





## 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 6 September 2017.

**(5 - 10)**

3. **Declarations of Interest**

To receive any declarations of interest

4. **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.*

*17/00971/FUL - Dippingwell, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3PU*

**(11 - 22)**

*17/01061/FUL - Pioneer House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4QP*

**(23 - 32)**

**This application has been moved to a future meeting of the Planning Committee**

**(33 - 40)**

~~*17/01390/FUL - Georgian House, 57 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1LX*~~

*17/01440/FUL - Beechwood House, 21 Beechwood Road, Beaconsfield, Buckinghamshire, HP9 1HP*

**(41 - 50)**

*17/01454/FUL - Aston House, 62 - 68 Oak End Way, Gerrards Cross, Buckinghamshire*

**(51 - 64)**

*17/01482/FUL - Land Rear Of Dalehurst 11 Curzon Avenue And Cedar Cottage 15 Curzon Avenue , Beaconsfield, Buckinghamshire, HP9 2NN*

**(65 - 74)**

*B. Committee decision required without a site visit or public speaking*

*17/01570/FUL - 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE* **(75 - 82)**

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 **(83 - 114)**  
To receive for information.

**5. Outstanding Enforcement Notices**

To receive for information. **(115 - 120)**

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

To receive for information. **(121 - 124)**

**7. Urgent Business**

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

**8. Exempt Information**

"That under Section 100(A)(4) of the Local Government Act 1972 following item of business is not for publication to the press or public on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act."

**9. Appeal and Application** **(125 - 128)**

*Appendix 1* **(129 - 134)**

The next meeting is due to take place on Wednesday, 1 November 2017

**PLANNING COMMITTEE (SBDC)**

**Meeting - 6 September 2017**

Present: L Hazell (Chairman)\*  
J Jordan\*, D Anthony\*, T Egleton, B Gibbs\*, P Hogan\*,  
M Lewis\*, Dr W Matthews\* and D Smith\*

*\*attended site visit*

Also Present: Mr Naylor

Apologies for absence: S Chhokar and G Sandy

**20. MINUTES**

The minutes of the meeting held on 8 August 2017 were confirmed and signed by the Chairman.

**21. DECLARATIONS OF INTEREST**

Cllr W Matthews declared that she had a personal interest under the Council's Code of Conduct as she was a Member and current Chairman of Iver Parish Council who had made representations about application 17/00744/REM. Cllr Matthews confirmed that she had not attended any meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

**22. 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.

## Planning Committee (SBDC) - 6 September 2017

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

		<b>Decision</b>
<b>Plan Number:</b>	17/00744/REM	P
<b>Applicant:</b>	Pinewood PSB Ltd	
<b>Proposal:</b>	Approval of Reserved Matters for Phase Two comprising details of sound stages, offices, workshops, ancillary building and associated infrastructure, landscaping and other works (following Outline Application 13/00175/OUT) at Pinewood Studios, Pinewood Road, Iver Heath, Bucks SL0 0NH.	
Notes:		
<p>1. A site visit was undertaken by Members.</p> <p>2. Members were advised by the Planning Officer that:</p> <p>(i) Favourable comments had now been received from the Buckinghamshire County Council SUDS Officer.</p> <p>(ii) Condition 3 was to be amended to incorporate reference to the additional drainage statement (ADF)</p> <p>(iii) An additional Informative is to be added to remind the applicants of their obligations under the approved ecological management plan approved in phase 1 of the development.</p> <p>It was accordingly</p> <p><b>RESOLVED</b> that the application be permitted with the amendment to condition 3 and additional Informative as outlined above in 2 (ii) and (iii).</p>		
		<b>Decision</b>
<b>Plan Number:</b>	17/01042/FUL	P
<b>Applicant:</b>	Mr R Bika	
<b>Proposal:</b>	Part two storey, part single storey front/side extension at 41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN	
Notes:		
<p>1. Prior to consideration, Mr Alistair Cumming, on behalf of the objectors and Mr John Dingle, on behalf of applicant addressed the meeting.</p> <p>2. Members were advised by the Planning Officer that any further works on the southern side of the property under permitted development rights could be prevented through way of a section 106 agreement if they felt necessary.</p> <p>3. Members were advised that a condition could be added to remove future permitted development rights if they felt necessary.</p> <p>It was accordingly</p> <p><b>RESOLVED</b> to delegate authority to the Head of Sustainable Development to determine the application minded to approve subject to the prior completion of a Section 106 obligation to prevent the completion of a single storey side extension</p>		

## Planning Committee (SBDC) - 6 September 2017

commenced as permitted development and with the addition of the condition as outlined above at 3, and if agreement on the s.106 cannot be reached to refuse the application for such reasons as he considers to be appropriate.		
		<b>Decision</b>
<b>Plan Number:</b>	17/01064/FUL	P
<b>Applicant:</b>	Mrs Pam Kaur	
<b>Proposal:</b>	Erection of detached dwelling and construction of vehicular access at Silver Beeches, Collinswood Road, Farnham Common, Buckinghamshire, SL2 3LJ	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration, Mr John Maclean, on behalf of the objectors, and Mr David Parker, the agent on behalf of the applicant, addressed the meeting.</li> <li>3. Favourable comments had now been received from the County Ecologist subject to the imposition of an additional condition that an approved landscape and ecological management plan would be in place prior to commencement of development.</li> </ol>		
It was accordingly		
<b>RESOLVED</b> that the application be permitted with the addition of the condition outlined above at 3.		

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

None

**(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.

**23. 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

The meeting scheduled with owners noted in the report will now take place on 20 September 2017 rather than the week commencing 14 August 2017.

Land adj to Wapseys Wood Caravan Park, Oxford Road, Gerrards Cross

Members wished to pass their thanks on to Enforcement Officers for their dedicated work on this case.

**RESOLVED** that the report be noted.

#### 24. **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.

#### 25. **SITE AT TRENCHES FARM, PICKFORD DRIVE, ORCHARDS RESIDENTIAL PARK, WEXHAM, BUCKINGHAMSHIRE, SL3 6QD**

The Committee received a Planning Enforcement report and verbal update on the site at Trenches Farm. Members were advised by the Enforcement Officer that since the publication of the report there had been an attempt made to tidy the site although there remained a significant amount of debris to be removed.

#### **RESOLVED**

1. **To delegate authority to the Head of Sustainable Development, acting in consultation with the Head of Legal and Democratic Services to prepare and issue a Notice under Section 215 of the Town and Country Planning Act 1990 (as amended) in order to remedy the harm to amenity caused by the condition of the site (if considered appropriate to do so depending on the condition of the land) and;**
2. **In the event that the S.215 Notice is issued and is not complied with, authority be delegated to the Head of Legal and Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.**

#### 26. **EAGLE LODGE, ST HUBERTS LANE, GERRARDS CROSS, BUCKINGHAMSHIRE, SL9 7BP**

The Committee received an enforcement report and verbal update on the site at Eagle Lodge, St Huberts Lane. The report could be seen in its entirety with the agenda pack.



**RESOLVED**

- 1. That the Head of Legal and Democratic Services in consultation with the Head of Sustainable Development be authorised to issue and serve an enforcement notice/s pursuant to Section 172 of the Town and Country Planning pursuant to remedying unauthorised development comprised of the erection of a residential dwellinghouse, the installation of waste disposal units, construction of a vehicle access with aluminium gate, driveway edgings and a shingle topping along with the laying of a concrete hardstanding and laying of paving slabs on land outlined in the report and;**
- 2. That in the event that the Enforcement Notice is not complied with, authority be given to the Head of Legal and Democratic Services to take such legal proceedings as may be considered appropriate to secure compliance therewith.**

The meeting terminated at 5.15 pm

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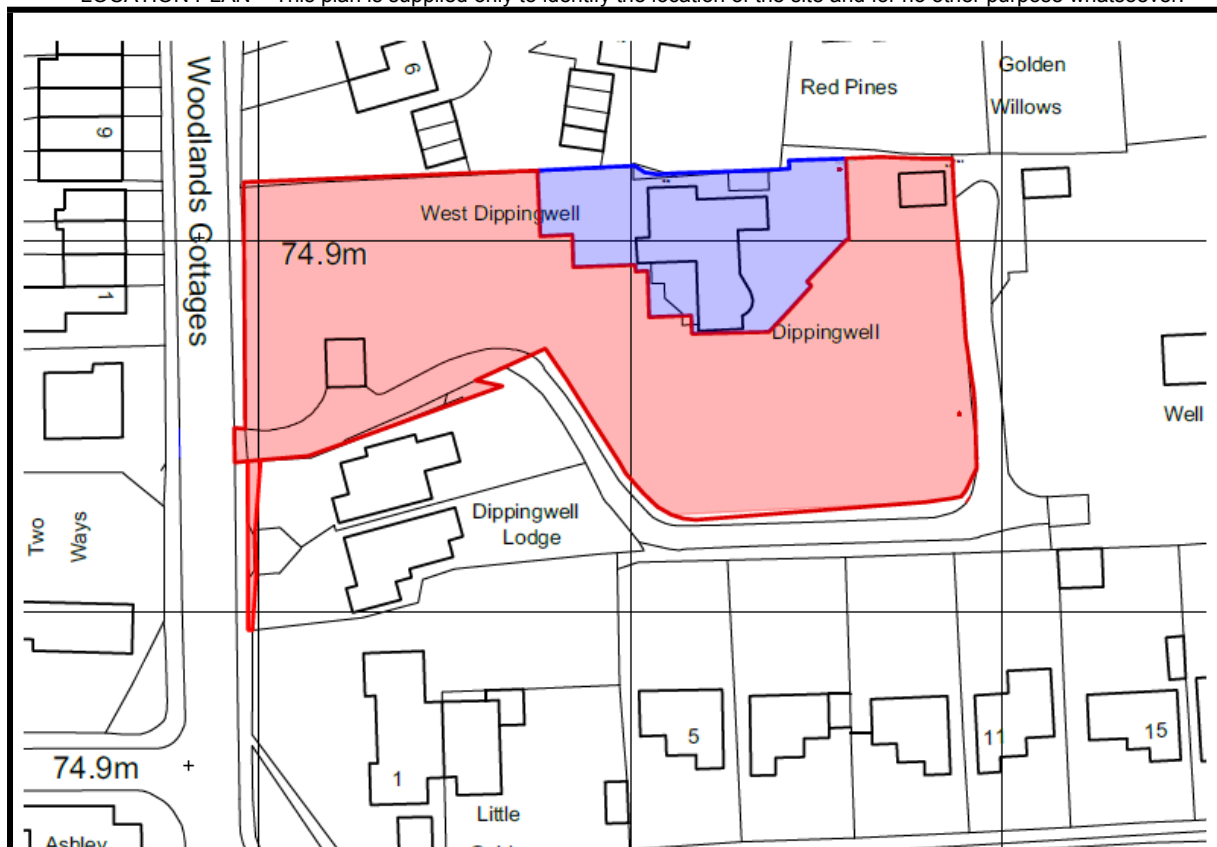
**PART A**

**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 4 October 2017**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	17/00971/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to include the provision of 6 detached dwellings with associated parking for existing and proposed dwellings.	
<b>Location:</b>	Dippingwell, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3PU	
<b>Applicant:</b>	Mr S Bowyer	
<b>Agent:</b>	Mrs Amanda Walker	
<b>Date Valid Appl Recd:</b>	25th May 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:**

Planning permission is sought to erect 6 detached dwellings (3 and 4 bed) including integral garages, surface parking and car ports within the grounds of Dippingwell and West Dippingwell, an Arts and Craft style house which has been divided into two units. It is proposed to retain the existing building and provide associated car parking for the existing dwellings and improve the site entrance from Beaconsfield Road.

Planning permission has already been granted for the 3 detached dwellings at the front of the site (plots 4, 5 and 6) under application number 17/00974/FUL. Consideration therefore needs to be concentrated on the acceptability of the remainder of the site which involves 3 detached dwellings at the rear of the site.

This application has been submitted in an attempt to overcome the previous reasons for refusal under application number 17/00256/FUL.

- The dwelling on plot 1 has been re-sited to help provide a more useable rear garden and increase the distance from the existing trees on the eastern boundary. It has also been re-designed and a full hipped roof provided to reduce the overall bulk and massing of the proposed dwelling. There is a slight reduction in floor space. The key habitable rooms face east.
- The dwelling on plot 2 has been re-sited to help provide a more useable rear garden and increase the distance from the trees on the south eastern boundary. It has been slightly re-designed to include hipped roofs to reduce the overall bulk and massing of the proposed dwelling. There is a slight reduction in floor area. The key habitable rooms face east.
- The separation of the dwelling on plot 3 with the dwellings on plots 1 and 2 and the existing dwellings has been increased. The main roof has been fully hipped to help reduce the bulk and massing. During the course of the application the dwelling has also been handed and the parallel parking revised to show tandem spaces.

**LOCATION AND DESCRIPTION OF SITE:**

The application site lies on the eastern side of Beaconsfield Road close to the commercial centre of Farnham Common. The site lies within the developed area and lies 355m from Burnham Beeches, a SAC/SSSI and within the Withy Stream Catchment and a Biodiversity Opportunity Area. Some of the trees on the neighbouring sites are covered by Tree Preservation Orders.

The site measures 0.37 ha and comprises a large Arts and Craft style, white render and timber framed dwelling which is divided into two units. The site has already been cleared of most vegetation. The existing building is set within extensive grounds. The boundaries of the site are reasonably well screened by trees. There is a narrow unmade access track which runs to the south and east of the site which serves the adjacent property to the east known as Well End. To the south lie detached dwellings in Rosewood Way and two newly completed detached dwellings fronting Beaconsfield Road. To the north of the site lie terraced houses and garages in Dell Close and detached dwellings in Orchard Gate.

The site is located within an area with 'particular potential for change' and a 'Green Suburban Road' as identified in the South Bucks Townscape Character Study Part 2 Rev A July 2015.

**RELEVANT PLANNING HISTORY:**

17/00256/FUL: Redevelopment of site to include the erection of 6 detached dwellings with associated parking for the existing and proposed dwellings. Refused for the following reasons:-

1. The proposed development by virtue of its density, layout, siting, height and scale would appear cramped and out of keeping with the spacious character of the locality in general, detrimental to the visual amenities of the site itself and the general character of the locality, contrary to policies H9 and EP3 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 8 of the Core Strategy (adopted February 2011) and would threaten the characteristics of the 'Green Suburban Road' as identified in the South Bucks Townscape Character Study Part 2.

2. The juxtaposition of the proposed dwellings on plots 1-3 in relation to the surrounding protected trees is likely to result in future pressure to remove or reduce the size of these trees in order to provide sufficient sunlight and daylight to the dwellings and their rear gardens, to the detriment of the character and visual amenity of the area. The proposal has failed to take proper account of the adjacent trees in accordance with guidance set out in Chapter 5 of BS 5837 and is contrary to saved policies L10 and EP4 of the South Bucks District Local Plan (adopted March 1999).

3. The proposed development, by virtue of its floor space being greater than 1000sqm exceeds the floor space threshold as set out in the Planning Policy Guidance. As such, the application is subject to the requirements to policy CP3 of the South Bucks Core Strategy (adopted February 2011). This policy sets out that at least 40% of all dwellings in schemes of 5 units and above (gross) should be affordable unless it is clearly demonstrated that this is not economically viable. This proposal has failed to make any provision for affordable housing on site or by means of a financial contribution and neither has it demonstrated that such provision is not economically viable. As such the proposal is contrary to Core Policy 3 of the South Bucks Core Strategy (adopted February 2011).

17/00974/FUL: Redevelopment of site to include the provision of 3 detached dwellings with associated parking for existing and proposed dwellings. Permitted.

**REPRESENTATIONS AND CONSULTATIONS:**

## PARISH / TOWN COUNCIL COMMENTS:

The Parish Council makes the following specific comments:

1. *The tree report is after a number of large mature trees were cut down these trees should be taken into account.*
2. *The arrangements for refuse collection are inadequate as the refuse lorry would have to enter and exit onto a major road and the internal road layout is inadequate for the lorry to turn around (no margin for error by the driver or allowance for any obstructions).*
3. *This is an over development of the site. Once the road and parking is removed, the house footprints are in excess of 50% of the land.*
4. *Out of keeping with the area. The houses and plots will be significantly smaller than those in the immediate surrounding area.*
5. *Highways - the access onto the A355 has insufficient sight lines and the increase in traffic onto this major road would be dangerous.*
6. *While not in itself a reason to object on its own, inadequate parking. The off street parking provision is only adequate and the road layout/width means there is no provision for any on street parking. The A355 in this area is also unsuitable for on street parking.*

7. *This development is in excess of the 5 dwelling threshold and should thus include an element of affordable housing and attract the infrastructure levy (as the developer would make a lot of money from such a scheme, it is only right they should make a contribution to the local infrastructure, school etc.).'*

In addition the Parish Council has added standard comments which are summarised below:

- Council should protect significant trees and make sure that proposal does not place undue pressure on surrounding trees.
- Proposal should not result in additional parking pressures and adequate parking should be provided.
- Hydrological matters to be fully considered.
- Ensure that the development is of an appropriate design quality and in scale with surrounding street scene and will not dominate neighbours.
- Ensure that the proposal will not harm the amenities of the adjoining properties in terms of light.

Conditions should include that works are not carried out outside of the considerate contractors hours and that parking arrangements for contractors vehicles are agreed prior to commencement. The applicant should agree to a Construction Traffic Management Plan.

The Planning Authority should seek appropriate contributions by way of S106 contributions and CIL.

#### CORRESPONDENCE:

Letters of objection have been received from 14 separate sources. The objections are summarised as follows:

- Insufficient parking;
- Additional traffic onto busy road;
- Overdevelopment;
- No provision of affordable housing or payment towards education;
- Serious sewerage issues within immediate area;
- Area is liable to flooding. Proposal will increase risk of flooding;
- Area is a natural habitat for many animals, fauna and flora;
- Removal of trees;
- Dwellings obtrusive to properties in Rosewood Way;
- Loss of privacy to dwellings in Rosewood Way;
- Permanent access to Well End needs to be maintained;
- Invasion of privacy and overlooking to Yew Tree Lodge;
- Noise, dust and pollution from building works;
- Not in keeping with surrounding area;
- Danger to pedestrians;
- Devaluation of properties;
- Amendments are very minor;
- Not all boundaries are well screened;
- Buildings will be within 75 feet of northern boundary contrary to charges on the land;
- 'Garden grabbing' will cause harm to local area;
- Proposal will add to parking difficulties in vicinity of the site;
- Pressure on local schools etc.;
- Loss of privacy, light and outlook to neighbouring properties;
- Concerns relating to root damage to trees;
- Dangerous exit onto A355;
- Uncertain hydrology particularly affecting Burnham Beeches;
- Loss of wildlife habitat;
- Potential adverse impact on mature and protected trees;
- Shading could result in pressure on trees;

- Large Oak tree at end of garden of number 11 Rosewood Way has been omitted from drawings and could be vulnerable to digging.

**SPECIALIST ADVICE:**

Transport for Buck:

No objection subject to conditions and informatives.

Building Control Officer:

No comments received to date.

Arboricultural Officer:

No objection.

Waste Efficiency Officer:

Comments provided under application number 17/00256/FUL:

No objection.

City Of London:

Object.

Natural England:

No objection subject to appropriate mitigation being secured.

Ecology officer:

No objection subject to conditions.

Environmental Health:

No objection - support the use of SUDs, permeable paving and landscaping.

National Grid (Comments provided under 17/00256/FUL):

National Grid has identified that a gas mains pipe is located on the site.

Thames Water:

The proposed development is situated within an area that has suffered repeated historical sewer flooding. Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of the application and has requested a condition requiring details of a drainage strategy detailing any on/off site drainage works. Thames Water has confirmed that a drainage strategy has been agreed in principle with the applicant and once the design has been finalised Thames water would welcome further consultation.

**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) - CP3, CP8, CP9 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 (February 2014).

## 1.0 KEY POLICY ASSESSMENT

1.1 The application has been accompanied by a Design & Access Statement, a revised Tree Report & revised Tree Protection Plan, Ecology Report, Hydrological Assessment, Foul Drainage Assessment, Flood Risk Assessment and shadow projection plans.

## 2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The existing building sits within large grounds and is set well back into the site. The proposal includes the erection of 3 detached, 3 bed dwellings at the front of the site with associated car parking and car ports and this element of the application has already been accepted under a separate application number 17/00974/FUL. The 3 detached dwellings at the rear of the site have been revised and re-sited to provide larger useable rear gardens. The main roofs of the dwellings have been hipped to reduce the overall bulk and massing of the proposed dwellings. The revisions produce an improved layout and better spacing. The dwellings have been individually designed with dormer windows, tile hanging and cat slide roofs and have ridge heights of 9m to reflect the existing building on the site.

2.2 The proposed dwellings would be sited to the rear of the site and would not be readily visible from Beaconsfield Road. The dwellings would also be reasonably well screened from the surrounding residential properties. The site is fairly self-contained and the revised dwellings would sit reasonably comfortably within the site. As such it is not considered that the proposal would detract from the visual amenity of the site itself or the surrounding residential area, which comprises a mix of housing types and styles. On balance, therefore it is considered that the revised scheme is now acceptable in terms of density, layout, siting and scale and reason for refusal number 1 has been satisfactorily addressed.

## 3.0 NEIGHBOUR IMPACT:

3.1 It is necessary to carefully consider the impact of the proposal on the living conditions of the neighbouring properties in terms of light, outlook and privacy.



3.2 The resulting relationship between the proposed dwellings at the front of the site and the neighbouring dwellings has already been considered under separate application number 17/00974/FUL which has been permitted. The eastern and southern boundaries of the site are reasonably well screened by tall trees and an access track serving 'Well End' to the east of the site separates the application site from the properties in Rosewood Way which benefit from fairly long rear gardens. Given the distances which would be maintained and the existing boundary screening it is not considered that the proposed dwellings on plots 1-3 would introduce an unacceptable level of overlooking, loss of privacy, light or outlook to any of the neighbouring properties.

3.3 In addition it is not considered that the proposed access road serving the development and the associated traffic would introduce an unacceptable level of noise and disturbance to the neighbouring properties.

3.4 On this basis it is not considered that the proposal would have an unacceptable impact on the living conditions of any neighbouring properties.

#### 4.0 HIGHWAY ISSUES AND PARKING:

4.1 The proposal involves alterations to an existing access off Beaconsfield Road, the A355. In accordance with guidance contained within the Manual for Streets, visibility splays of 2.4 x 43m are required in both directions. The Highway Authority is satisfied that these visibility splays can be achieved. A swept path analysis has also been provided to show a 9.59m refuse vehicle entering, turning and egressing satisfactorily from the site. Therefore subject to the imposition of conditions and informatives the Highway Authority has raised no objection to the proposal.

4.2 The 3 bed dwellings at the front of the site have been allocated 2 car parking spaces per dwelling to accord with the adopted parking standard. Three car parking spaces are shown to be provided in connection with the 4 bed dwellings at the rear of the site to accord with the adopted standard. In addition six car parking spaces are to be provided in connection with the existing dwellings 'Dippingwell' and 'West Dippingwell' in accordance with the adopted parking standard.

