.6m, EH 2.6m).	Application refused	23.02.17
17/00187/CM	Denham Parish Council	Buckinghamshire County Council	Denham Park Farm Marish Lane Denham Green Buckinghamshire UB9 5DL	Application for discharge of condition 70 (Export of clay for use in restoration at Pynsefield Mineral Extraction Site) for planning permission number CM/04/16.	No Objection	20.02.17
17/00048/ADJ	Dorney Parish Council	The Royal Borough Of Windsor & Maidenhead	The Moorings Maidenhead Road Windsor Berkshire SL4 5TG	Upgrade and renewal of existing services to the moorings, replacement of existing electric hook-up and water points, mooring bollards, upgrading of black and grey water drainage system with bespoke drainage system and replacement of sheds.	No Objection	13.02.17
16/01718/FUL	Farnham Royal Parish Council	Mr Alex C/o Mr Sandeep Kalsi	20 Holly Close Farnham Common Buckinghamshire SL2 3QT	Part single storey/part two storey side extension.	Application Permitted	23.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02343/FUL	Farnham Royal Parish Council	Mr & Mrs J Steadman C/o Mr M Wiseman	14 Rectory Close Farnham Royal Buckinghamshire SL2 3BG	Front porch, part single/part two storey side/rear extension and construction of basement.	Application Permitted	03.02.17
16/02327/RVC	Farnham Royal Parish Council	Mr J Bates C/o Mr P Smith	Pelhams Blackpond Lane Farnham Royal Buckinghamshire SL2 3ED	Variation of condition 5 of planning permission 15/02453/FUL to allow: Additional two velux obscure glazed windows at 2.8m above internal floor level.	Application Permitted	08.02.17
16/02434/OUT	Farnham Royal Parish Council	Mr and Mrs Coombes C/o Mr David Holmes	Holly House Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Redevelopment of the site to provide two detached dwellings, with associated vehicular access, landscaping and car parking.	Application refused	01.03.17
16/02404/FUL	Farnham Royal Parish Council	Mr & Mrs P. Cox C/o Mr Nick Edelsten	Thatch Cottage Collinswood Road Farnham Common Buckinghamshire SL2 3LH	Single storey rear extension.	Application Permitted	17.02.17
16/02456/FUL	Farnham Royal Parish Council	Mr H Sangha C/o Mr C Hirani	Fairholme Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Two detached dwellinghouses with detached garages.	Application Permitted	17.02.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00007/FUL	Farnham Royal Parish Council	Rouse New Homes Ltd C/o Ms Nicola Broderick	Land Rear Of Honey Cottage And The Brooms Green Lane Farnham Common Buckinghamshire	Redevelopment site to provide block of 3 dwellings and one detached dwelling together with associated car parking and amenity space.	Application Permitted	28.02.17
17/00176/GPDE	Farnham Royal Parish Council	Mr & Mrs B English C/o Mr M Cronin	Ferndale Beeches Road Farnham Common Buckinghamshire SL2 3PS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5.1m, MH 3.9m, EH 2.6m).	Prior approval is not required	23.02.17
16/01898/FUL	Fulmer Parish Council	Mr P Caraco	The Birches Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Two storey side extension.	Application Permitted	14.02.17
16/02375/FUL	Fulmer Parish Council	Mr Brendan Joy C/o Mrs Kike Giwa	Fernacres Fulmer Common Road Fulmer Buckinghamshire SL3 6JN	Redevelopment of site to provide 4 detached dwellings (Amendment to planning application 14/01834/FUL).	Application Permitted	08.02.17
17/00016/RVC	Fulmer Parish Council	Mr Paul Caraco	The Birches Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Variation of Condition number 1 attached to Planning Permission Application Reference Number: 16/01524/RVC To allow additional dormer window.	Application Permitted	28.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02097/JNOT	Gerrards Cross Town Council	Mr Malkit Purewal C/o Mr Sam Dodd	1st & 2nd Floors Of 56 Packhorse Road (aka 56A Packhorse Road) Gerrards Cross Buckinghamshire	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of use of the 1st and 2nd floors from office (Class B1(a)) to a 2 bedroom flat and a 1 bedroom flat at 1st floor level and a 3 bedroom flat at 2nd floor level (Class C3).	Prior approval is not required	08.02.17
16/02233/FUL	Gerrards Cross Town Council	Mr B Hundal C/o Mr F Jung	3 The Glade Gerrards Cross Buckinghamshire SL9 7HZ	Two storey rear extension.	Application Permitted	03.02.17
16/02318/FUL	Gerrards Cross Town Council	Mr D Minoli	Apsley Place 40 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Replacement dwelling and relocation of existing vehicular access.	Application refused	16.02.17
16/02370/FUL	Gerrards Cross Town Council	Mr M Boteju C/o Mr D Webb	16 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LR	Part single/part two storey rear extension, alterations to roof incorporating front and rear dormers and conversion of integral garage to habitable accommodation.	Application Permitted	17.02.17
16/02395/FUL	Gerrards Cross Town Council	Mr M Finn C/o Mr Graham Randall	Lynton House 10 Mill Lane Gerrards Cross Buckinghamshire SL9 8AY	Two storey front extension. Part single storey/part two storey side/rear extension. Single storey side extension.	Application Permitted	13.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02411/FUL	Gerrards Cross Town Council	Mrs Hughes C/o Mr Leeson	60A Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	Single storey rear extension.	Application Permitted	13.02.17
16/02431/RVC	Gerrards Cross Town Council	Mr J Conway C/o Mr D Webb	18 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Variation of Condition number 3 attached to Planning Permission 16/00373/FUL to change patio doors at rear to window and doors and from door, to door and windows to front and installation of 2 roof lanterns in the rear extension.	Application Permitted	13.02.17
16/02385/FUL	Gerrards Cross Town Council	Mr S Pandher C/o Mr Harmeet Minhas	White Gables 27 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Single storey front, side and rear extensions.	Application Permitted	13.02.17
16/02428/FUL	Gerrards Cross Town Council	Mr & Mrs Ian & Anne Scott C/o Ms Alison Phillips	Glen Doone Bull Lane Gerrards Cross Buckinghamshire SL9 8RF	Two storey rear extension.	Application Permitted	13.02.17
17/00008/TPO	Gerrards Cross Town Council	Mr Stuart Fraser C/o Mr Stuart Fraser	31 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Poplar (T1) - reduce by 20%, Poplar (T2) - Section Fell, Ash (T3)- reduce by 30% and Maple (T4) - reduce by 30% and 20% crown thin (SBDC TPO 4, 1972)	Part Consent/Part Refusal (See decision)	01.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02113/ADV	Gerrards Cross Town Council	Mr K Piercy C/o Mr S Glover	The Memorial Centre 8 East Common Gerrards Cross Buckinghamshire SL9 7AD	1 non illuminated tent style projecting wall mounted sign.	Application Permitted	24.02.17
16/02462/FUL	Gerrards Cross Town Council	SB Restaurant Investments Ltd C/o Mr Simon Rogers	Land At Rear Of 55 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Change of use from storage and garage ancillary to A.1 (Retail) to B1 Office; extension of building by addition of new first floor.	Application Permitted	21.02.17
17/00028/CAN	Gerrards Cross Town Council	Mrs Anne Dalton C/o Mr Mathew Samways	Blewbury House 51 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	T1 Maple - Crown raise by 0.5-1m over garage and drive, remove deadwood from crown of tree. T6 Conifer - Fell T4 Maples group - Raise lower branches to a height of 4-5 metres, remove all dead wood. T5 Holly - Reshape. T13 Portuguese laurel - Remove deadwood greater than 20mm and Prune. T14 Yew - Prune. T7 Conifer - Remove dead wood and lower branches. T10 Conifer - Fell. T12 Philadelphus - Reduce crown height and spread by approximately 2-4 metres.	No TPO is to be made	13.02.17
16/02365/FUL	Gerrards Cross Town Council	Mrs D Juj	Second Floor 83 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PQ	Change of use from B1 to D1.	Application Permitted	21.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00060/FUL	Gerrards Cross Town Council	Mrs L Tait C/o Mr D Ward	Wood Bank 28 East Common Gerrards Cross Buckinghamshire SL9 7AF	Replacement roof over existing single storey rear extension.	Application Permitted	21.02.17
17/00061/LBC	Gerrards Cross Town Council	Mrs L Tait C/o Mr D Ward	Wood Bank 28 East Common Gerrards Cross Buckinghamshire SL9 7AF	Listed Building Application for: replacement roof over existing single storey rear extension and internal alterations.	Application Permitted	21.02.17
16/02360/FUL	Gerrards Cross Town Council	Mr R Jockins C/o Mr J McGrath	British Telecom Telephone Exchange 39 Station Road Gerrards Cross Buckinghamshire SL9 8ES	Installation of 1 x QE30 Adiabatic AHU in the main equipment room. 1 x New acoustic louvre to be installed along side the rear elevation of the building within an existing window opening.	Application Permitted	21.02.17
17/00059/TPO	Gerrards Cross Town Council	Andrew Steel	Juniper House 24 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	Lawson Cypress (T1) - Fell (SBDC TPO No 30 1995)	Consent not required	03.02.17
17/00085/NMA	Gerrards Cross Town Council	Mr And Mrs Bodkin C/o Mr Tim Czachur	26 Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JT	Non Material Amendment to planning permission 16/01695/FUL to allow the repositioning of side window.	Application Permitted	20.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02410/TPO	Hedgerley Parish Council	Mrs J Fundell	20 Coppice Way Hedgerley Buckinghamshire SL2 3YL	T1- Oak reduction by 2.5 m. T2 - Oak reduction by 2.5 m (SBDC TPO No 6, 1991)	Application refused	13.02.17
16/02272/FUL	Iver Parish Council	Mr R Sehajpal C/o Mr K Grace	Land Adjacent To Buckfield Court Bathurst Walk Iver Buckinghamshire SL0 9EE	Two storey detached building to provide three flats with associated parking. Construction of vehicular access. (Amendment to planning permission 16/00196/FUL)	Application Permitted	21.02.17
17/00005/ CLOPED	Iver Parish Council	Mr Jorawer Thiara	Ashleigh Bangors Road North Iver Heath Buckinghamshire SL0 0BH	Application for a Lawful Development Certificate for Proposed use: Conversion of loft space into a habitable room incorporating rear dormer and skylight.	Certificate of Lawful Use granted	23.02.17
16/02421/FUL	Iver Parish Council	Mrs Phu Wong C/o Mr Jas Mann	Stratton House Love Lane Iver Buckinghamshire SL0 9QT	Part single/part two storey side extension and installation of roof lantern to rear extension.	Application Permitted	21.02.17