4.3 On this basis no objection is raised to the proposal in terms of parking and highway safety.

#### 5.0 TREES/LANDSCAPING:

5.1 There are no tree constraints on the site, however there are a number of protected trees in the neighbouring properties to the south and east of the site. In considering the previous application concern was raised by the tree officer regarding the juxtaposition of the proposed dwellings on the plots at the rear in relation to the surrounding protected trees and the likelihood of resulting in future pressure to remove or reduce the size of the trees in order to provide sufficient sunlight and daylight to the dwellings and their rear gardens. This current application therefore seeks to address this concern and reason for refusal number 2 set out above.

5.2 The dwellings have been re-sited to provide better useable amenity space and provide a better resultant relationship with the surrounding trees. During the course of the application a revised site plan has been submitted and the dwelling on plot 3 handed to take account of the shading drawings (April - September inclusive) produced in respect of the trees. This enlarges the rear amenity space for plot 3 to improve/reduce the level of shading. The shading drawings assume a full and dense canopy and from a site visit and from photographs provided it would appear that fairly good levels of sunlight and daylight would be available for each plot. On balance, therefore it is considered that the revised scheme has satisfactorily addressed the tree officer's previous concerns and reason for refusal number 2.

5.3 A revised Tree Protection plan and revised tree report has been supplied to take account of the amendments and a suitable condition will need to be imposed to ensure that the works are carried out in accordance with the Method Statement supplied with the application. In addition a landscape condition will be imposed to ensure that a satisfactory landscape scheme is provided.

## 6.0 ECOLOGICAL ISSUES:

6.1 The site lies within Farnham Common and although part of the built up landscape, the site lies between Burnham Beeches, an SAC/NNR/SSSI and Farnham Common which is in part ancient woodland. The site also lies within a Biodiversity Opportunity Area and close to an additional SSSI and four Local Wildlife Sites and within the Withy Stream Catchment area. The application has been accompanied by a hydrological assessment report and an ecological survey.

6.2 As landowners of Burnham Beeches the City of London has raised objection to the proposal. The City of London is concerned about the effect of the proposal on Burnham Beeches in terms of increased density of housing, increased numbers of visitors to Burnham Beeches, adverse impact on the integrity of the SAC, increase in light, noise and air pollution and reducing refuges for rare and protected species. The Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded that there would be no adverse impacts in relation to the Burnham Beeches Special Area of Conservation (SAC). The current proposal to build additional dwellings in the developed area accords with the Core Strategy and the related screening statement. Natural England has consistently confirmed that this size of proposal will 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. In these circumstances the Council does not consider there will be any likely significant effect on the SAC. As there is no likely effect on the SAC, no further Appropriate Assessment under the Habitat Regulations needs to be undertaken and Natural England do not currently consider an analysis under the Habitat Regulations necessary with respect to this size of development. Therefore, despite the objection from the City of London it is not considered that an objection could be sustained on the basis of the proposal's impact on this important natural asset.

6.3 Natural England has raised no objection to the application subject to appropriate mitigation measures being secured by condition. The mitigation measures would include all runoff to be collected and discharged via on-site soakaways and the soakaways to be installed and maintained with enough capacity to avoid surface flooding; all new surfacing to be permeable with excess runoff directed towards soakaways; during construction felled vegetation should be removed from site as soon as possible and during construction dewatering should be disposed of via temporary soakaways with suitable filtration devices to remove contaminants.

6.4 The proposed development is within the groundwater and surface water catchment area for the Withy Stream and as such a sustainable urban drainage system (SUDS) is required to maintain the quality and quantity of water reaching the Burnham Beeches.

6.5 An ecological survey was undertaken to determine the existence and location of any ecological valuable areas and to record evidence of protected species and a walk-over survey undertaken. The survey concludes that there are no habitats of international, national, county or local importance that would be affected by the proposal. No evidence of protected species has been recorded. The ecology officer has raised no objection to the proposal subject to an ecology and management plan being submitted which can be secured by condition to include methods to protect slow worms (and any other reptile), birds and hedgehogs during demolition and construction and the creation of suitable habitat and movement corridors for reptiles and a suitable lighting strategy. In addition a brief analysis of net biodiversity gain, using a suitable metric will need to be undertaken to show adequate enhancement and maintenance of wildlife corridors.

## 7.0 OTHER ISSUES:

7.1 Some of the local representations have referred to existing flooding and drainage issues in and around the site. A foul drainage report and flood risk assessment have been provided and the views of Thames Water sought.

7.2 The site lies within Flood zone 1 which has a low risk of fluvial flooding from Main Rivers. The Flood Risk Assessment concludes that the proposed development, which would incorporate SuDs, would ensure that there would be no increase in run-off, no increased flood risk, a decrease in the overall site's run-off rate and volume and betterment would be provided.

7.3 It is understood that the proposed development is situated within an area that has suffered repeated historical sewer flooding and Thames Water has identified an inability of the existing waste water infrastructure to accommodate the need of this application. Thames Water has confirmed that a drainage strategy has been agreed in principle with the applicant but has requested the imposition of a condition requiring further details of a drainage strategy, to be agreed in writing prior to development commencing on site.

7.4 No education contribution is required in this case since the proposal involves less than 10 dwellings.

7.5 Affordable Housing contributions cannot be sought for development of 10 units or less, and which have a maximum combined gross floor area of no more than 1,000 sq.m in accordance with the Government's PPG published 29th Nov 2016. The gross revised internal floor areas of all the proposed dwellings on the whole of the site (including the 3 dwellings at the front of the site permitted consideration under 17/00974/FUL) would amount to 946sq.m. Even taking into account the open sided car ports which would have a GIA of 50 sq. the total GIA would not exceed 1000 sq. and no affordable housing can therefore be required in this case. Therefore reason for refusal number 3 has been adequately addressed.

7.6 Any charges on the land set out in the Land Registry documents are a legal matter and not a material planning consideration. The devaluation of property is not a material planning consideration.

#### 8.0 WORKING WITH THE APPLICANT:

8.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

8.2 In this case, South Bucks District Council has received amended plans and these were considered to be acceptable.

#### **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 planning permission were to be granted in this instance.

Given the level of interest in this proposal it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** prior to 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. NT06 Retention of Existing Landscaping Features - 16 DWD SP02 Rev J
  8. **NT08 Walls & Fencing details - dwellinghouses**
  9. NT18 Completion in accordance with Method Statement
10. The first floor windows in the south west elevation of the dwelling house on plot 3, the first floor window in the south elevation of the dwelling house on plot 4 and the first floor window in the north elevation of the dwelling house on plot 6 hereby permitted 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 properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
11. No further first floor window shall be inserted at or above first floor level in the south elevation of the dwelling house on plot 2, the south west elevation of the dwelling house on plot 3, the south elevation of the dwelling house on plot 4 and the north elevation of the dwelling house on plot 6 hereby permitted.
- Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
12. ND12 Exclusion of PD Part 1 Density of layout - any
  13. NH19 Private Access Constructed Prior to Occupation Full – 16 DWD SP01 Rev J
14. Prior to the occupation of the development minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the existing access onto Beaconsfield road shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.
- Reason: To provide adequate visibility 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.)
15. NH46 Parking Full
16. **No development shall commence until details of the following mitigation measures have been submitted and approved in writing by the District Planning Authority. The mitigation measures shall include:**
- **All runoff to be collected and discharged via on-site soakaways. The soakaways will be installed and maintained with enough capacity to avoid surface flooding.**
  - **All new surfacing shall be permeable with excess runoff directed towards soakaways.**
  - **During construction felled vegetation should be removed from the site as soon as possible.**
  - **During construction dewatering should be disposed of via temporary soakaways with suitable filtration devices to remove contaminants.**

**Thereafter the development shall be carried out in accordance with the approved details and maintained to the satisfaction of the District Planning Authority.**

**Reason: In order to mitigate the effects of the development on the integrity of Burnham Beeches Special Area of Conservation. (Core Policy 13 of the South Bucks Core Strategy (adopted February 2011) refers.)**

17. The proposed development shall be carried out in accordance with the mitigation measures set out in the Hydrology report (November 2016) and as stipulated in the Design and Access Statement (May 2017) and shall include the use of a Sustainable urban drainage system (SUDS) and permeable surfacing.

Reason: In order to maintain the quality and quantity of water reaching the Burnham Beeches. (Core Policy 13 of the South Bucks Core Strategy (adopted February 2011) refers.)

18. **Prior to any further demolition/construction work (including ground clearance) an ecology and management plan shall be submitted to and approved in writing by the District Planning Authority and shall include:**

- i) **Methods to protect slow worms (and any other reptile) which may be present on the site during the development stage. This may include vegetation management to reduce the risk of species being present and a watching brief and method statement to ensure reptiles are protected during demolition and construction.**
- ii) **Measures to mitigate protect and retain and create suitable habitat and movement corridors for reptiles in the long term.**
- iii) **Clarification regarding tree felling in terms of bats.**
- iv) **A suitable lighting strategy for bats.**
- v) **Measures to protect other species such as birds and hedgehogs.**
- vi) **An analysis of net biodiversity gain, using a suitable metric (or other means) to be undertaken to show that enhancements within the site are adequate and also that wildlife corridors are maintained.**

**Thereafter the development shall be carried out in accordance with approved Ecology and Management Plan and thereafter maintained to the satisfaction of the District Planning Authority.**

**Reason: To safeguard the conservation, enhancement and net gain in local biodiversity resources. (Core Policy 9 of the South Bucks Core Strategy (adopted February 2011) refers.)**

19. **No development shall commence on site until an appropriate drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the District Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.**

**Reason: To ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community. (Core Policy 13 of the South Bucks Core Strategy (adopted February 2011).)**

Informatives:-

1. **IN02**                    **Details Required Pursuant to Conditions - 3, 4, 5,8, 16, 18 and 19**
2.    IN03                    Thames Water Utilities Ltd - 27th July 2017
3.    IN35                    Considerate Constructor
  
4.    The applicant is advised that the National Grid has identified a gas mains pipe located on the site and is advised to contact National grid before any works are carried out to ensure that the apparatus is not affected by any of the proposed works.
  
5.    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 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 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 184 application form. Please contact Highway Development Management at the following address for information:
 

Development Management  
6th Floor, County Hall  
Walton Street,  
Aylesbury,  
Buckinghamshire  
HP20 1UY.
  
6.    IH11                    Surface Water Drainage
7.    IH12                    Use of soakaways
8.    IH23                    Mud on the Highway
9.    IH24                    Obstruction of the Highway

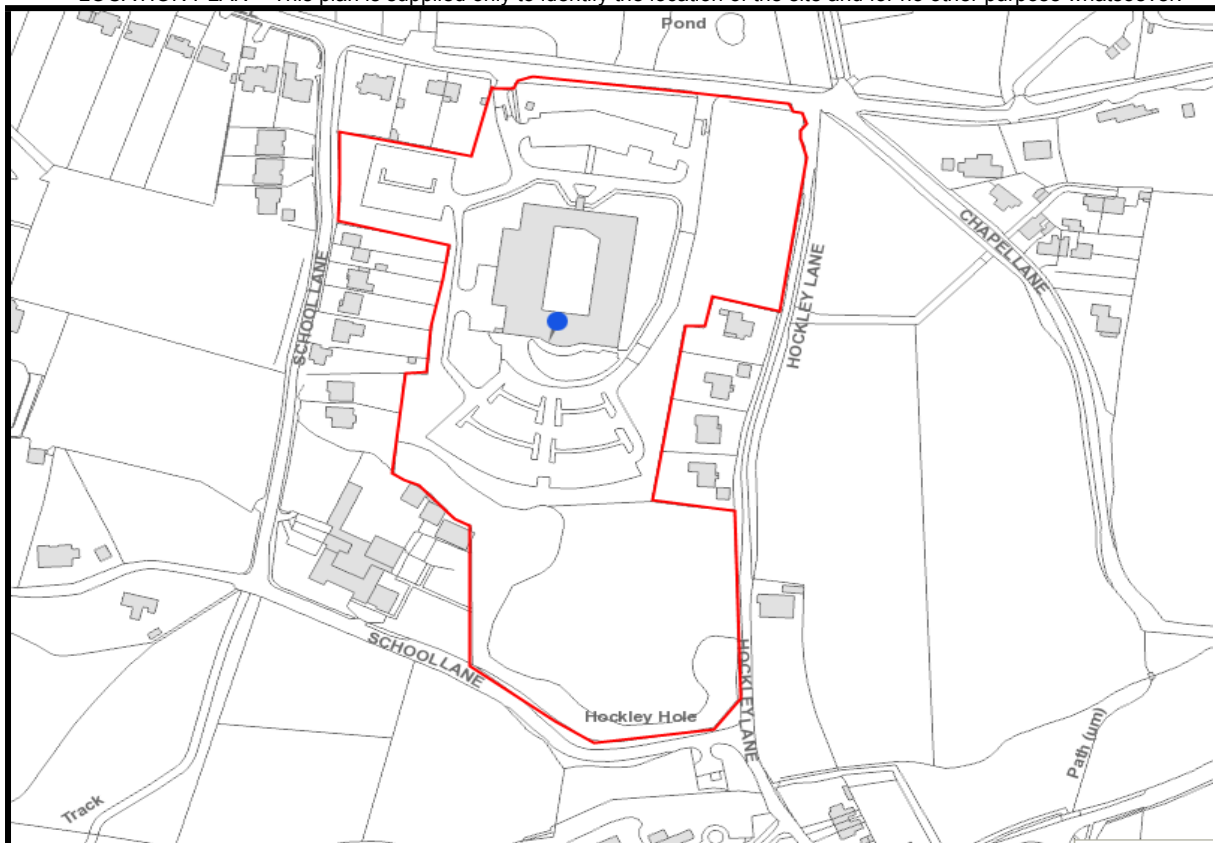
**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
16 DWD SP01 Rev J	24.07.2017
16 DWD CP01 Rev A	25.05.2017
16 DWD SL02	25.05.2017
16 DWD PE06 Rev D	25.05.2017
16 DWD PE05 Rev C	25.05.2017
16 DWD PE04 Rev C	25.05.2017
16 DWD PE03 Rev B	25.05.2017
16 DWD PE02 Rev B	25.05.2017
16 DWD PE01 Rev C	25.05.2017
Tree Protection Plan D	02.08.2017

**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 4 October 2017**Parish:** Stoke Poges Parish Council

<b>Reference No:</b>	17/01061/FUL	Full Application
<b>Proposal:</b>	External alterations to the existing building including escape stair, windows, insertion of louvres, new plant and glazed canopy. Minor relocation and modification of acoustic barrier. Erection of Nishan Sahib.	
<b>Location:</b>	Pioneer House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4QP	
<b>Applicant:</b>	Education And Skills Funding Agency	
<b>Agent:</b>	Chris Maltby	
<b>Date Valid Appl Recd:</b>	20th June 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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South Bucks District Council  
Licence Number LA 100025874

**SCALE : NOT TO SCALE**

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### **THE PROPOSAL:**

The application proposes a number of different forms of development, and these are as follows:

Modifications to the parking area in the north-western part of the site to create additional parking spaces involving the removal of four trees;

Erection of the Nishan Sahib (Sikh triangular flag), flag pole to be approx. 9m high;

Removal of an existing escape stair and enclosure located on the south west corner of the building and replacement with an external steel stair case located on the west facing elevation (north of the existing location). An existing window will be replaced with a door to facilitate the new staircase. The elevation where the staircase is to be removed will be repaired and made good;

New plant located at roof level;

Film is to be added to some windows on the southern and western elevations to reduce solar heat gain within the building;

New windows serving the school office and heads offices are proposed in the northern part of the western elevation;

Two small windows in the lower ground floor part of the western elevation are to be replaced with louvres;

Within the courtyard located in the centre of the building a glazed canopy running the perimeter of the courtyard is proposed;

The provision of an acoustic fence is a requirement of the S106 unilateral undertaking associated with the planning permission reference 13/01947/KNOT and was subsequently subject of planning permission 14/02436/FUL. The proposals now subject of this application seek to retain the position and specification of the fencing as previously approved but seek to extend the length of the eastern fence further south.

It is important to note that the application originally proposed to also include creation of an all-weather artificial grass pitch for 5 a side football as well as the creation of 3 sports courts. However, these elements have been removed from the current application, and no longer fall to be considered.

It should also be noted that the proposal includes the erection of chain link fencing and gates with a height of 1.8m at various locations within the site. However, these works would constitute permitted development under the provisions of Class A of Part 2, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and as such planning permission is not required for these proposed works.

### **LOCATION & DESCRIPTION OF SITE:**

The application site consists of a two/three storey building set within extensive grounds with associated car parking. The site is located within the Metropolitan Green Belt, and within the parish of Stoke Poges. It is located on the south side of Hollybush Hill and is enclosed by Hockley Lane to the east and School Lane to the west and south. The site is served by two vehicular access points from Hollybush Hill which lead to areas of hardsurfacing and parking provision to the north and south of the existing building. The existing building is set back from the highway and is partially screened by mature vegetation positioned along the front boundary. The building has a flat roof and its massing

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increases at the rear to form a three storey structure due to the slope in the ground that runs downwards from north to south. There are a number of protected trees within the site. There are residential properties that adjoin the east and west boundaries of the site and a separate school is located to the south.

#### **RELEVANT PLANNING HISTORY:**

- 14/02436/FUL: Acoustic fencing. Conditional Permission.
- 14/00483/KNOT: Notification under The Town and Country Planning (General Permitted Development) (Amendment) Order 2013, Part 3 of Schedule 2 Class K for: Change of use from Class B1 Office to use as a state funded school. Approval is required and is refused.
- 13/01947/KNOT: Notification under The Town and Country Planning (General Permitted Development) (Amendment) Order 2013, Part 3 of Schedule 2 Class K for: Change of use from Class B1 Office to use as a state funded school. Prior Approval was required and refused. APPEAL DISMISSED BY PLANNING INSPECTORATE BUT ALLOWED BY SOS.

#### **REPRESENTATIONS AND CONSULTATIONS:**

##### PARISH COUNCIL COMMENTS:

Broken down into sections from the application description:-

1. External alterations to the existing building including escape stairs, windows, insertion of louvres, new plant and glazed canopy

Parish Comments:- No Comment.

2. Creation of multi-use, all weather games pitches

Parish Comments:- Object to the MUGA policy GB1 (b). We believe this is an intensification of use to the current car park and an incursion into the Green Belt by 15 meters, with no sound mitigation. The MUGA and PITCH will be the same size as the main building doubling the size of the built form within the Green Belt. To accommodate the PITCH and MUGA they will need to be located with filled land to raise the level at the southern end of the site, resulting in the fencing appearing even higher and much more visible. The 3 meter high rebound fence around the PITCH and the 1.8 meter mesh fencing around the MUGA will create noise and amplify it rather than contain it as well as the noise vibrating. The built form of the proposed MUGA is in close proximity to the houses on Hockley Lane raising this site will also increase the travel of noise.

3. Modification of acoustic barrier

Parish Comments:- These were previously agreed before this current application was received, the increase in facilities would therefore necessitate extensions of the barriers. We also believe that any acoustic barriers should be sealed to prevent them being breached by pupils.

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4. Alterations and erection of security fencing and gates

Parish Comments:- Object, Fencing material and height lend itself to an industrial feel in the Green Belt.

5. Nishan Sahib

Parish Comments:- Object as the proposed flagpole is higher than the building, this is a school not a Gurudwara which is a place of worship. There is concern that the presence of this flag may show that this is an open place of prayer. We also understand that there are already four flags flown on this site.

**CORRESPONDENCE:**

Letters of objection have been received from 20 separate households. Concerns raised include:

- Loss of trees;
- Noise impact;
- Why is there a need for a Nishan Sahib;
- Height of Nishan Sahib;
- Use of site for religious events and weddings;
- Fencing not appropriate for this location;
- Noise Management plan still outstanding;
- Use of willow inappropriate;
- Loss of privacy;
- Light pollution;
- Impact on ecology/biodiversity;
- Impact on Green Belt;
- Other facilities available nearby;
- Overbearing;
- Additional traffic.

**SPECIALIST ADVICE:**

Environmental Health:

No objections.

Arboriculturalist:

Awaiting further comments.

County Ecologist:

Awaiting further comments.

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**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): GB1, EP3, EP4, EP5, EP6, L10, TR5, and TR7.

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

## 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 exception to this is policy GB1, which is not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

## 2.0 GREEN BELT ASSESSMENT:

2.1 The site falls within the Green Belt where the types of development that are deemed acceptable are very limited. Policy GB1 of the Local Plan, together with the NPPF, set out the types of development that are deemed appropriate within the Green Belt.

## 2.2 External works to existing building:

Paragraph 89 of the NPPF allows for the enlargement of existing buildings provided that they do not result in disproportionate additions over and above that of the size of the original building. The proposed works do not result in the original building being extended by more than 50% in terms of its floorspace, and as such would not result in disproportionate additions to the original building. Due to their limited scale, height and massing, it is considered that the proposed works would have a minimal impact on the openness of the Green Belt. It is acknowledged that that timber plant screening on the roof would add to the height of the building from a 2D drawing perspective, but in reality, due to its positioning on the roof, the height at which it would be set, and angle from which it would be viewed, it is considered that it would have minimal physical presence and impact on the Green Belt.

## 2.3 External ground works:

Paragraph 90 of the NPPF allows for engineering operations. It is considered that the proposed alterations to the existing parking area to the northwest of the site constitute an engineering operation, and given the nature and scale of the proposed works, would not adversely impact upon the openness of the Green Belt or its purposes.

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#### 2.4 External structures:

The erection of a 2.5m high acoustic barrier does not fall within the list of permitted forms of development as set out in policy GB1 of the Local Plan, or paras. 89 or 90 of the NPPF. Therefore, it is considered that a proposal of this nature constitutes inappropriate development in the Green Belt, and therefore in order for it to be considered acceptable, a set of very special circumstances would need to have been demonstrated.

2.5 The provision of an acoustic fence is a requirement of the S106 unilateral undertaking associated with the planning permission reference 13/01947/KNOT and planning permission already exists on this site for an almost identical acoustic barrier granted under application ref. 14/02436/FUL. The only difference is that the current proposal extends the eastern barrier further to the south. This extension was primarily due to the proposed games pitches that were originally being proposed as part of this application, but which have now been removed from the scheme. Notwithstanding their removal, it is still proposed to extend the length of the eastern barrier.

2.6 Whilst this structure constitutes an inappropriate form of development within the Green Belt, it was previously considered that very special circumstances existed to warrant its approval. Those very special circumstances were primarily based on the fact that the fencing was the only possible way of securing a physical way of mitigating the noise impacts created by the school to some extent. The school has permission to stay at this site, and therefore the issue of noise impact will continue and the erection of such acoustic fencing is still the only physical way of helping to mitigate such impacts. As such, it is considered that very special circumstances still exist, and are again sufficient to warrant the erection of such fencing.

2.7 In terms of the proposed Nishan Sahib (Sikh triangular flag), it is considered that this element of the proposal also does not constitute one of the exceptions to the presumption against development in the Green Belt. However, it must be established whether or not this structure would compromise the purposes of including land in the Green Belt and, whether as a result of the development, the Green Belt would retain its open and undeveloped character. Given the very nature of the Nishan Sahib, which consists of a narrow pole, and flag, and which would be no higher than the existing building, it is considered that it would have no material impact on the openness of the Green Belt or its purposes, especially given the fact that four flag poles have been present on this site for many years, as well as when seen in the context of the large building on the site. As such, it is considered that very special circumstances exist to justify its approval.