17/00029/FUL	Iver Parish Council	Mr Anthony Lithur C/o Mr Sunny Bahia	Rose Lawn Bangors Road North Iver Heath Buckinghamshire SL0 0BH	Conversion of existing garage into habitable room incorporating a single storey rear extension with a flat roof and a pyramid rooflight.	Application Permitted	13.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00051/ CLOPED	Iver Parish Council	Mr And Mrs A Motson C/o Mr P Mackrory	24 Swallowdale Iver Heath Buckinghamshire SL0 0EZ	Application for Lawful Development Certificate for Proposed use : Single storey rear extension.	Certificate of Lawful Use granted	27.02.17
17/00034/ CLOPED	Iver Parish Council	Mr Neves	207 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Lawful Development Certificate for Proposed Use for Conversion of garage into habitable room.	Certificate of Lawful Use granted	27.02.17
17/00164/GPDE	Iver Parish Council	Mr G Goswami C/o HPS LTD Design Services	115 Thorney Mill Road Iver Buckinghamshire SL0 9AH	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 3.95m, EH 2.5m).	Prior approval is not required	27.02.17
17/00189/GPDE	Iver Parish Council	Mr T Sunder	Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8m, MH 3.9m, EH 2.658 m).	Application refused	20.02.17
16/01510/FUL	Stoke Poges Parish Council	Mrs Janet King C/o Jane Terry	Land To The West Of Wexham Street Stoke Poges Buckinghamshire	Erection of an Emergency Department and Medical and Surgical Assessment Unit, installation of Combined Heat and Power Plant at the existing Energy Centre and associated service infrastructure, provision for 198 permanent visitor and 200 temporary staff car parking spaces, together with associated access, roads, hard landscaping and infrastructure works.	Application Permitted	27.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01894/FUL	Stoke Poges Parish Council	Mrs Franziska Cheeseman	Land Adjacent To Stoke Poges Memorial Gardens Church Lane Stoke Poges Buckinghamshire SL2 4PB	Change of use of estate land to burial ground and associated works (part of Stoke Poges Memorial Gardens).	Application Permitted	17.02.17
16/02359/FUL	Stoke Poges Parish Council	Mr & Mrs S Milton C/o Mr N Turner	Holly Cottage Duffield Lane Stoke Poges Buckinghamshire SL2 4AD	Construction of pitched roof over existing front dormer and side canopy.	Application Permitted	05.02.17
16/02384/FUL	Stoke Poges Parish Council	Mr And Mrs N Foster C/o Mr B Hall	Clevehurst Lodge Gerrards Cross Road Stoke Poges Buckinghamshire SL2 4EJ	Detached dwellinghouse incorporating garage.	Application Permitted	13.02.17
16/02333/TEMP	Stoke Poges Parish Council	Mr N Patel C/o Mr Ajay Modhwadia	Rough Hey Templewood Lane Stoke Poges Buckinghamshire SL2 4AN	Construction of vehicular access	Application Permitted	15.02.17
16/02423/FUL	Stoke Poges Parish Council	Mr & Mrs Sandhu C/o Mr S Dodd	The Grey House 61 Plough Lane Stoke Poges Buckinghamshire SL2 4JP	Replacement dwelling	Application Permitted	09.02.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02439/FUL	Stoke Poges Parish Council	Mr & Mrs Tegh Bajwa C/o Mr GUY FIELDING	Arklow Church Lane Stoke Poges Buckinghamshire SL2 4NZ	Replacement dwelling, and detached garage - (Amendment to 15/02462/FUL)	Application refused	17.02.17
16/02394/RVC	Taplow Parish Council	Mr Ali C/o Mr Robert Clarke	Abbott Wood Heathfield Road Dropmore Taplow Buckinghamshire SL1 8NY	Variation of Condition 5 and 6 to Planning Permission 11/00260/FUL to allow the retention of outbuilding.	Application Permitted	14.02.17
16/02436/LBC	Taplow Parish Council	Mr Robert Brind C/o Andrew Brookes	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Listed Building Application for: Proposed electrical switchgear in the Sounding Chamber at Cliveden Mansion South Terrace.	Application Permitted	16.02.17
16/02414/FUL	Wexham Parish Council	Mr J Weir C/o Mr B Kitcherside	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND	3 No Flood/spot lights, attached to existing golf driving range roof for a temporary 2 year period.	Application Permitted	13.02.17
16/02452/LBC	Wexham Parish Council	Mr Vivenda Regina NV C/o Ms Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Listed building application for: Alterations to the main house to facilitate works to provide a hotel including servicing, repairs and other internal alterations.	Application Permitted	13.02.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02460/NMA	Wexham Parish Council	Vivenda Regina NV C/o Ms Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Non-material amendment condition 2 to planning permission 15/02373/RVC For alterations to the main house to allow for servicing, repairs and other internal works .	Application Permitted	08.02.17
16/02396/ CLOPED	Wexham Parish Council	Kamaljeet Soor	Lyncott Rowley Lane Wexham Buckinghamshire SL3 6PB	Application for a Certificate of Lawfulness for proposed: detached outbuilding.	Refusal of Lawful Use	27.02.17
17/00078/ADJ	Wexham Parish Council	Slough Borough Council	(Out Of Area) Wexham Secondary School Norway Drive Wexham Road Slough Berkshire SL2 5QP	Demolition of existing Pre-fabricated building and library. Construction of one three-storey block, erection of a 4m height fence to the north of the site, provision of additional parking, associated landscaping and pedestrian access. (S/00343/010)	No Objection	05.02.17
17/00199/ CLOPED	Wexham Parish Council	Mr Azhar Sayal C/o Michael Hart	Crantock Church Lane Wexham Buckinghamshire SL3 6LE	Application for a Lawful Development Certificate for Proposed use: Construction of entrance gates with brick piers and relocation of vehicular access.	Application Permitted	21.02.17

**OUTSTANDING ENFORCEMENT NOTICES  
(AS AT 6<sup>th</sup> MARCH 2017 FOR 15<sup>th</sup> MARCH 2017 PLANNING COMMITTEE)**

SINCE JANUARY 1983 A TOTAL OF **877** ENFORCEMENT NOTICES HAVE BEEN AUTHORISED. THOSE INCLUDED IN THIS SCHEDULE ARE THOSE IN RESPECT OF WHICH THE CONTRAVENTION HAS NOT BEEN RESOLVED.

**\* THIS INFORMATION IS UP TO DATE AS AT PRINT AND IS UPDATED BY WAY OF REGULAR MEETINGS BETWEEN PLANNING, ENFORCEMENT AND LEGAL STAFF**

PROPERTY	ORCHARD HERBS, LAKE END ROAD		BURNHAM (1098)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
(1) PARKING COMMERCIAL VEHICLES	27.7.05	28.7.05	27.4.06
(2) EXTENSION TO STORAGE BAY	23.5.07	6.6.07	27.8.08
(3) NON-AGRICULTURAL STORAGE	23.5.07	6.6.07	16.7.10
REMARKS			
<p><b>(1)</b> PREVIOUS EN UPHELD ON APPEAL. COMPLIED INITIALLY. CURRENTLY – JUNE 2012 – BEING CLEARED.</p> <p>[(2) &amp; (3) APPEALS ]– (2) GROUND A &amp; D (3) GROUND A, F &amp; G. – PI – 17/18.6.08 – DECISION 27.6.08. EN'S UPHELD AS AMENDED AND PARTIAL AWARD OF COSTS.</p> <p><b>(2)</b> S.V. 4.11.08 MAJORITY REMOVED. PA – 10/01347/FUL – REFUSED 8.10.10. SV 18.7.11 – STORAGE BAYS DEMOLISHED. PA 11/00914/FUL – REPLACEMENT BUILDING AND FENCING RE COMPOUND AREA. REFUSED 29.7.11. APPEAL – WRITTEN REPS. APPEAL SITE VISIT 7.12.11. DISMISSED 18.1.12. PA 11/01426/FUL RE FENCING AND STORAGE BAY S – 9.9.11 – ALLOWED PLANNING COMMITTEE 26.10.11.</p> <p><b>(3)</b> DUE COMPLIANCE 27.9.08 – APPLICATION FOR LEAVE TO APPEAL 24.7.08. SOS CONSENTED AND MATTER RE-MITTED BACK TO PINS FOR DETERMINATION. CONSENT ORDER 16.3.09 – FURTHER PI HELD 23/ 24.2.10. DECISION 16.4.10 – EN UPHELD AS AMENDED TO EXCLUDE AREA WHERE USE CONSIDERED LAWFUL. SV 17.8.10 – BREACHES OUTSIDE LAWFUL AREA. WARNING LETTER – FURTHER SV 1.10.10. LIAISING WITH NEW AGRICULTURAL TENANT. APPROACHED BY OWNERS AGENT TO RESOLVE – FEB 2011. OUTSIDE AREAS BEING MONITORED. STORAGE WITHIN COMPOUND AREA – LAWFUL. (NOTE: BCC ALSO SERVED EN RE. WASTE MATERIAL. APPEALED BUT WITHDRAWN). CLU APPLICATION 5.8.08 – 08/01316/EUC. REFUSED 25.9.08.</p> <p>FURTHER 'WORKS' RE GRAVEL – PA – 12/00384/FUL – EXCAVATION OF GRAVEL/RESURFACING OF YARD – W/D 3.5.12. DETAILED SV 20.4.12 – BREACHES IN EVIDENCE AND FURTHER BREACHES RE CAR BREAKING – 14 DAYS TO CEASE/ 28 DAYS TO CLEAR – FURTHER SV 18.5.12. FURTHER BREACHES OUTSIDE COMPOUND – PROSECUTION THREATENED. COMPOUND FENCING IN THE COURSE OF BEING REDUCED. SV 20.6.12 – CAR BREAKERS CEASED AND GONE AND VEHICLES REDUCED O/S COMPOUND.</p> <p>NEW OCCUPIER – 5 YEAR LEASE – PROPOSED ANIMAL SANCTUARY. SV 10.7.12- VEHICLES OUTSIDE COMPOUND REDUCED – AND OWNER NOW CLAIMS ALL EN COMPLIED WITH – AUGUST 2012 – ALL VEHICLES NOW IN COMPOUND – NFA. ANIMAL SANCTUARY IN OPERATION – NOT IN BREACH OF ENFORCEMENT NOTICE. PP PENDING (PRE APP MEETING HELD ON 21.12.12) – WHICH WILL SEEK TO REGULARISE ITS USE. SV UNDERTAKEN ON 12.10.12 – NO FORMAL ACTION RE ENFORCEMENT NOTICES</p> <p>OTHER BREACHES BEING RESOLVED</p> <p>PA REF 14/00520/FUL RECEIVED ON 18 MARCH 2014 FOR CHANGE OF USE TO ANIMAL SANCTUARY AND RETENTION OF OUTBUILDINGS IN CONNECTION WITH THIS USE. APPLICATION REFUSED 13<sup>th</sup> MAY 2014. NEGOTIATIONS TAKING PLACE RE THE RELOCATING OF THE ANIMAL SANCTUARY – ON GOING. 7.8.15 – OFFICERS HAVE BEEN INFORMED THAT CONFIDENTIAL NEGOTIATIONS ARE STILL ONGOING. 7.9.15 – RELOCATION OF THE ANIMAL SANCTUARY DUE TO TAKE PLACE BY JANUARY 2016. 13.1.16 – OFFICERS INFORMED THAT AGREEMENT NOW REACHED RE LAND ONTO WHICH THE SANCTUARY WILL BE RELOCATIONG. EXACT MOVE DATE TBC BY ENF TEAM. 8.6.16 – ENFORCEMENT OFFICER MEETING ON 9.6.2016 RE RE-LOCATION. 13.7.16 – OFFICERS ATTENDED MEETING AND PROGRESS HAS BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER</p>			

SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD. 6.3.2017 – PLANNING CONTRAVENTION NOTICE ISSUED ON 20.2.2017.

PROPERTY	AREA 2, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1219)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
1. TSN – IMPORTATION AND MOVEMENT OF EARTH/MATERIALS TO RE-PROFILE THE LAND.	28.7.11 CON. BODY	29.7.11	29.7.11
2. DITTO BREACH AT 1. – EN AND SN	24.8.11 CON. BODY	25.8.11	25.8.11 – SN 10.2.12 – EN
3. WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND FROM USE FOR RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE OF THE LAND AS A GYPSY AND TRAVELLER SITE, THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY AND THE STORAGE OF MATERIALS ON THE LAND (“UNAUTHORISED USES”) TOGETHER WITH THE ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT UNDERTAKEN (INCLUDING THE IMPORTATION OF EARTH AND MATERIALS FOR THE PURPOSES OF RE-PROFILING THE LAND AND THE CONSTRUCTION OF A VEHICULAR ACCESS) TO FACILITATE THESE UNAUTHORISED USES.	27.5.15	1.6.15	6/8 MONTHS