#### 3.0 VISUAL IMPACT/IMPACT ON LOCALITY:

3.1 With regard to the proposed acoustic fencing, it was previously considered that it would not appear overdominant or obtrusive within the street scene or locality in general, and would not have an adverse impact upon the character or appearance of the area. Given that the fencing remains the same as that previously approved, in terms of its design and height, it is again considered that the fencing would be appropriate in terms of its design and appearance, and would not adversely impact upon the amenities of the locality.

3.2 The proposed works to the existing building and car park are considered to be small scale, of an appropriate design, and would have limited presence within the street scene or wider locality. As such, it is considered that these proposed works are acceptable and would not adversely impact upon the visual amenities of the site or locality in general.

3.3 In terms of the proposed Nishan Sahib, given the presence of existing flagpoles at the front of the site, it is considered that it would not appear out of keeping or out of character for the site. Given its siting, combined with the level of existing natural vegetation along the sites boundary's, it is considered that it would have a very limited presence within the street scene or wider locality, and as such, would not adversely impact upon the visual amenities of the locality.

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#### 4.0 NEIGHBOUR IMPACT:

4.1 In terms of the proposed acoustic fence, it was previously considered that whilst the proposed barriers would be located near to the rear boundaries of a number of neighbouring residential properties, due to their height, scale and construction, as well as the presence of existing natural screening in certain places, they would not have appeared overdominant or obtrusive when viewed from these neighbouring properties, nor would they have led to any unacceptable loss of light. It is considered that this remains the case even with the slight extension to the eastern fence.

4.2 The Council's Environmental Health department have assessed the proposals from a noise impact point of view, and they raise no objections.

4.3 With regard to the proposed alterations to the existing building, it is considered that given their size, scale and nature, combined with the distances retained to neighbouring properties, they would not appear overdominant or obtrusive, nor would they lead to any loss of light or loss of privacy to any neighbouring property.

4.4 The proposed Nishan Sahib, given its location and form, would not result in any adverse impacts on neighbouring properties.

4.5 It is considered that the provision of 4 additional car parking spaces in the north western car park would not lead to a material increase in levels of noise and disturbance.

#### 5.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

5.1 The proposed works would not materially alter the level of vehicles visiting the site. As such, there would be no highway implications.

5.2 The proposed additional parking spaces are considered to be of an appropriate size, and would provide further off street parking.

#### 6.0 TREES/LANDSCAPING:

6.1 Whilst the Council's Arboriculturalist has verbally advised that the proposals appear generally acceptable, he is still reviewing the submitted arboricultural details to assess whether the removal of certain trees is appropriate and acceptable. As such it is considered that any decision taken by Members should be made subject to the final comments of the Council's Arboriculturalist.

6.2 It is noted that the submitted plans indicate the planting of new trees on the site. A condition can be added to any permission granted requiring the submission of a more detailed landscape and planting scheme.

#### 7.0 OTHER ISSUES:

7.1 From an Ecological point of view, the final comments of the County Ecologist are awaited, and as such, it is considered that any decision taken by Members should be subject to the final comments of the County Ecologist.

7.2 In terms of contamination, the Council's Environmental Health department advised on application 14/02436/FUL that provided that the development is carried out in accordance with the submitted contamination report, then the risk of any adverse health impacts materialising as a result of excavation is low. In light of these previous comments, it is considered that a condition attached to any permission requiring the current proposals to also be carried out in accordance with that previously submitted report would ensure no unacceptable risks in terms of contamination.

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7.3 Concerns have been raised by some local residents that the site would be used for religious events and wedding. This application is not proposing to utilise the site for such events and therefore this matter does not form part of any considerations into the acceptability of the proposals. If any such events did take place, then the necessary investigations would be undertaken by the Council.

7.4 Concerns have also been raised by local residents that the Noise Management Plan (NMP) required by the Legal agreement attached to 13/01947/KNOT is still outstanding. It is acknowledged that the approval of an up to date NMP is outstanding. A NMP was submitted with this current application, but is now not accurate as it incorporated the sports pitches to the south of the site, which have now been removed from the scheme. It is considered that the submission and approval of a NMP in relation to this revised current application is not essential or reasonable due to the nature of the works now being proposed. Rather, this matter can be adequately dealt with via the requirements of the Legal Agreement, and an up to date and appropriate NMP should properly be secured by this mechanism.

7.5 It is also argued by local residents that the use of willow, which would be planted to grow up the acoustic fencing, is inappropriate. Whilst this is noted, it is considered that aesthetically it would provide an acceptable form of visual screening to the acoustic fencing. If for whatever reason the willow were to die any point, then it is considered appropriate for replacement planting to take place and this could be secured by way of condition.

#### 8.0 WORKING WITH THE APPLICANT:

8.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

8.2 In this case, the Applicant/Agent was informed of the need to undertake a further Noise Impact Assessment. As a consequence, the proposal has been amended with certain elements of the scheme being omitted on the basis that the additional information could not be completed and submitted within the required time frame. Amended plans have been submitted to reflect the omission of the relevant elements, and these were considered to be acceptable.

#### **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 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

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**APPLICATION 17/01061/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM THE COUNTY ECOLOGIST AND THE COUNCILS ARBORICULTURALIST. 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. The acoustic fencing hereby permitted shall be erected in full within 3 months from the date of this decision notice and thereafter maintained in accordance with the approved details.

Reason: To comply with the provisions of the unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 attached to the appeal decision for application 13/01947/KNOT. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

2. The development to which this permission relates, except for the acoustic fencing the subject of the time frame set out in condition 1, must be begun not later than the expiration of three years beginning from the date of this decision notice. (NS01)

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

3. NMS09A          Development To Accord With Application Drawings

4. The required willow planting for the acoustic fencing shall be maintained so as to grow to and remain at a height of not less than 2.5 metres. Any plant that may be removed and/or dies within five years of planting shall be replaced during the first available planting season with the same species or an alternative species which has first been approved in writing by the District Planning Authority. The willow or alternate species of plant shall not be allowed to spread away from the acoustic barrier to the boundary of neighbouring properties.

Reason: To minimise the visual impact occasioned by the development and to prevent the spread of willow or the alternate species of plant into neighbouring properties. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

**5. NT01 Landscaping Scheme to be Submitted**

6. NT02 First Planting Season

7. The development hereby permitted shall be carried out in accordance with the mitigation and discovery strategy as set out in the contamination report submitted and approved as part of planning application 14/02436/FUL

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [Policy EP3 (f) of the South Bucks District Local Plan (adopted March 1999) refers].

8. The level of noise emitted from the site by plant or machinery shall not exceed 40dBA LAeq15mins between 07.00 and 22.00 and 30dBA LAeq15mins at any other time, as measured on the boundaries of the site at locations to be agreed with the local planning authority.

Reason: To protect the amenities of neighbouring properties (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

Informatives:-

1. IN35 Considerate Constructor
2. The applicant is advised that the erection of 1.8m high security fencing and gates would constitute "*permitted development*", under the provisions of Class A of Part 2, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and as such express planning permission is not required for this particular aspect of the proposed works.
3. The applicant is reminded of the requirements of the legal agreement attached to permission 13/01947/KNOT which requires the approval of a Noise Management Plan. An up to date Noise Management Plan should be submitted to the Council for approval as soon as possible.

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
ADP-XX-00-DR-L-1907S2P4	19.09.2017
ADP-XX-00-DR-L-1906S2P8	15.09.2017
ADP-XX-00-DR-L-1908S2P4	19.09.2017
ADP-00-XX-DR-A-1211S2B	20.06.2017
ADP-00-XX-DR-A-1210S2D	17.08.2017
ADP-00-XX-DR-A-1213S2B	20.06.2017
ADP-00-XX-DR-A-1212S2B	20.06.2017
ADP-00-R1-DR-A-1013S2D	20.06.2017
ADP-00-01-DR-A-1012S2D	20.06.2017
ADP-00-00-DR-A-1011S2D	20.06.2017
ADP-00-B1-DR-A-1010S2D	20.06.2017
ADP-XX-02-DR-L-1900S2P7	20.06.2017



**PART A**

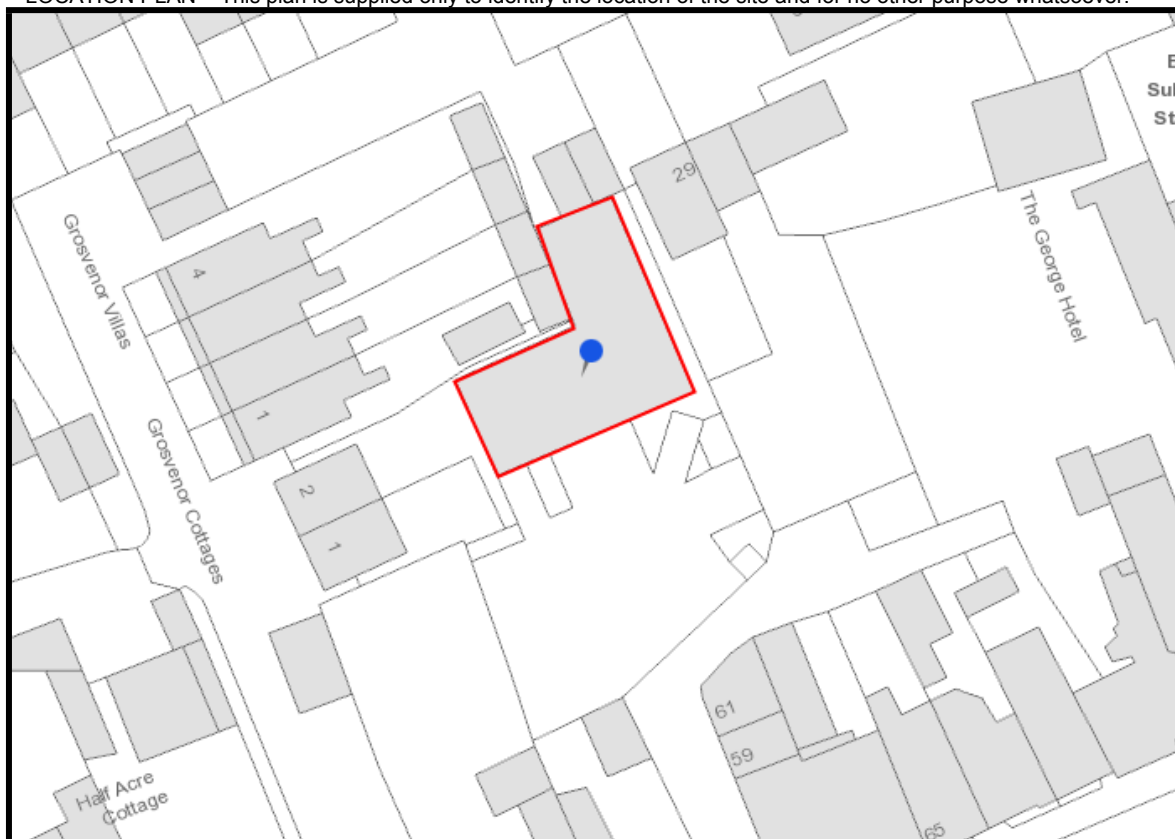
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 4 October 2017

**Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	17/01390/FUL	Full Application
<b>Proposal:</b>	External alterations, including provision of balcony/raised veranda with external stairs, all related to the change of use from B1(a) (Offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel.	
<b>Location:</b>	Georgian House, 57 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1LX	
<b>Applicant:</b>	Mr Jason Hunt	
<b>Agent:</b>	Mr Jake Collinge	
<b>Date Valid Appl Recd:</b>	20th July 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:**

Classification: OFFICIAL

Planning permission is sought for external alterations to the existing building which already has planning permission under application number 15/01194/FUL to provide additional guest accommodation (12 guest bedrooms) in connection with the Crazy Bear Hotel.

The external alterations include the provision of a first floor balcony/raised veranda with external stairs and the replacement of existing windows with doors on the front and side elevations.

The application follows a recent refusal under application number 17/00956/FUL and seeks to the address the previous reasons for refusal. The amendments include:

- The provision of privacy screens at either end of the first floor veranda.
- The re-positioning of the external staircase.
- The re-design and change in materials of the staircase and first floor veranda.

During the course of the application a car parking layout drawing has been received.

### **LOCATION AND DESCRIPTION OF SITE:**

The two storey, former office building, built around the year 2000 is set well back from the Wycombe End frontage behind the Crazy Bear Hotel, which is grade II listed. The building lies adjacent to residential properties in Old Town Close and Grosvenor Cottages and Villas. There is a car park situated to the front of the building which is accessed via a driveway from Wycombe End. The building lies within the developed area and is surrounded by commercial and residential properties, some of which are listed. The site abuts the Beaconsfield Old Town Conservation Area.

At the time of the officer's site visit the conversion works had already commenced, scaffolding had been erected, door openings inserted and the steel structure for the staircase and veranda already in place. The agent/application has been advised in writing that in the absence of any planning permission, the works being undertaken are entirely at their own risk.

The application has been advertised on site and in the local press as development adjoining a Conservation Area.

### **RELEVANT PLANNING HISTORY:**

15/01194/FUL: Change of use from B1 (a) (Offices) to C1 (Hotels) to provide additional guest accommodation for the Crazy Bear Hotel. Conditional Permission.

17/00956/FUL: External alterations including provision of balcony/raised veranda with external stairs, all related to the change of use from B1 (a) (offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel. Refused on the following grounds:

1. The proposed development, by virtue of its design and materials, would appear visually intrusive and unsympathetic in its setting and would contrast sharply with the character and appearance of the buildings in proximity to the site. As such the proposed development would be detrimental of the setting of the nearby listed buildings and would not preserve or enhance the character and appearance of Beaconsfield Old Town Conservation Area and would be contrary to policies C1, C6 and EP3 of the South Bucks District Local Plan (adopted March 1999) and CP8 of the South Bucks Core Strategy (adopted February 2011).

Classification: OFFICIAL

2. The proposed development, by virtue of its siting and design would result in an unacceptable level of overlooking and loss of privacy to the neighbouring properties and in particular, number 1 Grosvenor Cottages, Wycombe End and number 29 Old Town Close, to the detriment of their living conditions and contrary to policy EP3 of the South Bucks District Local Plan (adopted March 1999).

3. The proposed development, by virtue of its siting, would encroach into the car parking area at the front of the building and result in a reduction in the number of car parking spaces currently serving the hotel. As such the proposal would result in further on-street parking to the detriment of the amenity of the locality in general and contrary to policy TR7 of the South Bucks District Local Plan (adopted March 1999).

## **REPRESENTATIONS AND CONSULTATIONS :**

### PARISH / TOWN COUNCIL COMMENTS:

The Committee wished to continue to object to this application as it would have an impact on the Conservation Area and also on the already difficult parking issues in the Old Town. It would also result in the loss of an employment generating site.

### CORRESPONDENCE:

Letters of objection have been received from 14 separate sources. The objections are summarised as follows:

- Walkways should be within the building to prevent noise intrusion;
- No windows provided;
- Design looks like a motel;
- Unattractive design;
- Overlooking neighbours;
- Fire risk;
- Insufficient parking;
- Over-development;
- Out of character;
- Overlooking and loss of privacy to 1 Grosvenor Cottages and other properties;
- Open and elevated form of structure will amplify noise;
- Proposed structure would encroach into car parking area thereby reducing the number of spaces available;
- Could provide a security risk to adjoining properties;
- Loss of outlook from number 1 Grosvenor Cottages;
- Exterior doors will result in greater heat loss.;
- No provision for disabled access into the building;
- Lighting of veranda and doors could result in light pollution/intrusion to neighbours;
- Limited amount of natural light to rooms;
- Only minor amendments made to scheme;
- Metal structure will adversely affect setting of listed buildings;
- Veranda is wider than previous veranda and gives opportunity for table and chairs to be used;
- Result in noise, disturbance and overshadowing;
- Balcony will be used by smokers;

Classification: OFFICIAL

- Loss of employment accommodation;
- 2 spaces within the courtyard are in the ownership of 1 and 2 Grosvenor Cottages;
- Visually intrusive.

### **SPECIALIST ADVICE:**

Conservation & Design officer:

No objection.

Environmental Health:

Comments provided under application number 17/00956/FUL:

No objection.

Building Control:

The proposed design appears satisfactory with regards to the requirements of Fire Brigade Access. Disabled access and facilities appear inadequate.

Transport for Buckinghamshire:-

No objection.

### **ISSUES AND POLICY CONSIDERATIONS:**

RELEVANT POLICIES:

National Policy  
National Planning Policy Framework  
National Planning Policy Guidance

Development Plan

South Bucks District Local Plan (adopted March 1999) (Saved Policies) -C1, C6, EP3 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) -CP8.

Other Material considerations:

Beaconsfield Old Town Conservation Area Character Appraisal (April 2008).

#### 1.0 KEY POLICY ASSESSMENT

1.1 The change of use of this modern former office building (not listed) to additional guest accommodation in connection with the Crazy Bear Hotel has already been permitted under planning permission 15/01194/FUL. However rather than having an internal staircase to serve the first floor accommodation as previously proposed it is now proposed to have an external staircase/veranda to serve the first floor guest accommodation. The ground floor and first floor windows in the front elevation are to be replaced by doors and side glazing and two windows and a door are to be replaced by two doors at ground floor level on the side (eastern) elevation.

Classification: OFFICIAL

Classification: OFFICIAL

The application needs to be carefully considered under the following headings:

## 2.0 IMPACT ON THE SETTING OF THE SURROUNDING LISTED BUILDINGS AND CONSERVATION AREA:

2.1 The existing building is situated close to surrounding listed buildings within the centre of Beaconsfield Old Town including a number of buildings fronting Wycombe End some of which are owned by the hotel. The site also abuts Beaconsfield Old Town Conservation Area. It is important to preserve the setting of these listed buildings and enhance and preserve the character and appearance of the adjoining Conservation Area. The design and materials of the first floor veranda and external staircase have been altered in an attempt to address the previous reason for refusal number 1. The design has been amended to provide a less ornate, simpler design and the steel structure is to be clad /finished in timber to match the timber used elsewhere in the Hotel. Solid timber clad panel screens are also proposed at either end of the first floor veranda. It is considered that the revised scheme would be more sympathetic and more in keeping with the setting of the adjacent listed buildings and the character and appearance of the adjoining Conservation Area. The Conservation and Design officer is satisfied that the previous objections have been satisfactorily addressed by the revised proposal.

## 3.0 IMPACT ON THE LIVING CONDITIONS OF NEIGHBOURING PROPERTIES:

3.1 It is necessary to consider that proposals impact on the living conditions of the neighbouring properties.

3.2 It is considered that the repositioning of the external staircase and the provision of full height timber clad privacy screens at either end of the first floor veranda would satisfactorily address the previous objection (reason for refusal number 2) relating to overlooking and loss of privacy to the neighbouring properties and in particular, number 1 Grosvenor Cottages, Wycombe End and 29 Old Town Close. The staircase would be sited 11.5 metres from the rear boundary of number 1 Grosvenor Cottages and the first floor veranda would be situated approximately 17m from the rear boundaries of properties fronting Wycombe End. It is not considered that the structure would introduce an unacceptable level of overlooking or loss of privacy to these adjoining properties in this town centre location.

3.3 The veranda would project 2 metres in front of the existing building and would be visible from the rear of number 1 Grosvenor Cottages which has a rear conservatory and a small courtyard garden. Whilst it is acknowledged that the outlook from the rear of this property would be altered it is not considered that the proposal would result in an unacceptable loss of outlook, light or privacy to the rear of number 1 Grosvenor Cottages sufficient to warrant a refusal of the application.

3.4 The potential for noise and disturbance to the neighbouring properties has been raised by the residents. However the Environmental Health officer previously commented that given the relatively high background noise levels in this central location it is considered that the overall noise climate is unlikely to be significantly affected by the normal use of the staircase and veranda. Any problems resulting from the use of this area, if approved, would be a management issue and could if necessary be dealt with through the licensing objectives (public nuisance) under the Licensing Act regime and/or statutory nuisance, Environmental Protection Act 1990 on the basis of complaints received. Therefore it is not considered that an objection on noise/disturbance grounds could be substantiated on this basis.

3.5 There has been concern raised that the veranda could be used as a sitting out area which could result in noise and disturbance to neighbouring properties and therefore it is considered reasonable in this instance to attach a condition to prevent the use of the veranda as a sitting out area and this has been agreed by the agent/applicant.

Classification: OFFICIAL

Classification: OFFICIAL

#### 4.0 PARKING IMPLICATIONS:

4.1 In considering the previous application concern was raised about the possible encroachment of the veranda structure into the car park and the potential loss of 5 car parking spaces in front of the building.

4.2 In assessing the original application to convert the building into 12 guest bedrooms under application number 15/01194/FUL it was acknowledged that 12 parking spaces would be required to accord with the adopted parking standard. However, a total of 9 spaces was accepted based on the fact that the premises are located within a fairly sustainable location and the Highway Authority did not consider that the proposed use was likely to result in a material additional demand on the highway network or parking when compared to its established use.

4.3 The agent has now supplied a car parking layout drawing to demonstrate that 9 car parking spaces are to be retained in relation to the Hotel use and 2 parking spaces are shown to be provided for neighbouring residential properties. The Highway Authority has confirmed that vehicles are able to satisfactorily manoeuvre and egress in a forward gear albeit requiring multiple manoeuvres in some instances. They do not however consider that it would raise a significant highway safety concern and have raised no objection to the proposal. On this basis it is not considered that an objection could be sustained on highway or parking grounds.

#### 5.0 WORKING WITH THE APPLICANT:

5.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

5.2 In this case, South Bucks District Council has considered the revised details and considers them to be acceptable.

#### **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 planning permission were to be granted in this instance.

Given the level of interest in this proposal it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** prior to determination of this application.

#### **RECOMMENDATION**

Full Planning Permission

Classification: OFFICIAL

Classification: OFFICIAL

Conditions & Reasons:

1. NMS09A Development To Accord With Application Drawings
2. NH46 Parking Full

3. The first floor veranda shall not be used as a sitting out area or similar amenity area.

Reason: To preserve the amenities of the adjacent occupiers in terms of potential noise and disturbance. (Policies EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The privacy screens hereby approved shall be fitted prior to the occupation of the building as guest accommodation and permanently maintained to the satisfaction of the District Planning Authority.

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.)

5. The timber cladding to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing hotel 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.)

6. The number of guest bedrooms hereby approved shall not exceed 12 and the building shall not be used for any other purpose in connection with the primary use of the site as a Hotel.

Reason: To accord with the submitted application and to prevent the creation of any further guest bedrooms or ancillary hotel uses without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policies EP3 and TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. IN17 Access for Disabled
2. IN35 Considerate Constructor

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
1784-B1.1-B	27.07.2017
1784-B1.2-B	27.07.2017
1784-C.1	27.07.2017
B1-4A	19.09.2017

Classification: OFFICIAL

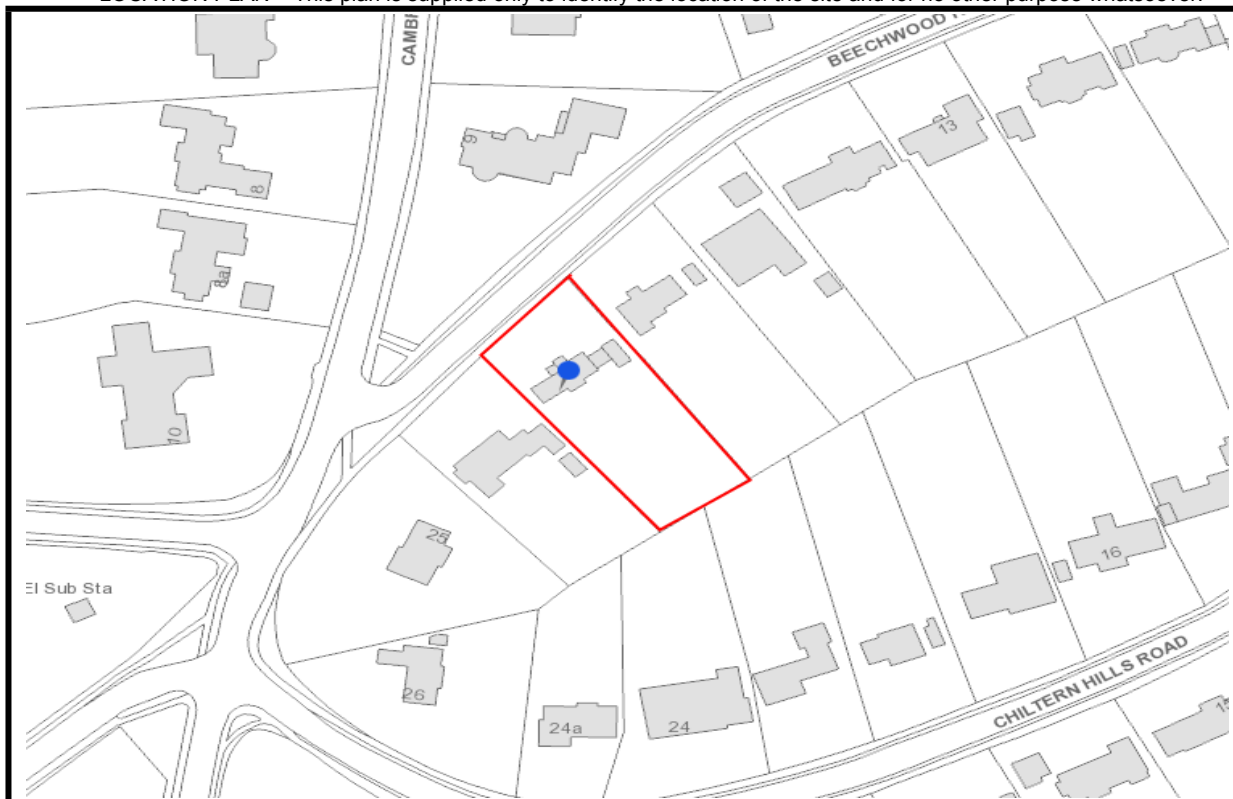
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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 4 October 2017**Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	17/01440/FUL	Full Application
<b>Proposal:</b>	Front projecting double garage with accommodation over, construction of front gable, two storey side/rear extension, first floor rear infill extension incorporating Juliette balconies and re-roofing of existing single storey rear section incorporating roof lantern. Extension to existing patio.	
<b>Location:</b>	Beechwood House, 21 Beechwood Road, Beaconsfield, Buckinghamshire, HP9 1HP	
<b>Applicant:</b>	Mr & Mrs M Ricci	
<b>Agent:</b>	Mr Philip Alexander	
<b>Date Valid Appl Recd:</b>	31st July 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 front projecting double garage with accommodation over, construction of a front gable, a two storey side/rear extension, a first floor rear infill extension incorporating Juliette balconies and the re-roofing of an existing single storey rear section incorporating a roof lantern. The proposal includes the removal of an existing single storey extension to be replaced by hardstanding as an increase to the rear patio area at Beechwood House, 21 Beechwood Road, Beaconsfield.

The application has received an amended plan extending the distance to the boundary from the proposed garage retaining the existing width of the dwelling. No further consultation was considered relevant as the amendment seeks to overcome a number of objections and in any event all objections as originally received will still be fully considered in the context of the proposed amendment.

**LOCATION & DESCRIPTION OF SITE:**

The application site is located within a developed area of Beaconsfield and comprises a detached dwelling on a mainly rectangular corner plot on Beechwood Road near to the junction with Cambridge Road.

The eastern side boundary of the property is shared with 19 Beechwood Road whilst the western side boundary is shared with 23 Beechwood Road. The property also has a residential presence to the rear with the site's southern boundary forming a mutual boundary with two properties on Chiltern Hills Road.

The site is located within a Residential Area of Exceptional Character (RAEC), and trees in and around the property are protected under a blanket Tree Preservation Order (TPO).

**RELEVANT PLANNING HISTORY:**

07/00543/FUL: Single storey rear extension and rear conservatory. Permission granted.

06/00926/FUL: Part first floor/part second floor rear extension. Permission granted.

03/01389/FUL: Retention of alterations to front elevation. Permission granted.

02/00178/FUL: Two storey front extension and front dormers. Part single storey/part two storey rear extension and rear conservatory. Provision of entrance gates. Permission granted.

01/01369/FUL: Two storey front extension and front dormers. Part single storey/part two storey rear extension and rear conservatory. Construction of vehicular access and provision of entrance gates. Refused.

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

Noted that they had received two letters of objection and provided the following comment - This very large development was considered to be an over-development of the plot and most intrusive to the neighbouring properties.

## CORRESPONDENCE:

35 objections received comprising 33 unique responses from 24 addresses in Beaconsfield, 7 addresses outside of the South Bucks District and 2 with no postal address given. No known objection has been received from three of the five notified neighbours immediately bounding the site. However, objections have been received from each neighbour to either side, these are the neighbours in closest proximity to the proposed extensions.

Objection reasons are summarised as below:

## Design:

- Garage not in keeping with design guide;
- Application not accordance with Local Policies EP3, EP4, EP5, H9, H10, H11, H13 and CP8;

## Impact on street scene / Locality:

- Garage obtrusive and over dominant;
- Garage would be forward of existing building line;
- Not in keeping with neighbouring dwellings (size);
- Too close to neighbour buildings / Reduces space between existing buildings / Extensions within 1m of boundary;
- Over dominant / Obtrusive / Over prominent;
- Dwelling would be too close to the highway;
- Not in keeping with locality;
- Would affect character and appearance of neighbouring dwellings;

## Impact on Residential Area of Exceptional Character:

- Not in keeping with RAEC;
- Garage should not be forward of dwelling in RAEC;
- Resultant spacing between buildings would not be in keeping with RAEC;

## Impact on Neighbouring amenity:

- Loss of light and overshadowing of numbers 19 and 23;
- Would damage / restrict growth of neighbour hedge;
- Noise from Media room;
- Overlooking from side elevation windows and juliette balcony;
- Impact on neighbour outlook;
- Too close to number 19;

## Highways / Parking:

- Construction vehicles may damage highway;
- Construction vehicles may park across neighbour driveway access;
- Provision should be made to ensure road safety is enforced during works;

## Landscaping:

- May result in future removal of trees / hedge
- No proposed additional screening
- No space for additional landscaping between buildings
- Hedge on boundary with number 19 has recently been reduced / pruned

## Other Objections:

- Building has already been extended;
- Reduction in spacing between buildings not in character with 'Woodland Road' designation in Townscape Character Study;
- Two similar applications refused at 15 Beechwood Road;
- Light emission from roof lantern;
- Would impact on nearby Green Belt;
- Would set a precedent for similar proposals;

- Would not add to housing stock, only enlarge existing dwelling;
- Too many large dwellings are being permitted in Beaconsfield altering its character;
- Granting permission would 'raise doubts about the integrity of South Bucks District Council';
- Too many garages / buildings forward of building line in Beaconsfield have been granted.

### **SPECIALIST ADVICE:**

Arboricultural Officer:

*'The above property is subject to an Area designation Tree Preservation Order no.15, 1995 and as discussed a number of trees in the rear garden have been granted consent to be felled under planning application 17/0987/TPO.*

*I have no objection in arboricultural terms.'*

### **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, EP5, H10, 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 (amended 2015)

Interim Guidance on Residential Parking Standards.

#### 1.0 KEY POLICY ASSESSMENT:

#### 1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 The proposed extensions would not extend beyond either of the existing side elevation lines and therefore would not decrease the distance between the dwelling and neighbouring dwellings. The proposed garage would be similar in size and appearance to others within Beechwood Road and neighbouring roads.

1.3 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.

1.4 The dwelling is considered to remain in keeping with the locality in terms of size, height, width and design. Although the application would fail to conform with several recommendations in the South Bucks Townscape Character Study (amended 2015) with regard to the character and setting of a 'Woodland Road', it would more importantly remain in keeping with other dwellings in the locality where the recommendations of this background document are not strictly adhered to.

1.5 It is considered that the resultant dwelling would be of a size and scale that would not be disproportionate to the size of the existing plot, with the distances retained to the sites boundaries being similar to those seen elsewhere in the immediate vicinity, and maintaining the spaciousness of the Residential Area of Exceptional Character (RAEC), which is one of the most important attributes of the RAEC. Therefore, it is considered that the resultant dwelling would be of a size that is appropriate for its setting and plot size, and would not adversely affect the special characteristics of the street scene or RAEC, including its spaciousness.

1.6 Given the overall mix in dwelling types and styles in the locality, the resultant dwelling would not appear out of place. It is acknowledged that the resultant dwelling would be of a significant size, however, given the presence of other similar sized dwellings within the area, it is considered that it would not appear over dominant or obtrusive in the locality. Given this, along with the set back of the dwelling from the highway, it is considered that it would have no unacceptable adverse impacts on the character and appearance of the general street scene. The introduction of a forward projecting garage is also considered to be acceptable, with a number of other dwellings along Beechwood Road and surrounding roads also having a forward projecting garage or detached garage forward of their dwelling.

1.7 The scale and siting of the development is therefore considered to be acceptable against policies EP3, H10 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 Only the proposed garage would project beyond any existing elevation face of the dwelling and no part of the proposed extensions would cross a 45 or 60 degree angle when viewed from front or rear windows of neighbours to either side (this was also the case prior to receipt of the amended plan). Consequently it is considered that the resulting development would not have an adverse impact on the amount of sunlight or daylight that these neighbouring properties would receive.

2.2 Although the proposed garage and link to the existing dwelling would project past a side elevation window and front elevation window which serve as windows to the living room at number 19, it is considered that a combination of distance, eaves heights, and roof styles mitigate the visual impact of this element of the proposal to a degree that it would not be detrimental to the enjoyment of the neighbouring dwelling and would not be justifiable to refuse the application.

2.3 A proposed window is shown at first floor level within the side elevation facing 23 Beechwood Road. The window is proposed to serve a bedroom which would also benefit from a rear facing Juliette window, in the event of planning permission being granted, it would therefore be reasonable and necessary to condition the side elevation window to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy and in line with Permitted Development requirements. In the event that planning permission is granted it would also be reasonable and necessary to include a condition preventing windows being inserted in the side elevation to protect neighbouring privacy.

2.4 The proposed garage features use of the roof space for habitable purposes and incorporates two roof dormers. These dormers would face inwards across the front of the application at a distance of over 15m from the mutual boundary. Any view of the front elevation of the neighbouring dwelling at number 23 would also be obscured by the application dwelling with the only views afforded from the dormer windows also being possible from a public viewpoint. Consequently, it is considered that the dormers would not present amenity harm in the form of overlooking of neighbouring properties or by way of appearance when viewed from neighbouring properties.

2.5 The proposed front and rear windows are considered to afford no greater level of overlooking than the existing dwelling and are not considered to present amenity harm to neighbouring properties to an extent which would warrant refusal.

- 2.6 A distance of approximately 40m is retained between the proposed extensions and the shared rear boundary. Consequently, it is considered that there would be no detrimental impact on properties to the rear of the application site.
- 2.7 Additionally the proposed extensions are not felt to affect the outlook of neighbouring properties to either side to a degree which could be considered to be detrimental to the enjoyment of occupants.
- 2.8 Objections have been made in relation to the conversion of the existing garage for use as a 'media room' on the grounds of noise emissions. These objections also requested that a condition be added to ensure that this room is sufficiently soundproofed. It should be noted that this alteration does not of itself constitute development and therefore could in any event be undertaken independently of any permission granted. Further, a distance of approximately 5m is maintained between this room and the nearest neighbouring dwelling with the distance also buffered by boundary treatment. Taking these factors into account it would be unreasonable and unnecessary to add the requested condition to any permission granted. In the event that it is considered that a statutory nuisance is occurring by way of noise emission contact should be made with the Council's Environmental Health team at the time of the suspected offence so that the authority is in a position to investigate and take action as deemed appropriate and necessary at that time.
- 2.9 It is therefore considered that the proposals 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, EP5 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.
- 3.2 Objections have been raised in relation to potential damage to the highway by construction vehicles during works, however, the road is of a reasonable width and made of standard, robust material. Consequently there is no restriction on any vehicle using Beechwood Road, including Heavy Goods Vehicles, and as such it cannot be anticipated that any vehicle used in connection with any approved works would cause damage to the highway. It should also be noted that other dwellings along Beechwood Road have recently been either built or extended, along with other dwellings within the district on similar well maintained urban roads. It would therefore be entirely disproportionate to add any conditions to this specific application which when retained in context is for extensions to a single existing dwelling. It would therefore appear unreasonable and unnecessary to give weight to this concern.
- 3.3 An objection has also been raised in relation to construction vehicles potentially parking across a neighbouring drive. However, during my site visit and when using the road in passing I have noticed very few cars parked on the main highway of Beechwood Road. Beechwood Road features restricted parking between 11.00 and 12.00 and all properties benefit from extensive hardstanding used for parking within their property, including the application site. Consequently it is considered that little weight can be given to this consideration, although in any event, an informative is added to all planning permissions regarding a local Considerate Constructor scheme.
- 3.4 In light of the above consideration a request that additional measures to ensure road safety are made specific to construction vehicles must be dismissed as unreasonable, unnecessary and unenforceable. In any event, all road users are expected to comply with road safety requirements as set out within the Highway Code and other relevant legislation, these restrictions alone must be considered sufficient in the event of extensions to a single dwelling of the nature proposed.

#### 4.0 TREES / LANDSCAPING:

4.1 The Council's Tree Officer has reviewed the application and has raised no objection to the application. An objection(s) received regarding the future removal of trees or vegetation appears purely speculative, in any event all trees within the application site are protected by a blanket Tree Preservation Order requiring consent from the Local Authority for works to be undertaken to them.

4.2 Objections have also been received with regard to the recent pruning of the hedge near to the location of the proposed garage, insufficient screening within the property, no proposed additional planting and the potential impact of the proposed garage on roots for the hedge which was recently pruned.

4.3 As noted elsewhere within this report the proposal is not considered to present additional overlooking of neighbouring properties which could be considered as detrimental to the enjoyment of their occupants. Neither is the proposed development considered to present an overbearing appearance when viewed from neighbouring properties. Taking this into account, along with the nature of the proposed development as being extensions to an existing dwelling, it would be disproportionate and unreasonable to add a condition requiring additional planting. In any event, whilst not considered necessary for the purpose of this application, there is no restriction on occupants of the application site or neighbouring properties planting additional natural screening should they wish to do so.

4.4 With regard to the works to hedgerows, it is important to note that, unlike trees, hedges are not covered by Tree Preservation Orders. Although not a planning consideration in respect to this application, the proposed garage, by way of amended plans, would now appear to no longer infringe on the likely root area of the hedge and now allows space for additional planting in this location should any be desired should planning permission be granted.

#### 5.0 OTHER MATTERS NOT ADDRESSED ELSEWHERE IN THIS REPORT:

5.1 Building has already been extended / Two similar applications refused at 15 Beechwood Road / Would set a precedent for similar proposals / Would not add to housing stock, only enlarge existing dwelling / Too many large dwellings are being permitted in Beaconsfield altering its character / Granting permission would 'raise doubts about the integrity of South Bucks District Council' / Too many garages / buildings forward of building line in Beaconsfield have been granted:- This application, as with all planning application, is considered on its planning merits against relevant national and local policies and supplementary documents. The considerations as set out within this report are specifically in relation to the application as presented and takes into account any unique site circumstances, consequently any recommendation is not considered to set a precedent for similar applications to extend a dwelling within the South Bucks District or elsewhere.

5.2 Light emission from roof lantern:- Any light emission from the proposed roof lantern would be expected to be comparable to that emitting from any other window and is unlikely to constitute a statutory nuisance. In the event that it is considered that a statutory nuisance is occurring by way of light emission contact should be made with the Council's Environmental Health team at the time of the suspected offence so that the authority is in a position to investigate and take action as deemed appropriate and necessary at that time.

5.3 Would impact on nearby Green Belt:- The application site is within a designated developed area and is not set immediately adjacent to any green belt land but is instead bounded on all sides by the built form of neighbouring properties. Consequently it must be concluded that the proposed extensions to the dwelling in this location will not unduly impact on the openness or character of the Green Belt.

## 6.0 WORKING WITH THE APPLICANT

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

6.2 In this case South Bucks District Council has requested amended plans and these were considered to be acceptable.

### **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. The window at first floor level and above in the south-west elevation of the extension hereby permitted (serving 'bedroom 5 as shown on the approved plans) shall 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 permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining neighbours (number 23) (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. ND17 No Further First Floor Windows – north-east or south-west – extensions - ies

6. The roof area of the single storey rear projection as 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.)



Informatives:-

1. It should be noted that the description and proposal for this application has been altered from 'Front projecting double garage with accommodation over, construction of front gable, two storey side/rear extension, first floor rear infill extension incorporating juliette balconies and re-roofing of existing single storey rear section incorporating roof lantern.' to 'Front projecting double garage with accommodation over, construction of front gable, two storey side/rear extension, first floor rear infill extension incorporating juliette balconies and re-roofing of existing single storey rear section incorporating roof lantern. Extension to existing patio.' to better reflect the proposed development.
2. IN35            Considerate Constructor

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
1087.01 Rev.A	22.09.2017
1087.02 Rev.A	22.09.2017
1087.03 Rev.A	22.09.2017
1087.04 Rev.A	22.09.2017
1087.05 Rev.A	22.09.2017

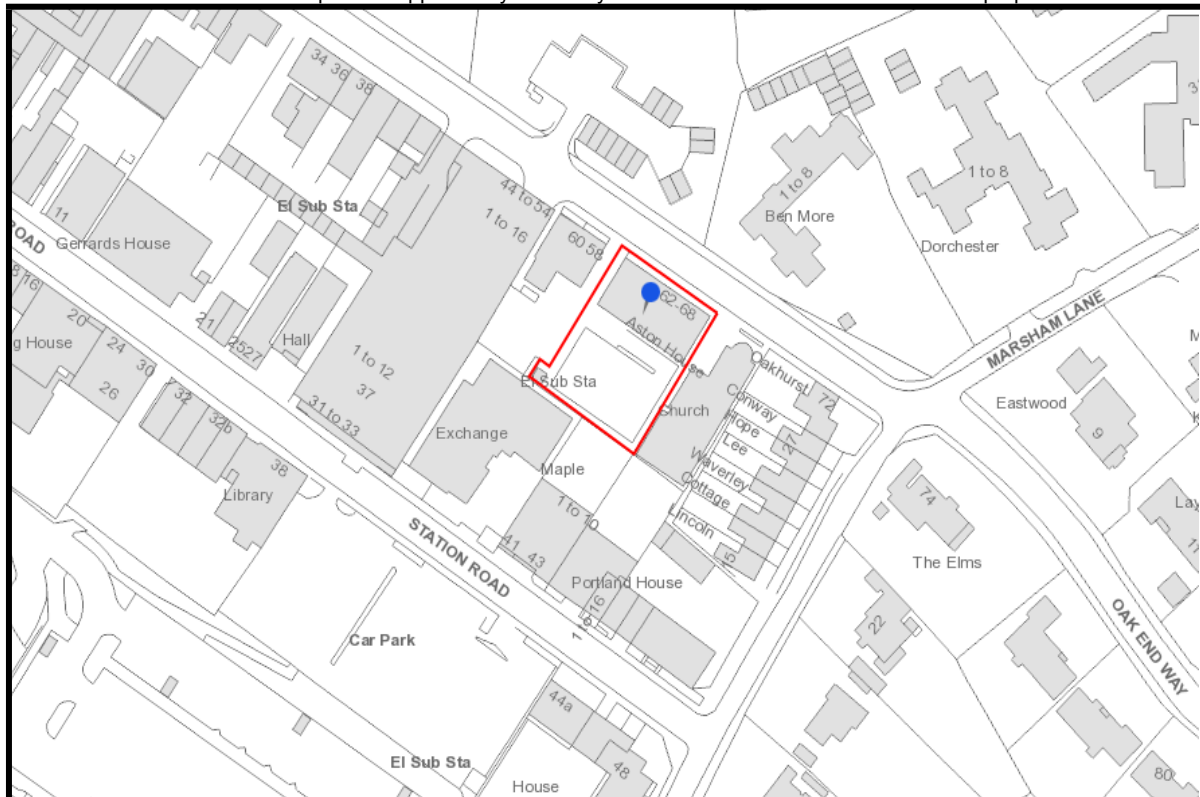
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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 4 October 2017**Parish:** Gerrards Cross Town Council

<b>Reference No:</b>	17/01454/FUL	Full Application
<b>Proposal:</b>	Construction of a five storey building to provide 30 no. residential units including car parking and associated works.	
<b>Location:</b>	Aston House, 62 - 68 Oak End Way, Gerrards Cross, Buckinghamshire	
<b>Applicant:</b>	RS Aston House Ltd.	
<b>Agent:</b>	Ms Angie Fenton	
<b>Date Valid Appl Recd:</b>	1st August 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**

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### **THE PROPOSAL:**

Permission is sought for the redevelopment of the site involving the demolition of the existing 4 storey office building (which is currently vacant) and the erection of a 5 storey building comprising 30 residential units. 30 ground floor surface level/under-croft parking spaces are to be provided.

This application follows a similar scheme, ref: 16/02284/FUL, for 32 units and 21 car parking spaces which was refused by the Planning Committee on 14th June 2017 (decision issued on 19th June 2017) for two reasons:

- Firstly, that there was insufficient off-street parking provision provided for the residential units of accommodation and thus the proposal did not accord with the Council's car parking standards.
- Secondly, that the proposed development would be overbearing and out of keeping with the street scene of Oak End Way

An appeal has been lodged against this earlier decision.

### **LOCATION & DESCRIPTION OF SITE:**

The proposal site is situated on the south-west side of Oak End Way within the Gerrards Cross Town Centre Inset Area. The Centenary Conservation Area lies approximately 160m to the north-west of the application site.

The site comprises a 4-storey office building situated in a row of buildings fronting Oak End Way on the edge of the Town Centre. There is a mix of uses in the immediate locality, but the area can be characterised as primarily residential.

A number of office buildings in the vicinity of the site have been converted to residential in recent years.