**REMARKS**

TEMP. STOP NOTICE ISSUED – CON. BODY APPROVAL.  
 WARNING LETTER RE FURTHER BREACH RE RESIDENTIAL USE.  
 PCN ISSUED DATED 5.8.11.  
 CON. BODY AGREED TO ISSUE AN EN AND SN RE THE OP. DEVELOPMENT – SN TAKES IMMEDIATE EFFECT, NO RIGHT OF APPEAL.  
 NO FURTHER WORKS UNDERTAKEN AREA 2– TSN/SN THEREFORE EFFECTIVE TO CURTAIL BREACH.  
 EN APPEAL 4.10.11 – A, F AND G – WITHDRAWN 10.1.12 – EN TAKES IMMEDIATE EFFECT – ONE MONTH COMPLIANCE.  
 FURTHER BREACHES UNDER INVESTIGATION.  
 SV 14/15.12.11.  
 PA – 31.1.12 RECEIVED  
 12/00162/FUL – RECEIVED 1.2.12 RE AREA 2 RE RETENTION OF PART OF THE HARDSTANDING, ERECTION OF FENCING AND TREE PLANTING – REFUSED 16.3.12 – APPEALED 16.4.12 BUT DECLARED INVALID BY PINS AS OUT OF TIME (26.7.12).  
 SV - FURTHER BREACHES RE RESIDENTIAL USE AND FENCING AND BREACH OF EN.  
 INFORMED PA PENDING – PCN ISSUED SEPT 2012. PCN RESPONSE RECEIVED NOV 2012.

PA REF 12/01990/FUL RECEIVED ON 14.12.12 FOR CHANGE OF USE OF LAND TO 1 GYPSY PITCH FOR STATIONING OF ONE MOBILE HOME AND CARAVANS FOR RESIDENTIAL USE, CONSTRUCTION OF BUILDING FOR ANCILLARY USE AS UTILITY/DAYROOM AND THE FORMATION OF HARDSTANDING. PLANNING APPLICATION REFUSED 8.2.13.  
 SV UNDERTAKEN 4.9.13. NO CHANGES ON SITE WHICH REQUIRED IMMEDIATE ACTION. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 1.6.15 – ENF NOTICE ISSUED AND SERVED. EFFECTIVE DATE 13.7.2015. 26.6.15 – APPEAL RECEIVED – GROUND – F – WRITTEN REPS REQUESTED. 10.7.15 – SECOND APPEAL RECEIVED – GROUNDS A, B, D, F AND G – INQUIRY REQUESTED. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28<sup>th</sup> JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11<sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION.

PROPERTY	AREA 1, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1229)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM A MIXED USE FOR RESIDENTIAL PURPOSES AND USE OF OUTBUILDINGS AS A WORKSHOP AND OFFICE AND FOR STORAGE AND RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE COMPRISING GYPSY AND TRAVELLER SITE; USE OF OUTBUILDINGS FOR RESIDENTIAL PURPOSES ANCILARY TO USE AS A GYPSY & TRAVELLER SITE AND THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY TOGETHER WITH ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT.	28.4.15	29.4.15	6/8 MONTHS.
REMARKS			
<p>NO ENFORCEMENT TO DATE BUT BREACHES – NOW A SEPARATE PLANNING UNIT TO AREA 2 ABOVE. PA – 31.1.12 RECEIVED 12/00153/FUL – RECEIVED 30.1.12 RE AREA 1 – 2 CARAVANS – COMMITTEE REFUSED 5.9.12 – REFUSAL NOTICE 19.9.12. – APPEAL RECEIVED ON 21.11.12, HEARING REQUESTED – NO DATE AS YET. FURTHER BREACHES BEING INVESTIGATED – SV 4.5.12 AND 18.5.12 – GATES/FENCING/BRICK PIERS, LANDSCAPING BUSINESS – EN WARNING AS PRECURSOR TO FURTHER EN. 4 DAY PUBLIC INQUIRY HELD FROM 16-19 JULY 2013 (INCL). DECISION EXPECTED TO BE RECEIVED ON 29.9.13, BUT RECENTLY CALLED-IN BY SOS. DECISION EXPECTED BY 28.01.14 AND STILL AWAITED AS AT 27.3.14. STILL AWAITED AS OF 20.5.14. SOS DECISION RECIVED; APPEAL DISMISSED 3<sup>rd</sup> JUNE 2014. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 29.4.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 10.6.2015. 7.6.15 – APPEAL RECEIVED – GROUNDS RE CHANGE OF USE OF LAND AND BUILDINGS EN ARE A, F, AND G. GROUNDS RE USE OF BUILDING AS A SINGLE DWELLING EN ARE A, B, F– INQUIRY REQUESTED. 28.7.15 – PIN INDICATED APPEALS TO BE DETERMINED AT A HEARING BUT THIS WILL BE REVIEWED BY PIN. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28<sup>TH</sup> JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11<sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS.. 17.10.16 – AWAIT APPEAL DECISION.</p>			

PROPERTY	JASMINE COTTAGE, WOOD LANE		IVER (1188)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED EXTENSIONS AND GARAGE	24.9.08	25.9.08	24.1.10
REMARKS			
<p>REFUSAL OF PP 7.7.08 – 08/00853/FUL. APPEAL GROUNDS A, C AND F. W.REPS. DECISION LETTER 24.7.09 – DISMISSED – 6 MONTHS TO COMPLY. HIGH COURT – SEEKING PERMISSION TO APPEAL PINS DECISION. HEARING 14.12.09 - ADJOURNED TO 24.3.10. REFUSED. EN NOW DUE FOR COMPLIANCE – ROLLED FORWARD COMPLIANCE PERIOD 6 MONTHS FOR WORKS – (SEPT 10). S.V. 29.9.10 CAUTIONED ON SITE – INTERVIEW UNDER CAUTION TO BE UNDERTAKEN 27.10.10. DELAYED TO 6.12.10 AT OWNERS AGENTS REQUEST FOR LEGAL ADVICE AND ALSO MEDICAL CERTIFICATE SUBMITTED ON BEHALF OF THE OWNER. FURTHER MEDICAL CERTIFICATE SUBMITTED TO 3.2.11 – INTERVIEW 7.2.11. INSTRUCTIONS TO PROSECUTE SUBMITTED TO WYCOMBE DC. COURT HEARING 10.8.11 – DEFENDANT DID NOT ATTEND – ADJOURNED TO 6.9.11 AND THEN TO 21.9.11 – 11AM. FURTHER ADJOURNED TO 22.12.11 – 2PM - DUE TO DEFENDANTS DOCTORS NOTE. DEFENDANT DID NOT ATTEND – ADJOURNED TO 11.1.12 AT 2PM UNDER THREAT OF WARRANT FOR ARREST IF NOT ATTEND. NOT ATTEND – ARREST WARRANT ISSUED NOT BACKED BY BAIL – SURRENDERED TO COURT. WARRANT CANCELLED. HEARING 19.1.12 – PLEADED NOT GUILTY – CASE PROGRESSION HEARING ON 30.5.12 AND ANOTHER 24.7.12 - FULL TRIAL 25.7.12 – FOUND GUILTY IN ABSENCE – FINE £4000 PLUS £15 VICTIM SURCHARGE AND £4000 COSTS. INFORMED APPEAL PENDING – FORMS RE APPEAL OUT OF TIME PROVIDED BY COURT.</p> <p>JUDICIAL REVIEW HIGH COURT APPLICATION FOR PERMISSION JULY 2012 TO PURSUE A CLAIM RE DECISION NOT TO WITHDRAW EN/PROSECUTION. 8.2.13 PERMISSION FOR JR REFUSED. RENEWAL APPLICATION MADE ON 15.2.13. MATTER LISTED FOR AN ORAL HEARING ON 10.5.13.</p>			