### **RELEVANT PLANNING HISTORY:**

16/02284/FUL: Construction of a five storey building to provide 32 no. residential (Class C3) units including car parking and associated works. Refused. Appeal lodged .

16/00717/JNOT: Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of use from office (Class B1 (a)) to residential (Class C3) to form 24 flats. Prior approval not required.

Furthermore, it should be noted that planning permissions have been granted for similar forms of development in the immediate vicinity:

49 Station Road:

15/01974/FUL: Redevelopment of site to provide residential building consisting of 18 flats and basement car park. Construction of vehicular access and associated landscaping. Conditional Permission. Under construction

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14/01069/FUL: Redevelopment of site to provide residential building consisting of 15 flats and basement car park. Construction of vehicular access and associated landscaping. Conditional Permission.

13/01516/JNOT: Notification under the Town and Country Planning (General Permitted Development) Order 1995, Part 3 of Schedule 2 Class J for: Change of use from Office to Residential to provide 14 one bed apartments. Prior approval not required.

45-47 Station Road:

16/00051/FUL: Erection of a two bedroom roof top apartment (Amendment of planning approval 15/02056/FUL). Conditional Permission.

15/020256/FUL: Erection of a one bedroom roof top apartment. Conditional Permission.

13/01513/JNOT: Notification under The Town and Country Planning (General Permitted Development) Order 1995, Part 3 of Schedule 2 Class J for: Change of use from office to residential to provide 15 one bedroom and 1 two bedroom apartments and associated parking. Prior approval not required. Implemented.

Marsham House, Station Road:

14/02192/FUL: Redevelopment of site to provide residential building consisting of 30 one-bedroom apartments and 20 two-bedroom apartments with basement and ground floor level car parking. Relocation of existing vehicular access and associated landscaping. Conditional Permission. Under construction

## **REPRESENTATIONS AND CONSULTATIONS:**

### TOWN COUNCIL COMMENTS:

Council objects to this proposal, which it considers has not adequately addressed the reasons for refusal of previous application 16/02284/FUL.

In the context of the street scene, the design is poor, stark and overbearing;

- At 5 storeys high, the proposed building is over-dominant with regard to both the neighbouring church and to the buildings opposite which are situated on a lower slab level than the proposed development;
- There is inadequate car parking provision allowed for in the plans. For the proposed 30 units (1x3-bedroom, 19x2-bedroom, 10 x 1-bedroom), 50 car parking spaces are required.

### CORRESPONDENCE:

Letters of objection have been received from 5 neighbouring households, which express the following concerns:

- Increased noise/air pollution during construction;
- Potential road closures during construction;
- Damage to roads from construction vehicles;
- Increase in traffic from development/noise/congestion;

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- Impact on property prices;
- Overlooking to neighbouring occupiers;
- Loss of light;
- Already two other large developments in the immediate vicinity;
- Over-bearing and overdominant to neighbouring occupiers, resulting in over-shadowing;
- The Marsham Lane properties form part of the historic development of Gerrards Cross and should be protected from inappropriate development;
- The scale of the development is the same as in the previously refused scheme;
- Impact on the Marsham Lane Cottages were not included in the light study;
- The cumulative impact of the current proposal and other flatted developments needs to be considered;
- Lack of parking provision;
- Insufficient public consultation;
- Overdevelopment of the site.

### **SPECIALIST ADVICE:**

Housing Officer:

Delivering one unit of affordable housing (based on the viability position) within the development was explored for the previous application (details attached). The principle of an off-site contribution was established and as such there are no new comments from Housing.

Landscape Officer:

The landscaping proposals shown with this planning application (17/01454/FUL - Aston House, 62 - 68 Oak End Way, Gerrards Cross) are acceptable in principle but further details are required about planting species, plant numbers and plant sizes.

Environmental Health:

No objection to previous application.

Planning Policy:

I note the increase in parking spaces following the recent refusal. I have no comments to make on this application.

Transport for Buckinghamshire:

No objections. Recommends imposition of conditions.

Bucks SuDs Officer:

No objection.

Waste and Recycling Officer:

No objection.

Thames Water:

Various comments for developer.

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Bucks County Council Rights of Way Officer:

No objection

## **ISSUES & POLICY CONSIDERATIONS:**

### RELEVANT POLICIES:

National Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies): EP3, EP4, EP5, EP6, H9, TC1, TR4, TR5 and TR7.

South Bucks Development Framework Core Strategy (adopted Feb 2011): CP1, CP2, CP3, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP12 and CP13

Other Material Considerations

Residential Design Guide SPD

South Bucks Townscape Character Study Part 2 (2015)

Interim Guidance on Residential Car Parking Standards

### 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 BACKGROUND/PREAMBLE

2.1 This current application follows a similar scheme which was refused by members at the Planning Committee meeting on 14th June. The two reasons for refusal were firstly, that there was insufficient off-street car parking provision associated with the development and secondly, that the scheme would be over-bearing and out of keeping with other buildings in the street scene of Oak End Way. No other concerns were raised.

2.2 This committee report will focus primarily on the changes to the scheme and any additional concerns raised by consultees/neighbours that weren't addressed in the previous application. Where matters remain unchanged, comments from the previous case officer report will be re-produced for consistency.

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2.3 Following refusal of the previous scheme, the following changes have been made to the application:

- The number of units has been reduced from 32 to 30
- The number of car parking spaces has been increased from 21 to 30
- The roof height of the fifth floor of the building has been reduced by 0.4m and thus is now only 0.45m taller than the existing building
- The roof height of the fourth floor of the building has been reduced by 0.25m
- The materials to be used in the proposed development are significantly lighter than previously proposed to reduce the dominant appearance on the street scene.

### 3.0 PRINCIPLE OF PROPOSED USE

3.1 A key policy in the assessment of the change of use of the site is CP10 (Employment) and the accompanying Guidance Note (Implementation of Core Policy 10 (Employment)). The site is not identified as a specific 'important' employment site in the guidance note, however it states (para 2.5) 'There is a general presumption that other (i.e. those not identified by the Council as 'important') employment sites (Use Class B) will also be retained in employment use (Use Class B). However, in limited circumstances, including where there is no reasonable prospect of a site being used for the permitted purpose, Core Policy 10 does allow for the site or premises to be reused or redeveloped for an alternative economic use (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).'

3.2 A footnote to Core Policy 10 explains that 'in seeking to demonstrate that there is no reasonable prospect of a site being used for the permitted purpose, the applicant will need to have undertaken a prolonged period of unsuccessful marketing, using details approved by the District Council'.

3.3 Furthermore, Policy TC1 of the Local Plan advises that 'planning permission for the change of use or redevelopment of such sites will not be granted unless the proposal is considered to preserve the vitality or viability of the centre.... The redevelopment of such sites may be permitted provided that, inter-alia, the proposal is for retail development or leisure or entertainment uses or other uses appropriate to a town centre location or a mixed use development comprising housing and offices.' This application is purely for a residential scheme.

3.4 Part 6 of the Planning Statement addresses the issue of loss of employment generating floorspace by providing a brief statement on the principle of the proposed loss of employment use. It outlines that the existing building has been marketed since 2008 and that only part of the building has been occupied on a short-term and ad-hoc basis, thus demonstrating that continued occupation in its current form is not commercially viable.

3.5 Whilst the marketing information accompanying the application is limited, a material consideration is that the building could be converted to a residential use under the terms of Class O, Part 3, Schedule 2 of the GPDO (Amended 2016). Indeed the applicant has been successful in obtaining a prior notification certificate to verify this, ref: 16/00717/JNOT.

3.6 Also of note is that other nearby former office buildings have been converted or redeveloped to residential use (see property history above).

3.7 Therefore, whilst Policy CP10 sets out a presumption against the loss of employment generating uses within the District, and the marketing information provided does not conform to the recommendations of the guidance note, changes to the GPDO in 2013 mean that office buildings can now be converted into a residential use without the need for express planning permission, subject to certain criteria. Indeed, prior approval would not be required for the conversion of the existing

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building on site to a residential use. If this fall-back position were to be implemented then the employment generating floorspace which currently exists on site would be lost entirely. I consider this fall-back position to be a realistic prospect such that it carries significant weight in the assessment of this application. Furthermore, it is an important consideration that the government changes to the GPDO came into force after the adoption of the Council's policies (and guidance note) referred to above.

3.8 Other factors weighing in favour of a redevelopment of the site for residential use include the potential of achieving a building with superior design which could incorporate sustainable development opportunities and the opportunity to provide a contribution towards affordable housing.

3.9 To conclude, it is considered that the principle of a change of use of the site to residential is acceptable, given the realistic fall-back position and other benefits that surround the scheme. Notwithstanding that the applicant has gone some way in demonstrating that there is no demand for the existing building in its current use.

#### 4.0 IMPACT ON LOCALITY

4.1 To address members' previous concerns regarding impact on the street scene of Oak End Way, the building has been reduced in height both at fourth and fifth storey level and the materials to be used in the building would be significantly lighter. Drawings No. 230\_PLN\_670 Rev A and 230\_PLN\_671 Rev A show visualisations of the proposed building compared to the existing building within the street scene of Oak End Way when viewed from the east and west. The amendments to the height of the building and the proposed materials would ensure that the proposed building would not appear over-bearing in the street scene of Oak End Way. Indeed the frontage section of the building is now shown to be very similar in height, form and scale to the existing building, such that it would be very difficult to resist the application on the grounds that the proposed building would appear over-bearing, particularly when the proposed development is also of similar proportions to other flatted developments that have been approved/built out recently in the immediate vicinity.

#### 5.0 NEIGHBOUR IMPACT

5.1 Immediately to the north-west of the site lies an office building, beyond which, is a residential development known as Oakridge Place (the upper floors of Waitrose). It is considered that the proposed development would be sufficiently far enough away from these neighbouring properties so as not to harmfully affect their residential amenity, in terms of overdominance. In terms of overlooking, it is accepted that there would be some mutual overlooking between flatted developments but that this is acceptable in a higher density Town Centre location.

5.2 To the south-east lies the Methodist church. It was noted at the site visit that all ground floor flank windows of the neighbouring building (facing the application site) are obscurely glazed. Beyond the Methodist Church are the gardens of the terraced dwellings fronting Marsham Lane. It was noted at the site visit that views into parts of these gardens could be achieved from the existing windows/balconies of Aston House such that the proposed development would not result in a materially worse situation for these neighbouring occupiers. Furthermore, the gap of separation is considered sufficient to ensure an acceptable level of residential amenity is retained. Strong objections have been received from neighbouring occupiers of this terrace relating to overlooking, overshadowing, loss of light and over-dominance from the proposed. Notwithstanding the fact that no concerns relating to impact on neighbouring occupiers were raised by members when considering the previous application, it should be pointed out that the gap of separation between the rearward projecting section of the proposed building and the closest rear elevation of the terraced dwellings in Oak End Way is 40m, which is a far greater separation distance than that set out by the Council's Residential Design Guide SPD. The gap from the rearward projecting section of the building to the rear boundary of these gardens is 28m. Whilst the building would be visible, due to these significant

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gaps of separation, the building would not appear over-bearing to the neighbouring residents when viewed from their gardens such that that proposal would be harmful to their living conditions. It would therefore be very difficult to resist the application on such grounds. Regarding the daylight and sunlight study - this focusses on the impact to the direct neighbours of the application site. The Marsham Lane terrace is situated further away than any of the properties which were assessed and found not to be harmed.

5.3 Opposite the application site, lie two residential developments known as Penn Haven and Ben More. Given the separation distance between the new development and the existing residential units on the opposite side of the road, it is considered that the proposed development would not appear over-bearing to these neighbouring occupiers such that their residential amenity would be compromised. A site visit was conducted from the fourth floor of the existing office building where it was noted that glimpses of the neighbouring residential units can be gained from the existing office development. It was noted that the views were mainly limited to the parking areas of these neighbouring residential areas and that any harmful views into private amenity areas or habitable windows could not be achieved. It is considered that the level of overlooking to these neighbouring properties would be similar to the current situation such that there is no concern raised with regard to impact on residential amenity through harmful overlooking.

5.4 Immediately to the rear of the site lies the Telephone Exchange which is a non-residential building. Whilst the proposed development would be sited only 8m away from this neighbouring building, given the fact that separation distances are generally smaller in Town centre locations and that this building is non domestic, the proposal is acceptable in this regard.

5.5 The applicant has submitted a daylight and sunlight study to demonstrate that the proposal would not adversely affect neighbouring properties in terms of loss of light.

## 6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

6.1 A material consideration for the assessment of this application is the level of parking proposed to be provided for the development. Members will recall that they refused the previous application which proposed only 21 car parking spaces for the 32-unit scheme.

6.2 The revised scheme is for 30 units (10 1-bed, 19 2-bed and 1 3-bed)and 30 spaces and thus provides 1 space per unit.

6.3 The Council's Residential Car Parking Standards Interim Guidance stipulates a provision of one space per 1-bed dwelling and 2 spaces per 2-bed or 3-bed dwelling, which would lead to a requirement for 50 car parking spaces. Consequently, the proposal would result in a shortfall of 20 spaces. (Members should note that the previous application had a shortfall of 36 spaces).

6.4 However, it must be accepted that there should be flexibility in the application of the parking standards and that the actual level of parking provision must be based on a number of factors, including, but not limited to, the expected levels of car ownership, the type of development and the location of the site. It is considered that these influencing factors as listed within the Council's Interim Guidance are largely in line with those set out in Paragraph 39 of the NPPF. It is also noted that paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe.

6.5 Firstly, members are reminded that the Planning Committee approved the development of 50 units at Marsham House, Marsham Lane with only 1.16 spaces per unit and the redevelopment of 49 Station Road with only 1 space per unit. Both developments are currently under construction. To refuse the current application on grounds of insufficient parking would be inconsistent with these two previous committee decisions.

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6.6 The site is within the town centre of Gerrards Cross, close to the train station and other public transport services, such that the proposal site is considered to be a highly sustainable location.

6.7 An appeal following application 10/00912/FUL, decision dated 2 March 2011, for conversion of a flat into 6 self-contained bed-sitting rooms (each with its own separate facilities and no shared facilities) on Station Road was allowed despite no car parking provision being made available within the application site. The inspector advised that the site was among the most sustainable locations in the District, and furthermore, given the shops, services and public transport available this would be a suitable place for housing for those who did not own a car.

6.8 A further material consideration is that the existing office building, which has a floor area of 1,192sq.m, should, according to the Council's car parking standards for a B1 use, provide 48 parking spaces. Only 38 spaces are provided for Aston House meaning there is a shortfall of 10 spaces for the current office use.

6.9 To further strengthen their case, the applicant has put forward a series of appeal decisions for developments in surrounding Local Authority areas. The cases put forward include a number of developments with no parking provision whatsoever, and several with less than 1 space per dwelling. In most cases the appeals were allowed on the grounds that the developments were in sustainable Town Centre locations. A comparable case was for a development of 18 flats in Hillingdon which proposed 11 parking spaces (0.61 spaces per unit) where the Inspector considered that the additional on street parking could be accommodated in the surrounding streets and would not affect highway safety.

6.10 Whilst the above considerations may go some way in justifying the proposal despite the shortfall in parking provision, the emphasis should be that future occupiers of the development should be encouraged to use sustainable transport modes rather than be encouraged to own a car. The applicant has suggested that a travel plan be submitted prior to occupation including a range of measures to encourage alternative modes of transport. Transport for Buckinghamshire have advised that the proposal is acceptable in highways terms, subject to conditions and with regard to parking provision, the advice is that if planning permission is to be granted, then a condition requesting a travel plan be attached to the decision notice.

6.11 The assessment on parking provision can therefore be summarised as follows:

- Developments with only 1 space per unit are commonly accepted in Town Centre locations;
- There was an appeal decision for a 6 unit scheme in Station Road with no parking provision which was allowed on appeal, the inspector concluding that Gerrards Cross was a highly sustainable location. Other appeal decisions have been put forward for developments in surrounding local authority areas, including Windsor and Maidenhead and Hillingdon, which show that development with less than 1 space per unit are commonly accepted in Town Centre locations;
- It is a material consideration that the current use of the site as an office has a shortfall in parking of 10 spaces;
- The applicants are willing to submit a travel plan prior to occupation to encourage new occupiers to use alternative modes of transport and ultimately restrict car ownership.
- The application is supported by Bucks County Council Highways Authority

6.12 It is considered that taking all the above into consideration, a reason for refusal based solely on grounds of insufficient parking in a Town Centre location would be difficult to substantiate in the event of an appeal. As such, it is considered that the proposal is acceptable in terms of the level of parking provision subject to a condition requesting that a travel plan is submitted prior to occupation.

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## 7.0 TREES/LANDSCAPING

7.1 There are no trees within the application site; however the application has been accompanied by a landscaping scheme, which is supported by the Council's Landscape Officer subject to further details regarding sizes and species.

## 8.0 AFFORDABLE HOUSING

8.1 Core Policy 3 of the Council's Core Strategy states that at least 40% of all dwellings in schemes of 5 units and above (gross) should be affordable, unless it is clearly demonstrated that this is not economically viable. In addition, the policy stipulates that affordable housing should normally be provided on-site, but that where there are sound planning or other reasons, and the developer and Council agree, a financial contribution (or off-site provision) in lieu of on-site provision, may be acceptable.

8.2 The viability appraisal submitted by the applicant concludes that the scheme would be unviable with 40% on-site affordable housing provision and states that a commuted sum payment in lieu of on-site provision could be made. This figure has been agreed by the DVS. The applicant has submitted a legal agreement, to secure payment of this commuted sum and this has been submitted as part of the application. The legal agreement is yet to be finalised and therefore the recommendation is made subject to the approval of a satisfactory legal agreement.

8.3 It should be noted that the option of on-site provision was fully explored under the previous application and an off-site contribution is considered to be the most suitable solution in this case.

## 9.0 OTHER ISSUES:

9.1 Policy CP12 of the Core Strategy advises that those applications for development of 10 units or more need to secure at least 10% of their energy from decentralised and renewable or low-carbon sources unless it is demonstrated that it is not viable or feasible. The application has been accompanied by an Energy Statement which advises that the energy generation from solar PV systems proposed is equivalent to 10% of the developments overall regulated energy demand and thus the proposal meets the terms of policy CP12.

9.2 The Education Officer from Bucks County Council has advised that the proposed development would not be subject to a contribution towards education provision.

9.3 The Waste and Recycling Officer is satisfied with the size and location of the proposed bin store.

9.4 Bucks County Council SuDs Officer has commented favourably on the scheme subject to conditions requesting the submission of a surface water drainage scheme and a 'whole-life' maintenance plan for the site is submitted.

9.5 A Construction Method Statement is requested via condition to minimise the impact on the surroundings during the construction phase.

## 10.0 WORKING WITH THE APPLICANT

10.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in

Classification: OFFICIAL

Classification: OFFICIAL

the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

10.2 In this case, South Bucks District Council has considered the details as submitted which were considered acceptable.

### **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.

### **RECOMMENDATION**

Full Planning Permission

**SUBJECT TO: THE APPROVAL OF A SATISFACTORY LEGAL AGREEMENT WITH A COMMITMENT TO PAY THE REQUISTE CONTRIBUTION TOWARDS AFFORDABLE HOUSING. IN THE EVENT THAT SUCH A LEGAL AGREEMENT IS NOT SECURED, AUTHORITY IS DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO REFUSE THE APPLICATION FOR APPROPRIATE REASONS.**

#### 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. **ND16 Details of Levels – building - properties**
8. Construction activities and deliveries to the site during the construction phase shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of adjoining occupiers (Policy EP3 of the South Bucks Local Plan (adopted March 1999) refers)

9. **No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the District Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**
  - i. **the parking of vehicles of site operatives and visitors**
  - ii. **loading and unloading of plant and materials**
  - iii. **storage of plant and materials used in constructing the development**
  - iv. **the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
  - v. **wheel washing facilities**
  - vi. **measures to control the emission of dust and dirt during construction**
  - vii. **a scheme for recycling/disposing of waste resulting from demolition and construction works**

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**Thereafter, the works shall be carried out in accordance with the approved details.**

**Reason: To protect the amenities of adjoining occupiers. (Policy EP3 of the South Bucks Local Plan (adopted March 1999) refers)**

10. NH46 Parking Full
11. **NH54 Travel Plans General Development**
12. **Development shall not begin until 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, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:**
- **Demonstrate that water quality, ecological and amenity benefits have been considered;**
  - **Existing and proposed discharge rates and volumes;**
  - **Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components;**
  - **SuDS components agreed in the outline application;**
  - **Full construction details of all SuDS and drainage components;**
  - **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;**
  - **Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.;**
  - **Flow depth;**
  - **Flow volume;**
  - **Flow velocity;**
  - **Flow direction.**

**Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.**

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5, 7, 11 and 12**
2. IN35 Considerate Constructor
3. IH23 Mud on the Highway
4. IH24 Obstruction of the Highway
5. IN43 Thames Water Pipe Ownership

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
230_PLN_600 Rev A	01.08.2017
230_PLN_601 Rev A	01.08.2017
230_PLN_605 Rev A	01.08.2017
230_PLN_606 Rev A	01.08.2017
230_PLN_607 Rev A	01.08.2017
230_PLN_608 Rev A	01.08.2017
230_PLN_609 Rev A	01.08.2017
230_PLN_610 Rev A	01.08.2017
230_PLN_611 Rev A	01.08.2017
230_PLN_612 Rev A	01.08.2017
230_PLN_620 Rev A	01.08.2017
230_PLN_625 Rev A	01.08.2017
230_PLN_626 Rev A	01.08.2017
230_PLN_627 Rev A	01.08.2017
230_PLN_628 Rev A	01.08.2017
230_PLN_629 Rev A	01.08.2017
230_PLN_630 Rev A	01.08.2017
230_PLN_631 Rev A	01.08.2017
230_PLN_632 Rev A	01.08.2017
230_PLN_640 Rev A	01.08.2017
230_PLN_641 Rev A	01.08.2017
230_PLN_650 Rev A	01.08.2017
230_PLN_651 Rev A	01.08.2017
230_PLN_652 Rev A	01.08.2017
230_PLN_653 Rev A	01.08.2017
230_PLN_660 Rev A	01.08.2017
230_PLN_665 Rev A	01.08.2017
230_PLN_670 Rev A	01.08.2017
230_PLN_671 Rev A	01.08.2017

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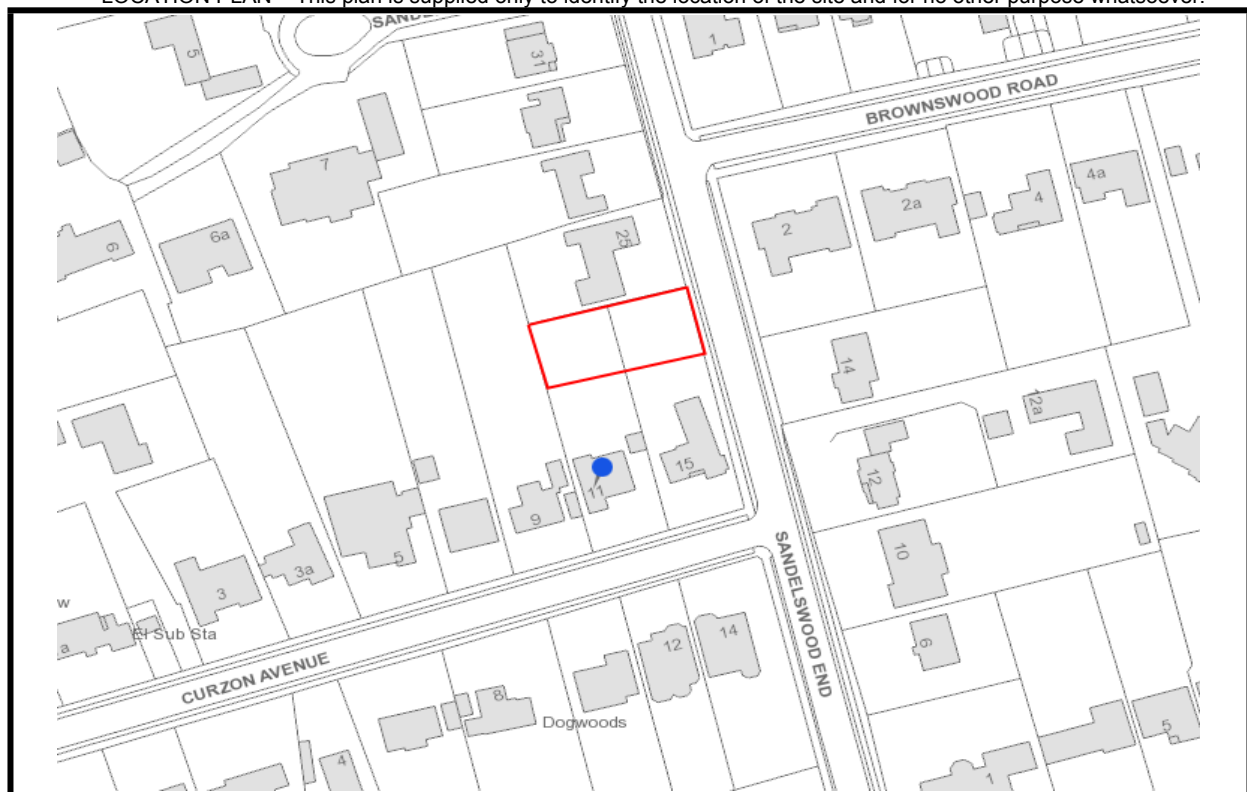
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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 4 October 2017**Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	17/01482/FUL	Full Application
<b>Proposal:</b>	Construction of detached house with integral garage and construction of vehicular access from Sandelswood End.	
<b>Location:</b>	Land Rear Of Dalehurst 11 Curzon Avenue And Cedar Cottage 15 Curzon Avenue, Beaconsfield, Buckinghamshire, HP9 2NN,	
<b>Applicant:</b>	Palatine Homes Ltd	
<b>Agent:</b>	Mr Paul Dickinson	
<b>Date Valid Appl Recd:</b>	7th August 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 detached dwelling on land at the rear of 'Dalehurst' 11 Curzon Avenue and 'Cedar Cottage' 15 Curzon Avenue, Beaconsfield. The new dwelling would be located on a newly formed plot created by reducing the length of the rear gardens of 11 and 15 Curzon Avenue and providing access to the new property from Sandelswood End which the dwelling would front.

The property would accommodate parking for three vehicles on proposed hardstanding forward of the dwelling and an integral garage whilst private outdoor amenity space is provided to the rear of the dwelling.

In order to accommodate the proposal the application includes the demolition of an existing outbuilding within the grounds of number 11 and the removal of several trees and some vegetation.

**LOCATION & DESCRIPTION OF SITE:**

The application site constitutes of a mainly rectangular area of land formed from the rear most sections of garden land of 'Dalehurst' 11 Curzon Avenue and 'Cedar Cottage' 15 Curzon Avenue combined. The resultant site would be accessed from Sandelswood End near to the junction with Curzon Avenue.

The southern boundary would form a side boundary for the proposed site and would be shared with the amended rear boundaries of 11 and 15 Curzon Avenue. The northern boundary would form a mutual side boundary with 25 Sandelswood End which forms the end property of a row of detached dwellings along this stretch of Sandelswood End. The eastern boundary would front Sandelswood End, forming the access to the property whilst the western, rear boundary, would adjoin the rear most section of a side boundary for 9 Curzon Avenue.

The application site is located within a developed area with a tree located in the grounds of 15 Curzon Avenue being the subject of a Tree Preservation Order (11/1997).

**RELEVANT PLANNING HISTORY:**

None.

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

Response received - The Committee wished to object to this backland development. It was an over-development of the plot and intrusive to the neighbouring properties.

**CORRESPONDENCE:**

18 objections received including one from The Beaconsfield Society, 15 from addresses in Beaconsfield and 2 with no postal address given. One letter received (Beaconsfield address given) stating that they 'do not oppose' application but wish to raise concern regarding impact on road parking and road safety.

Objection reasons are summarised as below:

- Fails to comply with recommendations given in South Bucks Townscape Character Study (Revision A, published 2015);
- Overdevelopment / Insufficient private amenity space/Depth of garden stated in Planning Statement does not account for conservatory;
- Insufficient parking / Will add to existing on road parking problems;
- Overlooking of neighbouring properties on Sandelswood End and Curzon Avenue / Too many windows;
- Insufficient space between dwelling and neighbouring dwelling;
- Obtrusive when viewed from neighbouring property;
- Not in keeping with neighbouring properties (height / appearance / rear dormers / plot size);
- Dwelling too large;
- Access too close to existing road junction / Dangerous location due to driving style of other road users and dangerous parking by other road users / Increased danger to children walking to or from nearby school / Loss of space to park on road;
- Impact on sewers / water supply;
- Impact on existing infrastructure;
- Impact on schools (additional school placements);
- Three storeys;
- Insufficient screening to neighbouring properties/Loss of (or damage to) existing vegetation;
- Will set precedent for future applications;
- Media room could be converted to form additional bedroom;
- Measurements shown should include conservatory as part of dwelling rather than as an 'add on'
- Does not continue existing front building line of neighbouring properties;
- Breaches 60 degree line of nearest neighbouring windows;
- Rear facing dormers dominate roof slope;
- Impact on tree protected by Tree Preservation Order;
- Insufficient amenity space / plot size retained for 11 and 15 Curzon Avenue;
- Insufficient notification of application to neighbouring properties / Council Policy to count multiple objections from single property unfairly limits number of potential objections / Council Policy relating to determination process is unreasonable;
- Building waste may be burnt on site
- 11 Curzon Avenue may be sold without purchaser being aware of, or able to object to, the application;
- Submitted plan showing 'indicative street scene' inaccurate with regard to existing trees.

#### **SPECIALIST ADVICE:**

Arboricultural Officer:

Beech tree shown as T2 in the submitted tree report with associated plans is subject to Tree Preservation Order no.11. 1997. It has been heavily crown reduced in the past so should not constrain development but obviously should be protected as outlined in the submitted Arboricultural Impact Assessment (AIA) by TMC Arboricultural Consultants (August 2017).

I agree with the overall assessment of trees within and adjacent to the site, proposed protection measures with 'no dig construction' as outlined in the AIA and Tree Protection Plan AIA3.

I have no objection in arboricultural terms and if planning permission is permitted I recommend condition NT18 (AIA & AIA3).

## Building Control:

...having studied the documentation I am able to confirm that the proposed design appears satisfactory with regard to the requirements for Fire Brigade Access. Disabled Access & facilities appear acceptable.

## Transport for Buckinghamshire:

Comments summarised as no objection subject to the addition of two specified conditions and five specified informatives in the event that planning permission is granted.

## Waste Management:

Residents to present their refuse & recycling at the property boundary on Sandelswood End.

**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, EP4, EP5, H9, TR5 and TR7. Appendices 6 and 8.

South Bucks Local Development Framework Core Strategy (adopted February 2011) Policies: CP1, CP2, CP8 and CP12.

## Other Material Considerations:

Interim Guidance on Residential Parking Standards.

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

South Bucks Townscape Character Study (Revision A, published 2015)

## 1.0 KEY POLICY ASSESSMENT:

## 1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 Upon approach the proposed dwelling would be partially screened from the street scene by vegetation bounding 15 Curzon Avenue when travelling north from the direction of Curzon Avenue. Part of the side elevation would remain visible upon approach in a similar manner to the existing street scene featuring the side elevation of 25 Sandelswood End.

1.3 The main difference upon approach from this public viewpoint would be alterations to the roof line in comparison to 25 Sandelswood End. The overall height and appearance of the roof would be increased in comparison to 25 Sandelswood End, however, it is considered that the increase cannot be considered to be detrimental to the existing street scene when comparing against the existing street scene from this position.

1.4 Objections have been made regarding the impact of the proposed rear dormers on the street scene. Whilst it may be possible to see part of the side of one of these dormers upon approach, it would have a similar appearance to a dormer installed at the neighbouring dwelling as possible under permitted development or on the application dwelling itself were it considered and approved without the rear dormer, therefore it would not be reasonable to refuse the application as presented on this reason.

1.5 When passing the dwelling along Sandelswood End it would have a similar front elevation appearance to other dwellings in the locality with first floor windows set into a gable end and dormer within the roof slope at first floor level only. This also meets the recommendations made for a new dwelling in this location as set out within the South Bucks Townscape Character Study (Revision A, published 2015).

1.6 Upon approach from the north the proposed dwelling would be largely obscured or outside of primary vision until nearing the site. It is again considered that the increased height in comparison to immediate neighbours would again be relatively insignificant and the dwellings appearance from this approach would be sufficiently appropriate to not appear out of keeping or obtrusive within the street scene.

1.7 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.

1.8 The proposed dwelling follows the general layout of surrounding development by providing a new dwelling running on an east-west axis, fronting Sandelswood End. The spacing between the proposed dwelling and its neighbour at 25 Sandelswood End would remain consistent with dwellings set along this section of Sandelswood End. The proposed distance between the dwelling and the public highway would also remain consistent with neighbouring properties along this stretch of Sandelswood End. Therefore the general approach to the siting of the dwelling is considered to not appear incongruous or out of keeping.

1.9 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The site would make appropriate use of land already designated within the same use class and given that this site is located within a developed area of Beaconsfield and adjacent to existing residential properties, it is considered that the principle of the introduction of a dwelling is acceptable.

1.10 The resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 15 dwellings per hectare when taking into account the resultant three plots. This is not considered to be a high level of density and whilst some other properties along Sandelswood End and Curzon Avenue have longer narrow gardens, the density is not entirely uncommon within the locality including other similar sized properties within the immediate area of the site.

1.11 The resultant plots are therefore considered to not appear significantly out of place and consequently would not adversely affect the character of the area or street scene. It is considered that overall, the development would not appear cramped or out of place, nor would it represent an overdevelopment of the site. It promotes sustainable and efficient use of land whilst maintaining the character of the area which is in line with guidance set out within the NPPF.

1.12 Overall, it is considered that the proposed dwelling would be of a size and scale that would not be excessive or inappropriate for this area, and therefore would not appear overdominant or obtrusive within the locality or the existing street scene. As such, it is not considered that the application could be reasonably refused on the grounds of the visual appearance of the proposed dwelling.

1.13 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 front elevation of the dwelling and the main face of the rear elevation would not breach the 45 degree rule when considering light loss to neighbouring habitable rooms, similarly the proposed conservatory would not breach the 60 degree rule.

2.2 Concern has been raised with regard to overlooking of neighbouring properties from side and rear facing windows within the proposed dwelling. All side elevation windows serve either a non habitable room or a room also benefitting from other windows. Consequently, in the event of planning permission being granted, it would be considered to be reasonable and necessary to condition these windows to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy and in line with Permitted Development requirements.

2.3 It is considered that any additional overlooking of neighbouring properties from proposed rear or front facing windows would be comparative to existing or potential overlooking from other neighbouring properties on Sandelswood End or Curzon Avenue and is not considered to afford any significant additional overlooking which would be detrimental or warrant refusal of the application.

2.4 Concern has also been raised with regard to potential overlooking from the proposed conservatory across the private amenity space immediately to the rear of 25 Sandelswood End or into ground floor windows within this neighbour's rear elevation. However, the proposed flank wall of the conservatory facing this neighbour is shown to be brick faced and so would not afford a view in this neighbour's direction. In any event it is considered that sufficient boundary treatment can be erected to protect neighbouring amenity from ground level views using Permitted Development rights should this be felt necessary.

2.5 The first floor of the proposed dwelling would maintain a reasonable distance from neighbouring dwellings and together with its position and angle it is considered that the dwelling would not create significant shadowing or appear overbearing / over dominant when viewed from neighbouring properties.

2.6 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 The application allows for sufficient parking to comply with policy TR7 and Appendix 6 of the South Bucks District Local Plan (adopted March 1999) for each of the resultant dwellings. Buckinghamshire Highways have raised no objection to the proposed access subject to conditions. Consequently it is considered that the application is acceptable in terms of highways and parking matters.

3.2 Although concerns have been raised regarding perceived dangers arising from existing parking and driving styles / speeds along Sandleswood End are noted, these matters are law enforcement considerations and cannot therefore provide significant weight in the context of this application.

## 4.0 TREES AND LANDSCAPING:

4.1 Objections have been raised on the basis of insufficient natural boundary screening shown to be retained and on the potential impact of the development on a tree protected by a Tree Preservation Order located within the existing grounds of 15 Curzon Avenue. The Council's Tree Officer has assessed the application and has raised no objection subject to a specified condition which has been reviewed in the context of the application is agreed to be reasonable and necessary in the event that planning permission is granted.

4.2 Additionally, in the event that planning permission is granted it would also be reasonable and necessary to include a condition requiring agreement of proposed landscaping to ensure that the garden layout and any additional proposed planting are appropriate to the application site.

#### 5.0 FIRE ACCESS AND DISABILITY PROVISION

5.1 The Councils' Building Control team have been consulted and have assessed the application, they consider the application to be acceptable with regard to the above considerations.

#### 6.0 WASTE

6.1 The Councils' Waste team have been consulted and have assessed the application, they consider the application to be acceptable with regard to the above considerations.

#### 7.0 OTHER ISSUES:

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

7.2 Impact on sewers / water supply / Impact on existing infrastructure / Impact on schools (additional school placements):

7.3 The application would result in permission being granted for a single additional dwelling within this developed area of Beaconsfield. Consequently it is considered that any additional impact on the above matters would not be sufficient to warrant refusal of the application.

7.4 Media room could be converted to form additional bedroom:

7.5 The proposed dwelling shows a layout including five bedrooms and a media room. However, it should be noted that the content this report takes account of the potential use of the media room as an additional bedroom and this particular objection therefore bears no influence on the findings or recommendations as set out within this report.

7.6 Would set a future precedent:

7.7 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.

7.8 Insufficient notification of application to neighbouring properties / Council Policy to count multiple objections from single property unfairly limits number of potential objections / Council Policy relating to determination process is unreasonable:

7.9 Consultation has been undertaken in line with the statutory duties set. Additional properties not falling within this duty were also consulted in the interests of ensuring that other neighbouring properties were consulted within the context of the proposed development and location. Although a notice is sent to applicants upon validation of each application, the display of this notice is entirely voluntary and at the applicants discretion. Neither the Local Authority nor the applicant had a statutory duty to display a site notice on this occasion.

7.10 Matters relating to Council policy with regard to notification of neighbouring properties and the determination process of planning applications cannot be addressed or form consideration of this or any other planning application.

## 8.0 WORKING WITH THE APPLICANT:

8.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

8.2 In this case, South Bucks District Council has assessed the submitted details and these were considered to be acceptable.

**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.  | <b>NM01</b> | <b>Schedule or Sample of Materials</b>                                                                                                                                                                                                                                                                                          |
| 4.  | <b>NM02</b> | <b>Surface Materials</b>                                                                                                                                                                                                                                                                                                        |
| 5.  | <b>NT01</b> | <b>Landscaping Scheme to be Submitted</b>                                                                                                                                                                                                                                                                                       |
| 6.  | NT02        | First Planting Season                                                                                                                                                                                                                                                                                                           |
| 7.  |             | The first floor windows in the north and south side elevations of the new dwelling hereby permitted, shall be of a fixed, non-opening design below the high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level 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 properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)                                                                                                                              |
| 8.  | ND17        | No Further First Floor Windows - north or south – dwelling - properties                                                                                                                                                                                                                                                         |
| 9.  | ND12        | Exclusion of PD Part 1 Density of layout - the                                                                                                                                                                                                                                                                                  |
| 10. | NT18        | Completion in accordance with Method Statement                                                                                                                                                                                                                                                                                  |
| 11. |             | <b>Prior to the commencement of the development the new access to Sandelswood End road shall be designed and laid out in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access within Highway Limits" 2013.</b>    |



**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.)**

12. Prior to occupation of the development, space shall be laid out within the site for parking for cars, loading and manoeuvring in accordance with the approved plans. This area shall be permanently maintained for this 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. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

13. ND02 Garage Or Carport for Parking Only - integral garage - dwellinghouse

Informatives:-

**1. IN02 Details Required Pursuant to Conditions - 3, 4, 5 and 11**

2. IN39 Permeable Hard-Surfacing  
3. IN35 Considerate Constructor

4. The applicant is advised that a license 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 period of 28 days must be allowed for the issuing of the license, please contact the Area Manager at the following address for information.

Transport for Buckinghamshire  
Handy Cross Depot  
Marlow Hill  
High Wycombe  
Buckinghamshire HP11 1TJ

5. IH23 Mud on the Highway  
6. IH24 Obstruction of the Highway  
7. IN41 Building Regulations

8. It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

9. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary.

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
TMC	07.08.2017
TMC-17006-S Rev A	07.08.2017

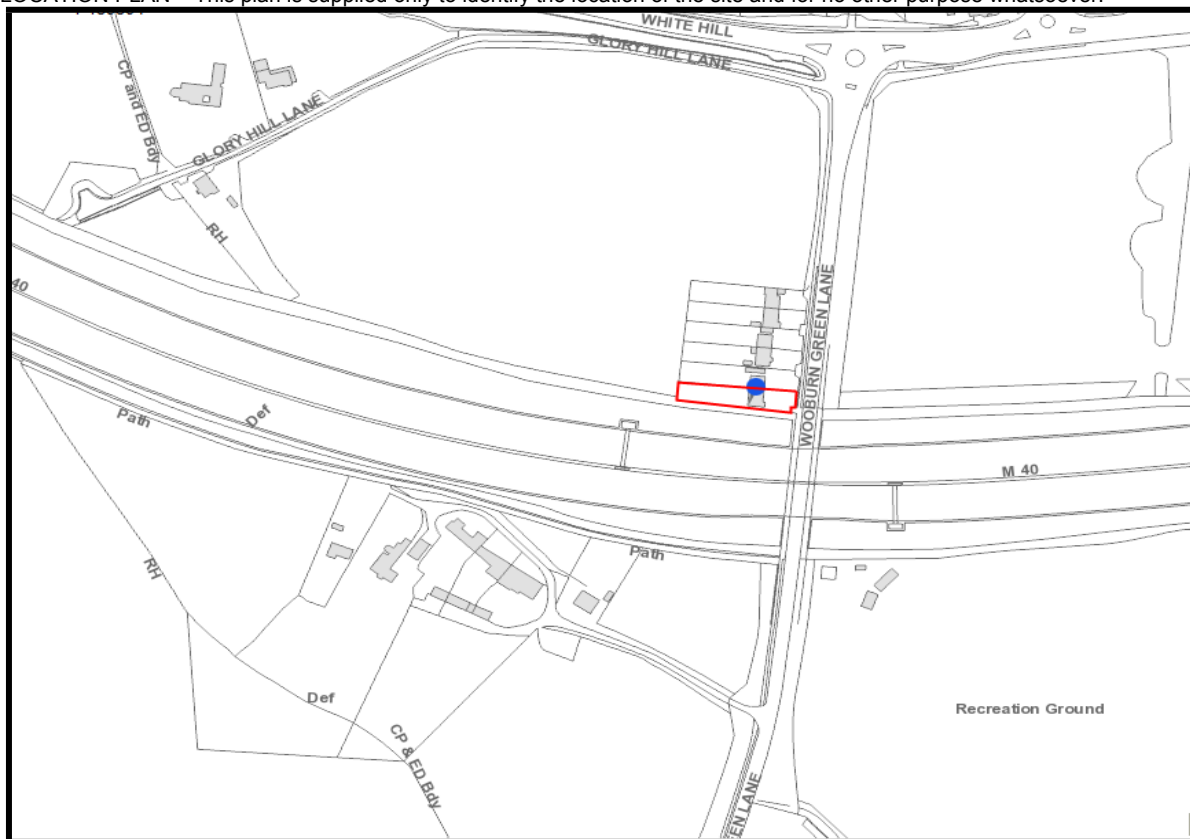
P01/130 Rev P1	07.08.2017
P01/120	07.08.2017
P01/121	07.08.2017
P01/111	07.08.2017
P01/110	07.08.2017
P01/101	07.08.2017
P01/100	07.08.2017

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**PART B****South Bucks District Council  
Planning Committee****Date of Meeting:** 4 October 2017**Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	17/01570/FUL	Full Application
<b>Proposal:</b>	Porch, two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies.	
<b>Location:</b>	14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
<b>Applicant:</b>	Mr Fasiel Iqbal	
<b>Date Valid Appl Recd:</b>	21st August 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**

Permission is sought for a porch, two-storey front and side extension, single storey rear extension, hip-to-gable roof extension and rear dormer incorporating Juliette balconies.

**THIS APPLICATION IS BEING REPORTED TO THE PLANNING COMMITTEE DUE TO THE PLANNING HISTORY OF THE SITE AND THE EXTANT ENFORCEMENT NOTICE.****LOCATION AND DESCRIPTION OF SITE**

The application site comprises a semi-detached dwelling located on the west side of Wooburn Green Lane, within the Metropolitan Green Belt area of Beaconsfield. The M40 is located to the immediate south of the application site. The dwelling at the application site has been extended prior to obtaining planning permission.

**RELEVANT PLANNING HISTORY**

There is a long planning history at this site, the most relevant of which is summarised as follows:

BE/172/70: New attached garage and utility room at No.14, Wooburn Green Lane. Approved in September 1970. Constructed. Then demolished in 2014 to make way for the new extensions that are the subject of the current enforcement notice.

14/00764/FUL: Part first floor / part two-storey / part single storey side / rear extension. Received 16.04.2014. Refused under delegated authority on 11.06.2014 as being inappropriate development in the Green Belt and an unacceptable precedent.

At the stage of the officer's site visit on 07.05.2014 no work on the extensions had commenced on site.

In the interim between application 14/00764/FUL and the current submission, 4 applications for extensions have been refused by Planning Committee, 6 applications for extensions have been refused under delegated authority (the last given reference 17/01569/FUL) and 6 appeals have been dismissed by Inspector decision letters. The following permissions have been granted:

15/01307/GPDE: Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2, Class A for a single storey rear extension

Prior Approval for 6m deep rear extension granted by decision letter dated 06.08.2015

15/02135/FUL: Front porch, single storey side extension, part single storey / part two-storey rear extension, rear dormer

Approved by Planning Committee on 13.01.2016 on the basis that it was similar to what could be constructed on site under permitted development rights. This scheme is significantly different from what has been constructed on site. Notably it does not include any first floor or two-storey extensions south of the original southern elevation of the dwelling but does include a rear dormer.