NEW CLAIM ON BEHALF OF MINORS – DEFENCE LODGED WITH LONDON COUNTY COURT NOVEMBER 2012. MATTER DEFERRED TO READING COUNTY COURT. CASE CONFERENCE 18. 02.2013. MATTER STAYED FOR 28 DAYS TO AGREE DIRECTIONS. DIRECTIONS TO BE FILED BY 2.4.13. COURT DIRECTIONS NOT ADHERED TOO BY CLAIMANT. MATTER STRUCK OUT 2.4.13.

CLUED APPLICATION REF 13/0082/CLUED RECEIVED ON 17.2.13.  
 CLUED PART APPROVED ON 26.3.13 FOR USE OF LAWFUL PART OF APPLICATION BUILDING

JR RE DECISION NOT TO WITHDRAW EN/PROSECUTION STRUCK OUT ON 10.5.13 ON BASIS THAT CLAIM WITHOUT MERIT.

THE MORTGAGEE HAS TAKEN POSSESSION OF THE PROPERTY. THERE ARE A NUMBER OF COMPLEX LEGAL ISSUES FOR THE MORTGAGEE TO CONSIDER IN RESPECT OF THE DUTIES IT OWES TO THE LEGAL OWNER. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING AUCTIONED. SEVERAL ENQUIRIES FROM INTERESTED PARTIES HAVE BEEN MADE ABOUT THE NOTICE AND INFORMATION HAS BEEN PROVIDED. 7.8.15 – OFFICERS CONTINUE TO BE IN CONTACT WITH THE MORTGAGEES ABOUT PROGRESS REGARDING THE DISPOSAL OF THE PROPERTY. HOWEVER EXACT DETAILS OF THE POSITION STILL REMAIN CONFIDENTIAL. 18.8.15 – OFFICERS INFORMED PROPERTY SOLD AT AUCTION. ENQUIRIES BEING MADE RE NEW OWNERS AND COMPLIANCE WITH THE ENFORCEMENT NOTICE WILL THEN BE PURSUED. 1.10.15 – CONTACT MADE WITH NEW OWNER WHO WILL BE MEETING WITH OFFICERS IN ORDER TO PROGRESS COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OFFICERS HAVE BEEN ADVISED THAT THE OWNER HAS NOW ENGAGED A PLANNING AGENT WHO WILL BE SEEKING PRE-APP ADVICE FROM THE COUNCIL. 27.1.16 – CURRENT OWNER NOW SEEKING PRE-APP ADVICE. OFFICERS INFORMED THAT PROPERTY UNDER OFFER VIA AUCTION. 29.3.16 – PROPERTY SOLD AGAIN – ENQUIRIES BEING MADE RE NEW OWNERS. 27.5.16 – NEW OWNERS BEING CONTACTED BY ENF TEAM RE COMPLIANCE WITH ENF NOTICE. 8.6.16 – LETTERS NOW SENT TO NEW OWNERS RE COMPLIANCE WITH ENF NOTICE. AWAIT A REPLY. 12.7.16 – ENF OFFICERS HAD MEETING WITH NEW OWNERS – PROPOSALS TO BE SUBMITTED TO THE COUNCIL. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW AND LETTERS TO BE SENT TO CURRENT OWNERS REGARDING COMPLIANCE WITH ENFORCEMENT NOTICE. 6.2.2017 – LETTER SENT TO OWNERS TO ARRANGE AN ENFORCEMENT NOTICE COMPLIANCE SITE VISIT. 2.3.2017 – SITE VISIT UNDERTAKEN TO CHECK CURRENT POSITION ON SITE.