**REPRESENTATIONS AND CONSULTATIONS**

## Town Council Comments

The Committee wished to continue to object to this latest application as it was still considered to be an over-development of the plot and an intrusion into the Green Belt.

## Correspondence

Representation has been received from the occupants of a neighbouring property raising the following objections:

- Two-storey front extension is out of keeping with design and character of other properties in the street scene;
- Contrary to Green Belt policy;
- Application does not reflect the development the applicant wishes to retain.

**SPECIALIST ADVICE**

None sought

**ISSUES AND POLICY CONSIDERATIONS:****RELEVANT POLICY:**

National Policy  
National Planning Policy Framework (published March 2012)  
National Planning Practice Guidance

## Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies) GB1, GB10, EP3, EP4, EP5, H11 and TR7

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

## Other material considerations

Residential Design Guide SPD  
Guidance Note:  
Interim Guidance on Residential Parking Standards

## 1.0 KEY POLICY ASSESSMENT

1.1 The NPPF was published on 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 appropriate to still assess this current application against the relevant local policies set out above. The exceptions to this are policies GB1 and GB10 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 GREEN BELT

2.1 There is an extensive planning history at this site; the covering letter submitted with the current application states:

*"It proposes extension that will match those at the neighbouring property at no.13 Wooburn Green Lane."*

2.2 Whilst it is an established planning principle that each case is assessed on its own merits, as the current proposals are offered to overcome Green Belt objections on the basis that it would replicate existing extensions at No.13 a direct comparison of the two schemes is considered warranted. The figures for the following calculations have been measured directly from the drawings submitted for applications 12/00911/FUL and 17/01570/FUL, respectively.

2.3 The front extensions approved under application 12/00911/FUL measure 11.235 sq. m, compared to combined single storey and two-storey front extensions proposed at the application site of 9.44 sq. m.

2.4 The side extensions approved under application 12/00911/FUL resulted in a 36.845 sq. m increase in gross floor area at No.13. The two-storey side extension proposed under this current application at No.14 would increase the gross external floor area by 43.2 sq. m.

2.5 The single storey rear extension constructed at No.13 Wooburn Green Lane has not been built in accordance with the approved drawings for planning permission 12/00911/FUL. The "as built" measurement for this enlarged single storey rear extension present on site is therefore calculated as being 33.95 sq. m. The single storey rear extension currently proposed at No.14 would measure 38.8 sq. m.

2.6 The dormers approved at No.13 Wooburn Green Lane under application 12/00911/FUL resulted in 17.84 sq. m of additional floor-space. The dormers originally proposed at No.14 would have increased the gross external floor area by a further 31.25 sq. m. These calculations for the roof do not include the additional useable floor area resulting from the hip-to-gable extensions at both properties.

2.7 These figures therefore suggest cumulative extensions of 99.87 sq. m have been constructed at No.13 Wooburn Green Lane, and cumulative extensions of 122.69 sq. m were originally being sought at No.14 Wooburn Green Lane. In light of this discrepancy between the two schemes the applicant has submitted amended plans reducing the scale of the proposed rear dormer to approximately 8.4 sq. m. As a result this revised scheme would result in cumulative extensions of 99.84 sq. m at the application site, which would be comparable with the extensions constructed at No.13 Wooburn Green Lane.

2.8 It is considered that the currently proposed extensions at No.14 would reflect a sufficiently similar form of development to the extensions constructed at the adjacent property to the north, No.13 Wooburn Green Lane, and the reduction to the scale of the rear dormer would introduce a degree of compatibility to the increased floorspace between the two properties. It is not considered that the reduced-scale extensions proposed at No.14 Wooburn Green Lane would be more intrusive in the landscape than the extensions that have been constructed at No.13 Wooburn Green Lane, and as such, it is considered that very special circumstances of sufficient weight exist to justify this otherwise inappropriate form of development in the Green Belt.

### 3.0 VISUAL IMPACT/IMPACT ON LOCALITY

3.1 The current proposals would remove the first floor element of the rear extensions and is therefore considered to result in a significant reduction in bulk to the building currently occupying the site. The hip-to-gable roof extension would be similar to that constructed at the adjoining property to the north, at No.13 Wooburn Green Lane, and the proposed rear dormer would be significantly smaller in scale than those constructed at No.13.

3.2 Representations received have raised concerns with the appearance of the two-storey front extension in the street scene. However, it would have a modest projection, at 1.1m, and subordinate hipped roof. It is therefore not considered to appear incongruous or unduly prominent in the street scene.

3.3 The objection to the visual impact of the extensions currently occupying the application site largely derives from their combined mass, volume and scale, and the detrimental impact this has on the open and undeveloped character of the Metropolitan Green Belt. The current proposals significantly reduce this scale with the removal of the first floor rear extension and attendant increase in volume to the roof-space. Whilst remaining substantial extensions, they are more in keeping with those constructed at No.13, with the exception of the modest front projection, and on this basis are considered to be more in keeping with the character and appearance of the street scene.

### 4.0 NEIGHBOUR IMPACT

4.1 The proposed single storey rear extension would not breach a 60 degree line measured from the mid-point of the nearest habitable room window at No.13. The remainder of the extensions are largely positioned to the south of the application site, away from the mutual boundary with this adjoining residential property. To the south the application site borders the M40 motorway and to the west is borders open countryside.

4.2 The proposed extensions are therefore not considered to adversely affect the residential amenities of adjacent properties in terms of overdominance, obtrusiveness, loss of light or overlooking.

### 5.0 PARKING/ACCESS/HIGHWAYS

5.1 Sufficient hardstanding would remain to the front of the dwelling to accommodate 3 vehicles off-road in accordance with the parking standards set out in appendix 6 of the adopted Local Plan.

### 6.0 TREES/LANDSCAPING

6.1 The proposals would not have any tree or landscaping implications

### 7.0 Other Issues

7.1 Whilst it is regrettable that works have been carried out at the application site prior to obtaining planning permission the consideration of an application cannot be prejudiced by the fact that works have been commenced or completed. A planning application is therefore not the appropriate method to consider the details or merits of any enforcement action. Notwithstanding the above, the current proposals do not seek to retain extensions built on site.

7.2 The applicant's covering letter queries why a unilateral agreement which surrenders the permission granted under application 15/02135/FUL and forgoes permitted development rights for outbuildings in return for the retention of the extensions on site cannot be accepted. However, as highlight above, this application does not seek the retention of the extensions constructed on site. Notwithstanding this fact, I would highlight the Inspectors decision for the appeals lodged under reference APP/N0410/C/16/3151780 and APP/N0410/C/16/3157627, which states:

7.3 *"Previous Inspectors had considered potential fall-back scenarios and had concluded that what could be erected using permitted development rights would not have a comparable impact to the unauthorised development in terms of the scale and effect on the openness of the Green Belt, particularly noting the fact that any 'permitted development' scheme would only have a single storey extension to the side. The approved scheme also contained a single storey element to the side and those conclusions remained pertinent. Similarly, the potential withdrawal of permitted development rights had been considered previously and was not considered to be a factor that weighed in favour of the scheme. The fact that a planning obligation was proposed, instead of a condition, made no difference to the planning merits of those arguments."*

7.4 With regard to the statement that the permitted development extensions submitted under application 15/02135/FUL would be greater than the scheme currently under consideration I would highlight that permitted development extensions would be restricted to a single storey side extension, which is not comparable to the appearance of volume and bulk resulting from a two-storey side extension. In addition, the permitted development extensions were justified on the basis that the porch was 0.17 sq. m greater than a 3 sq. m porch permitted under Class D, and 250mm wider than a 3.5m-width side extension that could be constructed under Class A PD rights. This would result in cumulative extensions of approximately 104 sq. m, not 130 sq. m. The lack of consistency with the various application drawings is regrettable which has resulted in differing measurements for each application. However, the permitted development extensions were calculated on the basis that the original dwelling had a width of 7m and depth of 7.3m.

## 8.0 WORKING WITH THE APPLICANT

8.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

8.2 In this case South Bucks District Council has requested amended plans and these were considered to be acceptable.

## CONCLUSION

As the Planning Committee has visited this site before, it is not considered that value would be added to the decision making process by Members undertaking a further site visit.

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

## 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.. 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) (England) Order, 2015 (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 the 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. (ND12)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. IN35 Considerate Constructor Scheme
2. IN41 Building Regulations
3. IH24 Obstruction of the Highway

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
FI-APP13-01	21.09.2017
Site and Block Plans	21.08.2017