<b>PROPERTY</b>	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.	WEXHAM (1333)		
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>	
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS	7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)	
<b>REMARKS</b>				
LONG STANDING HISTORY ON SITE. PLANNING BREACHES CONTINUING. ENFORCEMENT NOTICE ISSUED 9.5.14. APPEAL SUBMITTED TO PINS 19.06.14 . WRITTEN REPRESENTATION PROCEDURE REQUESTED BY APPELLANT. PLANNING INSPECTORS SITE VISIT SCHEDULED FOR 21.4.15. 28.4.15 – APPEAL DISMISSED – EN VARIED RE CONCRETE BASE AMENDED TO CONCRETE SUPPORTS. REVISED DATE FOR COMPLIANCE 28.7.15. 10.6.15 – PCN ISSUED AND SERVED IN RESPECT OF ALLEGED UNAUTHORISED USES AND DEVELOPMENT. 3.8.15 – SITE VISIT – EN NOT COMPLIED WITH. PCN REPLIES NOT RECEIVED – TWO CHASER LETTERS SENT. OFFICERS CASE CONFERENCE BEING HELD TO REVIEW FURTHER APPROPRIATE ACTION. 7.9.15 – ON GOING NEGOTIATIONS WITH OWNER OF THE PROPERTY RE COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OWNER IS UNDERTAKING WORKS TO REMEDY BREACHES AND OFFICERS ARE REGULARLY MONITORING PROGRESS. 1.2.16 – ON GOING MONITORING TAKING PLACE. 27.6.16 – PROSECUTION PROCEEDINGS COMMENCED AGAINST OWNERS RE NON-COMPLIANCE WITH 2014 ENFORCEMENT NOTICE. HEARING DATE – 20 <sup>TH</sup> JULY 2016. PROSECUTION SUCCESSFUL WITH FULL COSTS BEING AWARDED. FINE OF £210.00 MADE AGAINST EACH DEFENDANT ALONG WITH £25 VICTIM SURCHARGE FINE FOR EACH DEFENDANT. DEFENDANT HAS DEMOLISHED THE UNAUTHORISED BUILDING WITH ONLY A SMALL AMOUNT REMANING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16 <sup>TH</sup> SSEPTEMBER 2016. 16.9. .2016 – OFFICERS REVIEWING EVIDENCE FOLLOWING SV IN ORDER TO RECOMMEND APPROPRIATE ENF ACTION. 26.10.2016- DELEGATED AUTHORITY TO THE HEAD OF SUSTAINABLE DEVELOPMENT/HEAD OF LEGAL AND DEMOCRATIC SERVICES REGARDING THE ISSUE OF FURTHER ENFORCEMENT NOTICE/S AND A S215 NOTICE. 12.12.16 – ENFORCEMENT MANAGER REVIEWING EVIDENCE AND DRAFTING APPROPRIATE NOTICES. 16.12.2016 – S215 NOTICE ISSUED TO TAKE EFFECT ON 17.1.2017 IF NO APPEAL LODGED. 6.2.2017 – NO S215 NOTICE APPEAL LODGED AND S215 NOTICE BEING COMPLIED WITH. ON-GOING MONITORING.				

PROPERTY	REAR OF THE LAURELS, LAKE END ROAD, DORNEY 11/10117/ENBEOP		DORNEY (1337)	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
THE UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM AGRICULTURAL TO A USE FOR THE STORAGE OF BUILDER'S MATERIALS TOGETHER WITH ASSOCIATED OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE ERECTION OF A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND AN ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017).	
THE UNAUTHORISED ERECTION OF A RESIDENTIAL UNIT; A TIMBER SHED WITH A CANOPY ROOF; A TIMBER SHED; THE CREATION OF AN EARTH BUND; THE CREATION OF AN AREA OF PARKING AND ACCESS TRACK BOTH SURFACED WITH SCALPINGS	6.6.15	14.8.15	25.5.16 (REVISED FOLLOWING APPEAL TO 3.10.2017)	
REMARKS				
14.8.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 25.9.2015. 25.9.15 – APPEALS LODGED – GROUNDS –C, D, F AND G – PIN TO CONFIRM WHETHER APPEALS WILL BE DETERMINED BY WRITTEN REPS OR HEARINGS PROCEDURE. 28.10.15 – PIN DECIDED APPEALS TO BE DETERMINED AT AN INQUIRY ON 5 <sup>th</sup> JULY 2016 - FOR ONE DAY. 5.7.16 – AWAITING APPEAL DECISION. 3.8.16 – APPEALS DISMISSED AND ENFORCEMENT NOTICES UPHELD (AS VARIED). PARTIAL COSTS AWARDED TO THE COUNCIL. 17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM.				

PROPERTY	14 WOORBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE		BEACONSFIELD SB000216	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.	21.4.16	27.4.16	8.12.16 (AMENDED AT APPEAL TO 12.12.2017) – SUBJECT TO HIGH COURT CHALLENGES.	
REMARKS				
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE.2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION. 12.12.2016 – PLANNING AND ENFORCEMENT NOTICE APPEALS DISMISSED AND ENFORCMENT NOTICE UPHELD (AS VARIED RE COMPLIANCE PERIOD. APPELLANT'S COSTS APPLICATION REFUSED. COMPLIANCE WITH THE NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. 21.1.2017 – HIGH COURT CHALLENGES LODGED BY OWNER AGAINST SEC OF STATE APPEAL DECISIONS. PERMISSION HEARING DATE – APRIL 2017 - TBC. 6.3.2017 – PERMISSION HEARINGS IN THE HIGH COURT LISTED ON 12.4.2017.				

PROPERTY	APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF		DENHAM SB000371	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE FROM TWO WORKSHOPS WITH ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI	3.8.16	4.8.16	15.3.2017 (SUBJECT TO APPEAL)	

GENERIS HOUSE IN MULTIPLE OCCUPATION AND WORKSHOP.			
<b>REMARKS</b>			
4.8.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.9. 2016. 14.9.16 - APPEAL RECEIVED - GROUND A – WRITTEN REPS REQUESTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 17.10.16 – STIL AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. <u>14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS.</u>			

<b>PROPERTY</b>	<b>LAND AT MOSQUE AL MOHSIN, WINDMILL ROAD, FULMER, BUCKS SL3 6HF (ALSO KNOWN AS LAND ON THE EAST SIDE OF WINDMILL ROAD, FULMER, SLOUGH)</b>	FULMER SB000423		
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF TWO BUILDINGS ONE WITH AN ASSOCIATED COVERED WALKWAY.	26.10.16	30.11.16	11.4.2017	
WITHOUT PLANNING PERMISSION, ENGINEERING OPERATIONS INCLUDING THE IMPORTATION OF MATERIAL AND THE RE-GRADING OF LAND, THE FORMATION OF A CONCRETE SUB-BASE, THE FORMATION OF A PLATFORM (FORMED OF METAL SUBFRAME AND SURFACE FLOORING) AND THE INSTALLATION OF PERMENANT UMBRELLAS TO FORM AN OUTDOOR PRAYER AREA AND THE INSTALLATION OF RETAINING WALLS, STEPS AND PAVING.	26.10.16	30.11.16	11.7.2017	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF A BUILDING AND THE INSTALLATION OF EXERCISE EQUIPMENT CONSISTING OF VERTICAL POSTS WITH METAL CROSSBARS.	26.10.16	30.11.16	11.4.2017	
<b>REMARKS</b>				
30.11.16 - THREE ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE –11.1.2017 IF NO APPEALS LODGED. <u>21.12.2016 – ENFORCEMENT MANAGER TO MEET THE NEW MANAGER OF THE CENTRE RE COMPLIANCE WITH THE NOTICES. 6.2.2017 – APPEALS LODGED – GROUNDS – A, F AND G – WRITTEN REPS REQUESTED. PIN TO CONFIRM WHETHER APPEALS ARE VALID.</u>				

<b>PROPERTY</b>	<b>LUIGI'S CAR WASH, UXBRIDGE ROAD, GEORGE GREEN, WEXHAM</b>	WEXHAM SB000627		
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>	
WITHOUT PLANNING PERMISSION, THE ERECTION OF TWO LARGE PERMANENT CANOPIES COMPRISING OF STEEL PIERS AND POLES SUPPORTING A BLUE CANVAS LINKED TOGETHER TO FORM A COVERED AREA.	21.2.2017 (URGENT DEL AUTHORITY)	22.2.2017	5.4.2017	
<b>REMARKS</b>				
<u>22.2.2017 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 5.4.2017. 27.2.2017 – ENFORCEMENT NOTICE FULLY COMPLIED WITH.</u>				



<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Sustainable Development Prepared by - Development Management</b>

**Appeal Statistics for the period 1 April 2016 – 28 February 2017**

**Planning appeals allowed (incl enforcement)**

25% ( 16 out of 64 ) against a target of 30%.

**Total appeals allowed (Planning, enforcement trees and other appeals):**

26.1% ( 18 out of 69 ). No target set.

**Percentage of appeals allowed in accordance with officer recommendation, despite decision to refuse by Members:**

40% ( 2 out of 5). No target set.

**Appeals Lodged**

**Planning Appeals Lodged**

		<u>Date Received</u>
(a)	16/01824/FUL Mr & Mrs D Stanning	13/02/2017
	Four new dwellings with basement parking. <b>The Coach House, 29 West Common, Gerrards Cross</b>	
(b)	16/01794/FUL Mr Dave Kanis-Buck	16/02/2017
	Retrospective application for detached summer house. <b>The Old Stables, Langley Park, Uxbridge Road, George Green Wexham</b>	
(c)	16/01262/FUL Mr Terry Daniel	20/02/2017
	Redevelopment of site to provide two detached dwellings with associated access and landscaping. <b>Land South of Rowley Lane, Wexham</b>	
(d)	16/01936/FUL Mr & Mrs D Allen	21/02/2017
	Part single/part two storey rear extension incorporating roof lanterns and increase in ridge height incorporating rear dormer. <b>23 Dukes Close, Gerrards Cross</b>	

**Planning Appeals Lodged (cont)**

		<u>Date Received</u>
(e)	16/02182/RVC Mr Kuba Diller	24/02/2017
	Removal of condition 9 of planning permission 05/00096/FUL to allow for permitted developments to be reinstated. <b>1A Clevehurst Close, Stoke Poges</b>	
(f)	16/01678/FUL Mr Bill William	01/03/2017
	Demolition of existing garages and construction of dwellinghouse. <b>Land adj to 5 Ellington Gardens, Taplow</b>	

**Appeal Decisions**

**Planning Appeal Decisions**

		<u>Date of decision</u>
(a)	16/00394/OUT Herald Land Real Estate	09/02/2017
	Outline Application For: Construction of 138 dwellings, 1 retail unit (Class A1) and 1 cafe unit (Class A3). <b>Land to the Rear &amp; South Of 110 to 148 &amp; West Of Mansion Lane, Iver</b> <b><u>Appeal Dismissed - D</u></b>	
(b)	16/01443/FUL Mr C Comer	21/02/2017
	Construction of a detached chalet bungalow with vehicular access. <b>Land to rear Of 15 Huntercombe Lane North, Burnham</b> <b><u>Appeal Dismissed - D</u></b>	
(c)	16/01022/FUL Mr J Potter	21/02/2017
	Single storey rear extension incorporating covered standing area. <b>Scout Hut, Institute Road, Taplow</b> <b><u>Appeal Dismissed - D</u></b>	
(d)	16/00753/FUL Mr A Thomson	21/02/2017
	Replacement dwelling. <b>Charnwood, 7 Birchdale, Gerrards Cross</b> <b><u>Appeal Dismissed - D</u></b>	
(e)	16/01734/FUL Mr & Mrs Appelbe	27/02/2017
	Part single/part two storey/part first floor side/rear extension, roof alterations incorporating increase in ridge height and rear juliette balcony and alterations to vehicular access. <b>11 Somerset Way, Iver</b> <b><u>Appeal Dismissed - D</u></b>	

**Planning Appeal Decisions**

- (f) 16/01403/FUL      Retrospective application for re-levelling of garden and      28/02/2017  
 Mr D Parthipan      construction of retaining wall and planters.

**Ambleside, 131 Cherry Tree Road, Beaconsfield**

**Appeal Dismissed - D**

Note: The letter(s) shown after the decision indicate:-

D      -      Delegated officer decision to refuse permission

**SCHEDULE OF OUTSTANDING MATTERS**

**PUBLIC INQUIRIES**

<b>DATE</b>	<b>PREMISES</b>
<b>4 July 2017</b> (for approx. 3 days)	<p><b><u>Phil Whitaker Cars, Beaconsfield Road, Farnham Common</u></b>            Planning appeal against refusal of application 16/00346/FUL for Redevelopment of site to provide one block comprising 22 apartments of 'Retirement Living' for the elderly. Associated communal facilities, parking and landscaping. Construction of vehicular access.</p>

**HIGH COURT**

<b>DATE</b>	<b>PREMISES</b>
<b>12 April 2017</b>	<p><b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b>            Section 288 Review, Section 289 Appeal and Judicial Review – challenges lodged against Secretary of State's decision dated 12.12.2016 to dismiss planning and enforcement appeals. Applications for permission to challenge to be heard in the High Court at a Hearing on 12 April 2017.</p>

<b>Officer Contacts:</b>	<p><b>Jane Langston 01895 837285</b>  <b>planning.appeals@southbucks.gov.uk</b></p>
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