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01079/RVC	Beaconsfield Town Council	Mrs Rebekka Andrinudottir C/o Mrs Rebekka Andrinudottir	180-182 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	Variation of condition 2 of planning permission 17/00437/FUL (Change of Use of Ground and First Floor to A3 use with a single storey extension and the addition of second floor to create a residential development for four flats with associated parking) to allow alterations to the rear escape stair.	Application Permitted	30.08.17
17/01097/FUL	Beaconsfield Town Council	Mr Fasiel Iqbal	14 Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Porch with two storey side and part two storey, part single storey rear extension	Application refused	06.09.17
17/01197/FUL	Beaconsfield Town Council	Mr Johnny Gray	Bradgate Longbottom Lane Beaconsfield Buckinghamshire HP9 2UQ	Amendment to planning permission 16/01893/FUL for triple garage to allow additional windows, rooflights and lowering of ground floor level.	Application Permitted	31.08.17
17/01215/ADJ	Beaconsfield Town Council	Miss Vicki Burdett	Out Of Area Wheatsheaf Farm Lane Jordans Beaconsfield Buckinghamshire HP9 2UP	Erection of a single storey side extension (renewal of a Listed Building consent CH/2013/0367/HB) Chiltern Ref: CH/2017/1136/HB.	No Objection	24.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01216/ADJ	Beaconsfield Town Council	Vicki Burdett	Out Of Area Wheatsheaf Farm Lane Jordans Beaconsfield Buckinghamshire HP9 2UP	Erection of a single storey side extension (renewal of planning permission CH/2013/0366/FA) Chiltern Ref: CH/2017/1135/FA.	No Objection	24.08.17
17/01152/TPO	Beaconsfield Town Council	Mr James Leslie	35 Copperfields Beaconsfield Buckinghamshire HP9 2NT	T2 - Birch - Reduce height up to 20% and overhang in adjacent garden and driveway by reducing width up to 15% and reshape. (TPO/SBD/2007, 33)	Part Consent/Part Refusal (See decision)	24.08.17
17/01203/FUL	Beaconsfield Town Council	Mr And Mrs Andre And Natalie Nasr C/o Mr Neil Eldem	136 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BD	Part two storey, part single storey side extension, front and rear roof lights and increase width of front patio area.	Application Permitted	18.09.17
17/01256/FUL	Beaconsfield Town Council	Mr And Mrs John And Michelle Wilkinson C/o Mrs Anjali Gupta	59 Baring Road Beaconsfield Buckinghamshire HP9 2NF	Loft conversion to accommodate bedroom.	Application Permitted	25.08.17
17/01281/TPO	Beaconsfield Town Council	Mrs Shirely Scrivener C/o Mr Peter Whipp	10 Burgess Wood Grove Beaconsfield Buckinghamshire HP9 1EH	T1 hornbeam - Removal of lower branch growing out over hedge. H1 honbeam/mixed - crown lift branches over footpath up to 4 metres from ground level. (SBDC TPO No. 06, 1995).	Application Permitted	31.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01284/TPO	Beaconsfield Town Council	Mr Dennis Marshman C/o Mr Paul Morris	67 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SQ	(T1 Oak - Crown lift outer secondary branches up to 6 metres from ground level. (Beaconsfield Urban District Council Butlers Court TPO, 1961).	Application Permitted	31.08.17
17/01237/FUL	Beaconsfield Town Council	Mr J Grzyb	10 Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	Mixed Use Scheme for 1 office and 2 x 2 bedroom flats with rear parking.	Application Withdrawn	07.09.17
17/01299/FUL	Beaconsfield Town Council	Mr Arif Mohamed C/o Mr Rakesh Parmar	The White House Oxford Road Beaconsfield Buckinghamshire HP9 1UD	Single Storey Side Extension (Amendment to planning permission 17/00669/FUL)	Application Permitted	04.09.17
17/01271/FUL	Beaconsfield Town Council	Mr & Mrs A Deane C/o Jonathan Heighway	68 Lakes Lane Beaconsfield Buckinghamshire HP9 2JZ	Single storey side extension.	Application Permitted	05.09.17
17/01312/TPO	Beaconsfield Town Council	Mrs Miller C/o Mrs Jill Macbeth	Burkes Wood Grange 49 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	G1 - 9 x Holly and 1 x Ash - Fell (SBDC TPO No 21, 1995).	Application Permitted	05.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01244/FUL	Beaconsfield Town Council	Mr & Mrs Lockwood C/o Mrs Suzanne Trueman	Haseley 9 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Part single storey part two storey side / rear extensions incorporating rear dormers. Single storey extension to garage.	Application Permitted	06.09.17
17/01304/FUL	Beaconsfield Town Council	Mr _ Mrs Payne C/o Mr Jonathon Heighway	29 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Part two storey / part single storey side/rear, and roof extension.	Application Permitted	06.09.17
17/01320/FUL	Beaconsfield Town Council	Mr & Mrs S Carter-Roberts C/o Mr Duncan Gibson	Klinten 19 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Redevelopment of site to provide two detached dwellings with detached triple garages. Entrance gates, fencing, landscaping and vehicular access (renewal to Planning Permission 15/01463FUL)	Application Permitted	06.09.17
17/01294/FUL	Beaconsfield Town Council	Hall Barn Estates C/o Mr Ceri Turner	28 Windsor End Beaconsfield Buckinghamshire HP9 2JW	Single storey rear extensions and alterations to roof incorporating rear rooflights.	Application Permitted	07.09.17
17/01350/FUL	Beaconsfield Town Council	Mr K Adani C/o Mr Ravindra Patel	51 The Spinney Beaconsfield Buckinghamshire HP9 1SA	Porch, single storey front and first floor front extensions.	Application Permitted	07.09.17
17/01354/LBC	Beaconsfield Town Council	Hall Barn Estates C/o Mr Ceri Turner	28 Windsor End Beaconsfield Buckinghamshire HP9 2JW	Listed Building Application for: Single storey rear extensions, alterations to roof incorporating rear rooflights and internal alterations.	Application Permitted	07.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01274/FUL	Beaconsfield Town Council	Mr John Davis C/o Mr Irfan Akram	8 Sheepcote Close Beaconsfield Buckinghamshire HP9 1SX	Single storey side extension.	Application Permitted	11.09.17
17/01381/FUL	Beaconsfield Town Council	Mr & Mrs Mills C/o Miss Ella Cole	57 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Single storey rear extension.	Application Permitted	12.09.17
17/01287/FUL	Beaconsfield Town Council	Mrs Dinon - Whitby C/o Mr S Wallington	Halfacre Cottage Wycombe End Beaconsfield Buckinghamshire HP9 1LY	Single storey side/rear extension and replacement roof incorporating side and rear dormers and an increase in ridge height.	Application Permitted	14.09.17
17/01388/CLOPED	Beaconsfield Town Council	Sue Godsell C/o Mr David Parry	101 Maxwell Road Beaconsfield Buckinghamshire HP9 1RF	Application for a Certificate of Lawfulness for proposed: Construction of pitched roof over existing flat roof.	Certificate of Lawful Use granted	15.09.17
17/01399/FUL	Beaconsfield Town Council	Mr S Davis	Land Rear Of 32, 34 & 38 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Construction of two semi-detached 3-bed houses with alterations to existing access.	Application Permitted	15.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01387/FUL	Beaconsfield Town Council	Mr & Mrs R Bridges C/o Mr Paul Luard	Hambledon 8 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	Single storey rear extension, side dormer window and insertion of side rooflights.	Application Permitted	18.09.17
17/01421/TPO	Beaconsfield Town Council	Macleod C/o Mrs Goldrick	56 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	Beech (T1) - Fell (TPO NO 18, 1995)	Application Permitted	20.09.17
17/01446/NMA	Beaconsfield Town Council	Mr And Mrs John Dean C/o Mr Philip Alexander	1 And 3 Warwick Road Beaconsfield Buckinghamshire HP9 2PE	Non Material Amendment to Planning Permission 17/00266/FUL to allow : Formation of a new opening on the front elevation to allow access to the upper floors and a change of roofing material from clay tiles to blue black slate.	Application Withdrawn	06.09.17
17/01200/GPDE	Burnham Parish Council	Mr And Mrs Worth C/o Mr Tim Isaac	74 Fairview Road Burnham Buckinghamshire SL6 0NQ	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 4.2m, MH 4.0m, EH 3.0m).	Prior approval is not required	06.09.17
17/01175/FUL	Burnham Parish Council	Mr M Welch C/o Mr N Walford	21 Maypole Road Burnham Buckinghamshire SL6 0NA	Single storey rear extension.	Application Permitted	24.08.17
17/01196/FUL	Burnham Parish Council	Mr James Farrance C/o Mr Dean Luxton	32 St Peters Close Burnham Buckinghamshire SL1 7HT	Single storey side and single storey rear extension.	Application Permitted	24.08.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01332/FUL	Burnham Parish Council	Nelson & Wilson C/o Mr Nathan Turner	5 And 7 Britwell Road Burnham Buckinghamshire SL1 8AF	Single storey rear extensions.	Application Permitted	07.09.17
17/01277/JNOT	Burnham Parish Council	Aberdeen Asset Management C/o Mr Rory Joyce	Huntercombe Park (formally Pfizer Pharmaceuticals) Huntercombe Lane South Burnham Buckinghamshire SL6 0PH	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 3 of Schedule 2 Class O for: Change of Use of from office (Class B1) to 86 units comprising 35 one-bed, 42 two-bed and 9 three-bed flats (Class C3).	Prior approval is not required	07.09.17
17/01242/CLOPED	Burnham Parish Council	Mr Carl Dennis	25 Wendover Road Burnham Buckinghamshire SL1 7ND	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Certificate of Lawful Use granted	11.09.17
17/01331/FUL	Burnham Parish Council	Mr Timothy Minton C/o Miss Alexa Collins	1 Rambler Close Burnham Buckinghamshire SL6 0JT	Part two storey, part single storey side extension.	Application Permitted	15.09.17
17/01372/RVC	Burnham Parish Council	Mr S Phillips C/o Mr Jason O'Donnell	Land Rear Of 48 Green Lane Burnham Buckinghamshire SL1 8DX	Variation of Conditions 2 and 11 of planning permission 17/00803/FUL to allow: internal and external alterations including enlargement of dormers, provision of additional windows, and alterations to fenestration.	Application Permitted	12.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01379/FUL	Burnham Parish Council	Mr Doug Smith C/o Mr Jamie Kilner-Smith	44 Aldbourne Road Burnham Buckinghamshire SL1 7NJ	Two storey side extension and single storey rear extension.	Application Permitted	12.09.17
17/01363/FUL	Burnham Parish Council	Mr & Mrs Roe C/o Mr Jason Lee	Waldrons Rose Hill Burnham Buckinghamshire SL1 8NN	Front porch and part single/part two storey/part first floor front/side/rear extension incorporating attached car port and double garage.	Application Permitted	14.09.17
17/01349/FUL	Burnham Parish Council	Mr Alan Sable	9 Gore Road Burnham Buckinghamshire SL1 8AA	Widening of existing vehicular access	Application Permitted	15.09.17
17/00508/FUL	Denham Parish Council	Mr Chind C/o Mr Harmeet Minhas	24-26 Oxford Road New Denham Denham Buckinghamshire UB9 4DQ	Erection of extension at 1st floor and roof level and conversion of mezzanine to two x studio flats incorporating 2 parking spaces and the installation of 1st floor windows.	Application Permitted	24.08.17
17/01101/FUL	Denham Parish Council	Mr G Bailey	38 Woodhurst Drive Denham Green Buckinghamshire UB9 5LL	Part two storey, part single storey side extension.	Application Permitted	24.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01228/FUL	Denham Parish Council	Dr Sundeep Sandhu C/o Mr Surinder Flora	Stoney Hill Bakers Wood Denham Buckinghamshire UB9 4LG	First floor side extension, part single/part two storey rear extension and replacement roof from flat to pitched.	Application refused	25.08.17
17/01250/FUL	Denham Parish Council	Mr & Mrs Johl C/o Mr S Dodd	Briar Cottage Old Amersham Road Denham Buckinghamshire SL9 7BE	Replacement dwelling.	Application refused	24.08.17
17/01252/FUL	Denham Parish Council	Mr And Mrs Osborne C/o Mr Patrick McHugh	16 Middle Road Denham Buckinghamshire UB9 5EG	Single storey side extension.	Application Permitted	25.08.17
17/01259/CLOPED	Denham Parish Council	Mr Ignazio P Adele	22 Denham Close Denham Buckinghamshire UB9 4EE	Application for a Lawful Development Certificate for Proposed: Construction of vehicular access.	Certificate of Lawful Use granted	29.08.17
17/01293/LBC	Denham Parish Council 30.08.2017	Mr Mark Smith	Deluxe Laboratories Ltd Denham Film Laboratories Denham Media Park North Orbital Road Denham Green Buckinghamshire UB9 5HQ	Listed Building Consent Application for the alteration to existing handrail. (Amendment to Planning Application 14/01926/LBC)	Application Permitted	01.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01298/FUL	Denham Parish Council	Mr Hull C/o Mr S Dodd	1 River Walk New Denham Buckinghamshire UB9 4AX	Replacement dwelling.	Application Permitted	15.09.17
17/01305/FUL	Denham Parish Council	Mr & Mrs J Martin C/o Mrs Amanda Walker	Southlands Manor Denham Road Denham Buckinghamshire UB9 4GY	Single storey side/rear extension and first floor rear balcony.	Application Permitted	04.09.17
17/01306/LBC	Denham Parish Council	Mr & Mrs J Martin C/o Mrs Amanda Walker	Southlands Manor Denham Road Denham Buckinghamshire UB9 4GY	Listed Building Application for: Single storey side/rear extension and first floor rear balcony.	Application Permitted	04.09.17
17/01322/CLOPED	Denham Parish Council	Mr & Mrs Sampson C/o Mr Pottle	59 Knighton Way Lane New Denham Buckinghamshire UB9 4EQ	Application for a Certificate of Lawfulness for proposed: Roof extension incorporating rear dormer and conversion of loft into habitable accommodation.	Certificate of Lawful Use granted	05.09.17
17/01373/FUL	Denham Parish Council	Mr & Mrs Bradfield C/o Mr S Dodd	4 Willow Avenue New Denham Buckinghamshire UB9 4AG	Front porch and single storey side/rear extension. Replacement roof with increased ridge height to facilitate first floor side/rear extension incorporating side dormers and rooflights.	Application Permitted	12.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01396/CLOPED	Denham Parish Council	Mr J Thompson C/o Dusek Design Associates Ltd	Maryella 98 Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Application for a Certificate of Lawfulness for proposed: Loft conversion into habitable accommodation incorporating rear dormer and the insertion of front rooflights, insertion of rooflights over existing single storey rear projection and fenestration alterations.	Certificate of Lawful Use granted	18.09.17
17/01471/GPDE	Denham Parish Council	Mr Harmandeep Singh C/o Mr Jeff Gillett	25 Denham Green Close Denham Buckinghamshire UB9 5NA	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 4m, MH 3.4m, EH 2.4m).	Prior approval is not required	13.09.17
17/01617/CM	Denham Parish Council	Buckinghamshire County Council	New Denham Quarry Denham Road Denham Buckinghamshire UB9 4EH	Application to Bucks County Council for Application to discharge Conditions 21 and 22a (Noise monitoring and mitigation scheme) 23 (Dust, Fibre and Particulate Management Plan) 28 (Haul Routes) 41 (Landscaping Scheme) 48 (Ecology Buffer Report) 49 (Management and Restoration Plan) 50 (Written Scheme of Investigation for Archaeological Evaluation) 54 (Information to satisfy condition Rights of Way warning signs) and 55 (Information to satisfy condition - Rights of Way - Bridge design) of consent CM/23/16 for the proposed northern extension to existing sand gravel extraction at New Denham Quarry, Denham Road, Denham, Buckinghamshire (BCC ref AOC/0055/17)	No Objection	30.08.17
17/00810/FUL	Dorney Parish Council	Mr & Mrs Clifford C/o Mrs Sarah Wright	4 Harcourt Close Dorney Reach Buckinghamshire SL6 0DY	Single storey rear extension.	Application Withdrawn	30.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01362/FUL	Dorney Parish Council	C/o Mr Stuart Keen	1 And 2 Old Boveney Court Farm Cottages Boveney Road Dorney Buckinghamshire SL4 6QE	Front porch, single storey side extension and part single/part two storey rear extension incorporating juliette balcony.	Application Permitted	11.09.17
17/00886/FUL	Dorney Parish Council	Mr P Huggins	18 Oak Stubbs Lane Dorney Reach Buckinghamshire SL6 0DW	Single storey front/side extension and single storey side extension (Amendment to planning permission 16/02380/FUL).	Application Permitted	12.09.17
17/01377/CLUE D	Dorney Parish Council	Mr & Mrs Williams C/o Mr S Dodd	15 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Application for a Certificate of Lawfulness for Existing Use: Retention of the existing detached garage in breach of condition 5 of planning permission 06/00827/FUL.	Certificate of Lawful Use granted	13.09.17
16/02239/FUL	Farnham Royal Parish Council	Mr W Levy	Beeches End Beeches Drive Farnham Common Buckinghamshire SL2 3JT	Front porch, two storey side extensions and roof extension (amendment to planning permission 14/02408/FUL).	Application Permitted	15.09.17
17/01176/FUL	Farnham Royal Parish Council	Mr Kevin Haselden C/o Colin Pullen	Withytrees Beeches Drive Farnham Common Buckinghamshire SL2 3JU	Single storey rear extension and detached garage.	Application Permitted	24.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01230/FUL	Farnham Royal Parish Council	Mr & Mrs S Robb C/o Mr Paul Lugard	3 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Porch, part two, part single storey side extension and single storey rear extension. Formation of driveway, parking area and vehicular access.	Application Permitted	24.08.17
17/01205/CLOPED	Farnham Royal Parish Council	Mr & Mrs Mike Coote C/o Robert Hillier	5 Woodland Glade Farnham Common Buckinghamshire SL2 3RG	Application for a Lawful development Certificate for Proposed Use: single storey rear extension	Certificate of Lawful Use granted	25.08.17
17/01266/FUL	Farnham Royal Parish Council	Mr D Williams C/o Mr Jake Collinge	Lantern Cottage Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Construction of vehicular access and associated hardstanding.	Application Permitted	30.08.17
17/01327/NMA	Farnham Royal Parish Council	Mrs Joanne Ashcroft C/o Ms Joanna Lindley	New Acre House Beeches Road Farnham Common Buckinghamshire SL2 3PS	Non-material Amendment to planning permission 16/01060/FUL to allow: An increase in width of 0.3m to the single storey element of House A, the lowering of Garage A by 0.18m and Garage B by 0.3m, the increasing of the depth of Garage B by 0.3m, alterations to fenestration, internal layout and alterations to cladding materials.	Application Permitted	24.08.17
17/01328/CLOPED	Farnham Royal Parish Council	Dr Anoop Kumar C/o Mr Stephen Green	Ormonde Cottage Crown Lane Farnham Royal Buckinghamshire SL2 3SQ	Application for a Certificate of Lawfulness for proposed: Single storey side extension.	Certificate of Lawful Use granted	06.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01319/FUL	Farnham Royal Parish Council	Mr & Mrs S Billard-Nichols C/o Christopher Hunt	7 Mount Close Farnham Common Buckinghamshire SL2 3QZ	Part two storey, part single storey side and rear extension.	Application Permitted	11.09.17
17/01376/CLOPED	Farnham Royal Parish Council	Mr & Mrs Richard Flower C/o Robert Hillier	Southam Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Single storey side and rear extension.	Certificate of Lawful Use granted	15.09.17
17/01378/GPDE	Farnham Royal Parish Council	Mrs L Somerville C/o Philip Alexander	1 Woodview Parsonage Lane Farnham Common Buckinghamshire SL2 3NX	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey side and rear extensions (Dimensions D 4.8m, MH 3.3m, EH 2.4m).	Application refused	01.09.17
17/01410/FUL	Farnham Royal Parish Council	Mr & Mrs H Lemon	Carisbrooke Crown Lane Farnham Royal Buckinghamshire SL2 3SQ	Replacement front and rear dormer windows (Amendment to planning permission 17/00073/FUL).	Application Permitted	18.09.17
17/01407/FUL	Farnham Royal Parish Council	Mr & Mrs P. Brett C/o Day Tanner Ltd	Red House Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	First floor rear extension.	Application Permitted	20.09.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01589/NMA	Farnham Royal Parish Council	Mr & Mrs Marston C/o Mr James Whelan	Merlins Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Non Material Amendment to planning permission 16/02243/FUL to allow: Moving of external wall to the rear, removing and decreasing the size of all skylights, decrease and remove several windows and decrease in size the front ground floor windows.	Application Permitted	20.09.17
17/01253/FUL	Fulmer Parish Council	Mr A Ali C/o Mr Rafik Otmani	West Hill Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Replacement dwelling and detached outbuilding incorporating ancillary accommodation.	Application Permitted	29.08.17
16/02094/FUL	Gerrards Cross Town Council	Balfour Beatty Civil Engineering Ltd C/o Mr Jonathan Sebbage	Car Park 42-46 Station Road Gerrards Cross Buckinghamshire	Construction of a multi-storey car park, comprising a total of 450 car parking spaces.	Application Withdrawn	29.08.17
17/01220/FUL	Gerrards Cross Town Council	Mr Amandeep Roopra C/o Mr Harmeet Minhas	9 Cheyne Close Gerrards Cross Buckinghamshire SL9 7LG	Part single/part two storey front/side/rear extension incorporating integral garage.	Application Permitted	24.08.17
17/01235/FUL	Gerrards Cross Town Council	Mr & Mrs R Swaffer C/o Mr J Parry	Saffron Lodge 16 South Park Drive Gerrards Cross Buckinghamshire SL9 8JH	Enlargement of existing front gable.	Application Permitted	25.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01211/FUL	Gerrards Cross Town Council	Mr & Mrs R Hilton C/o Mr Paul Lugard	Brandy Wyne 8 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	First floor front extension and single storey side/rear extension incorporating roof lantern.	Application Permitted	29.08.17
17/01241/FUL	Gerrards Cross Town Council	Mr P Purewall C/o Mr Anil Hallan	Meadow Bank 30 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Two storey side/rear extensions.	Application Permitted	30.08.17
17/01282/TPO	Gerrards Cross Town Council	Mr Mike Twinning C/o Mr Paul Morris	Porthkerry 16 Camp Road Gerrards Cross Buckinghamshire SL9 7PE	T1 birch - fell. (SBDC TPO No. 25, 1995).	Application Permitted	31.08.17
17/01285/TPO	Gerrards Cross Town Council	Mrs Maria Kim C/o Mr Paul Morris	40 St Huberts Close Gerrards Cross Buckinghamshire SL9 7ER	T1 oak - reshape to old cuts. T2 oak - reshape to old cuts. T3 beech - crown reduce by 30% & reshape top growth. T4 beech - crown reduce by 50%. . (SBDC TPO NO15,1987)	Application refused	31.08.17
17/01303/FUL	Gerrards Cross Town Council	Mr Harpal Uppal C/o Mr David Webb	Kylebrack 1 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	Part first floor side/part two storey side/rear extensions.	Application Permitted	05.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01307/FUL	Gerrards Cross Town Council	Mr S Dhonsi C/o Mr Alex Frame	17 High Beeches Gerrards Cross Buckinghamshire SL9 7HX	Increase in ridge height incorporating front dormer and part single storey/part two storey front/side/rear extensions incorporating integral garage.	Application Permitted	04.09.17
17/01309/FUL	Gerrards Cross Town Council	Ms. Bourdillon & Mr. Sabba C/o Declan Minoli	5 Pinewood Close Gerrards Cross Buckinghamshire SL9 7DS	Single storey rear/side extension and roof extension incorporating side and rear dormer windows.	Application Permitted	04.09.17
17/01168/IANOT	Gerrards Cross Town Council	Gerrards House Ltd C/o Mrs Aida Danon-Bavcic	Gerrards House 13 - 19 Station Road Gerrards Cross Buckinghamshire SL9 8ES	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class M for Change of Use on first floor from A1 (shop) to C3 (dwelling) formation of three flats.	Prior approval is not required	04.09.17
17/01314/FUL	Gerrards Cross Town Council	Mr Jain C/o Mr Harmeet Minhas	60 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Part single storey/part two storey side/rear extension and roof extension, incorporating front and rear dormers (Amendment to planning permission 17/00877/FUL).	Application Permitted	05.09.17
17/01316/FUL	Gerrards Cross Town Council	Mr Mikael Berntson C/o Ms Alison Watts	Regent House 42 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Single storey front/side extension, part single storey/part first floor rear extension and front dormer.	Application Permitted	05.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01323/TPO	Gerrards Cross Town Council	Mr Arvi Chana	44 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	T1 Beech - 15%; crown thin, T2 Beech fell, T3 Beech 15%; crown thin, T4 Oak - 15%; crown thin, T5 Birch - fell, T6 Birch - fell (SBDC TPO No 46, 2001).	Application Permitted	05.09.17
17/01344/FUL	Gerrards Cross Town Council	Mr Barber C/o Gino Ferdenzi	Little Compton 43 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QE	Part two storey, part single storey side and rear extensions and basement.	Application Permitted	07.09.17
17/01288/FUL	Gerrards Cross Town Council	Mr V Markenday C/o Mr S Mann	20 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Single storey rear extension.	Application Permitted	07.09.17
17/01240/FUL	Gerrards Cross Town Council	Tesco Stores Limited C/o Mrs A Khatnani	Tesco Packhorse Road Gerrards Cross Buckinghamshire SL9 8ER	Replacement gate to rear loading bay.	Application Permitted	11.09.17
17/01264/FUL	Gerrards Cross Town Council	Mr & Mrs Steve & Denise O'Connor C/o Miss Sammy-Jo Hagan	Randolph House 12 Hillcrest Waye Gerrards Cross Buckinghamshire SL9 8DN	Single storey rear extension and hip to gable roof extension over existing single storey rear projection.	Application Permitted	11.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01310/FUL	Gerrards Cross Town Council	Mr Ravinder Sehajpal	May Brook 19 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	Replacement dwelling including basement.	Application Permitted	20.09.17
17/01374/FUL	Gerrards Cross Town Council	Mr & Mrs Smith C/o Mr Ehsan UL-HAQ	60 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Replacement dwelling incorporating integral garage.	Application Permitted	12.09.17
17/01383/TPO	Gerrards Cross Town Council	Mrs Toye	98 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	T1 cedar - Reduction of lower branches by 30% which are growing over drive. T2 oak - Removal of two branches growing over house. T3 oak - Removal of one lower branch. T4 oak - 3 metre branch clearance from house. T5 oak - Removal of one lower branch for wire clearance. (TPO/SBD/9525).	Application Permitted	07.09.17
17/01414/RVC	Gerrards Cross Town Council	Mr And Mrs S Gidar C/o Mr Bjorn Hall	The Oaks 1 Top Park Gerrards Cross Buckinghamshire SL9 7PP	Variation of Condition 2 of planning permission 17/00540/FUL (Replacement dwelling and garage) to allow repositioning of vehicular access.	Application Permitted	13.09.17
17/01393/SOLN OT	Gerrards Cross Town Council	Mr Andrew Gilbert	Howard House Vicarage Way Gerrards Cross Buckinghamshire SL9 8AS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J: For the installation of Solar Photovoltaic equipment on the roof.	Prior approval is not required	13.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01313/FUL	Gerrards Cross Town Council	Mr/Mrs McCorrison C/o MR D'Austin	Hunters Gate 1 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Roof extension incorporating front, side and rear dormers.	Application Permitted	13.09.17
17/01402/TPO	Gerrards Cross Town Council	C/o Mr Mark Jago	Rustlings 28 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	(T1) Ash - Crown Thin by 10%; (T2) Ash - Fell; (T3) Beech - Crown Lift up to 2.5 mtrs (SBDC TOP NO 5, 2001)	Application Permitted	18.09.17
17/01412/TPO	Gerrards Cross Town Council	Mr Gary Blatt C/o Mr Darryl Parkin	The Park South Park View Gerrards Cross Buckinghamshire	Purple Maple (T2) - crown lift over highway should not exceed 5m from ground level and removal of old pruning stubbs, Ash (T3) - Removal of old pruning stubbs, Beech (T4) - Removal of old pruning stubbs, Sycamore (T5) - Removal of hanging limb, Beech (T6) - Removal of old pruning stubbs, Purple Maple (T7) -crown lift over highway should not exceed 5m from ground level and removal of old pruning stubbs. (TPO No 29, 2004)	Application Permitted	19.09.17
17/01415/CAN	Gerrards Cross Town Council	Mrs R Hopkins C/o Mr P Morris	Eagle 12 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Holly (T1) - Fell (Gerrards Cross Centenary)	No TPO is to be made	05.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01445/GPDE	Gerrards Cross Town Council	Mr Kurpal Mann	White Oaks 5 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	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 4.9m, MH 3.9m, EH 2.92m).	Application refused	08.09.17
17/01465/NMA	Gerrards Cross Town Council	Mr Daniel Hambury	22 Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JT	Non Material Amendment to Planning Permission 16/00440/FUL to allow : Installation of 2 rear facing rooflights in loft.	Application Permitted	31.08.17
17/01507/CAN	Gerrards Cross Town Council	Mr Peter Prosser C/o Mr Adrian Norley	Skene Lodge 57 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Silver Birch (Tree A) - Fell, Horse Chestnut (Tree B) - Fell (Gerrards Cross Centenary Area)	No TPO is to be made	19.09.17
17/01537/CAN	Gerrards Cross Town Council	Mrs L Arnold C/o Mr P Morris	3 Braemar House Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QS	Sycamores x 4 (G1) - Crown lift up to 5m over garden and driveway and prune back branches over garden by 1.5m (above 5m level) (Gerrards Cross Centenary Area)	No TPO is to be made	20.09.17
17/00751/LBC	Hedgerley Parish Council	Paul Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Application for Listed Building Consent for: proposed thermal upgrade to main roof.	Application Permitted	05.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01338/FUL	Hedgerley Parish Council	Mr Ben Thorpe C/o Mr Mark Saxton	The Manor Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Detached outbuilding with associated soft landscaping.	Application refused	07.09.17
17/00666/FUL	Iver Parish Council	Mr Alex Bingley C/o Mr Andrew Ryley	20 - 22 High Street Iver Buckinghamshire SL0 9NG	Erection of 2nd and 3rd floor extension in connection with the use of the whole of the resultant building as 17 residential apartments, landscaping, car parking and ancillary works.	Application refused	15.09.17
17/00772/FUL	Iver Parish Council	Ben Sarnar C/o Bob Trimble	Co-operative Retail First Floor Office 1-3 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU	Second floor extension to provide three habitable units.	Application Permitted	31.08.17
17/00890/FUL	Iver Parish Council	Mr Mike Saunders C/o Dale Venn	Units 13, 15A, 15B, 15C And 16 Court Lane Industrial Estate Court Lane Iver Buckinghamshire SL0 9HL	Change of use to provide off airport car parking by chauffeur delivery from Heathrow to replace existing uses.	Application Permitted	05.09.17
17/01182/FUL	Iver Parish Council	Mr D Morgan C/o Mr Mark Baldwin	Fairview 4 Love Lane Iver Buckinghamshire SL0 9QZ	First floor rear extension.	Application Permitted	24.08.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01260/FUL	Iver Parish Council	Mrs Eileen O'Hara C/o Mr S Dodd	Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Two storey rear extension and conversion of single dwellinghouse into two dwellinghouses with associated parking.	Application Permitted	24.08.17
17/01263/MBN OT	Iver Parish Council	Mrs Eileen O'Hara C/o Mr Sam Dodd	Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Proposed Change of Use of Agricultural Building to a dwellinghouse (Use Class C3).	Application refused	25.08.17
17/01229/FUL	Iver Parish Council	Mr Med'deman C/o Mr Peter Higginbottom	36 Bathurst Walk Iver Buckinghamshire SL0 9BH	Re-positioning of the rear ground wall, installation of a new lightwell, three new light lanterns, a new light dome and two obscure glazed windows in association with the creation of a new first floor to a 1-bedroom apartment.	Application Permitted	08.09.17
17/01278/FUL	Iver Parish Council	Mr Leahy C/o Mr Plumb	6 Cape Villas Cecil Road Iver Buckinghamshire SL0 9PU	Single storey rear extension.	Application Permitted	01.09.17
17/01289/FUL	Iver Parish Council	Mr Mark Stockhausen C/o Mr Shafiq Nowrozie	Tower Arms Hotel Thorney Lane South Iver Buckinghamshire SL0 9AE	First floor rear extension and single storey rear extension to accommodate additional guest rooms and the installation of external fire escape staircase (Amendment to planning permission 16/02347/FUL).	Application Permitted	31.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01290/LBC	Iver Parish Council	Mr Mark Stockhausen C/o Mr Shafiq Nowrozie	Tower Arms Hotel Thorney Lane South Iver Buckinghamshire SL0 9AE	Listed Building Application for: First floor rear extension and single storey rear extension to accommodate additional guest rooms and the installation of external fire escape staircase (Amendment to listed building consent 16/02348/LBC).	Application Permitted	31.08.17
17/01296/TPO	Iver Parish Council	Mrs J Khosa	66 Syke Cluan Iver Buckinghamshire SL0 9EJ	Beech - Clearance pruning from the building by 2m with 20% crown thinning. (SBDC TPO No 3, 2007).	Application Permitted	18.09.17
17/01345/RVC	Iver Parish Council	Mr Jack Gill C/o Mr Scott Young	54 Syke Ings Iver Buckinghamshire SL0 9EU	Variation of Condition 2 of planning permission 17/00410/FUL (Detached dwellinghouse) to allow an enlargement of the single storey front projection and alterations to design of roof over single storey rear projection.	Application Permitted	07.09.17
17/01346/CLOP ED	Iver Parish Council	Mr Leahy C/o Mr Plumb	6 Cape Villas Cecil Road Iver Buckinghamshire SL0 9PU	Application for a Certificate of Lawfulness for proposed: Roof extension incorporating rooflights and loft conversion into habitable accommodation.	Certificate of Lawful Use granted	07.09.17
17/01301/GPDE	Iver Parish Council	Mr M Bal C/o Mr Gurveer Choda	320 The Parkway Iver Heath Buckinghamshire SL0 ORL	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 6m, MH 3.35m, EH 3m).	Prior approval is not required	24.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01326/FUL	Iver Parish Council	Mr Sandeep Varaich C/o Mr George Hay	28 Somerset Way Iver Buckinghamshire SL0 9AF	Replacement dwelling, detached outbuilding and relocation of vehicular access.	Application Permitted	12.09.17
17/01409/FUL	Iver Parish Council	Mr V Singh C/o Mr Prabh Singh	The Delaford 1 Richings Place Iver Buckinghamshire SL0 9BA	Outbuilding.	Application Permitted	18.09.17
17/01420/FUL	Iver Parish Council	H Bains C/o Mr Gurprit Benning	15 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	Part two storey/part first floor side/rear extension incorporating rear juliette balconies.	Application Withdrawn	30.08.17
17/01438/CLOP ED	Iver Parish Council	Mr K Bal C/o Mr G Choda	320 The Parkway Iver Heath Buckinghamshire SL0 0RL	Application for a Certificate of Lawfulness for proposed: Rear dormer and front rooflights.	Certificate of Lawful Use granted	20.09.17
17/01466/MISC	Iver Parish Council	Colin Field	Iver Railway Station Wellesley Avenue Iver Buckinghamshire SL0 9AU	Notification under A.1 of Class A, Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Adaptation of existing footbridge, installation of lift shafts and construction of new entrance building.	Approval is granted	29.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01477/GPDE	Iver Parish Council	Mr Wayne Li C/o Mr Gurveer Choda	22 Syke Cluan Iver Buckinghamshire SL0 9EH	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 8m, MH 3.35m, EH 3m).	Prior approval is not required	13.09.17
17/01529/GPDE	Iver Parish Council	Mr Michael Dines	52 Pinewood Green Iver Heath Buckinghamshire SL0 0QH	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 3.5m, MH 4m, EH 2.6m).	Application Withdrawn	29.08.17
17/01036/FUL	Stoke Poges Parish Council	Mr Richard Glover C/o Mr Brian Laver	3 School Lane Stoke Poges Buckinghamshire SL2 4QA	Two storey rear extension and insertion of roof lights.	Application Permitted	18.09.17
17/01231/FUL	Stoke Poges Parish Council	Mr Dhillon C/o Mr Harmeet Minhas	Aramghar Park Road Stoke Poges Buckinghamshire SL2 4PJ	Part two storey, part single storey side, rear extension (Amendment to planning permission 17/00628/FUL).	Application Permitted	24.08.17
17/01178/FUL	Stoke Poges Parish Council	Mr G Rait C/o Mr Mathew Cronin	Grays Mead Park Road Stoke Poges Buckinghamshire SL2 4PA	Part two storey part single storey side and rear extension.	Application refused	30.08.17
17/01251/FUL	Stoke Poges Parish Council	Mr Sachini Rajput C/o Mr Michael Jaquiss	3 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Part single/part two storey front/side/rear extension	Application Permitted	25.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01214/CLOP ED	Stoke Poges Parish Council	Mr A Hoskins C/o Mrs Amanda Walker	Longfield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PE	Application for a Certificate of Lawfulness for proposed: Front porch, single storey side extensions and rooflights in existing rear roof slope.	Certificate of Lawful Use granted	29.08.17
17/01207/FUL	Stoke Poges Parish Council	Bell Force Development Limited C/o Mr Peter Alan	Land Rear Of Clevehurst Lodge Gerrards Cross Road Stoke Poges Buckinghamshire SL2 4EJ	Detached dwellinghouse incorporating garage. (Amendment to Planning Permission 16/02384/FUL)	Application Permitted	30.08.17
17/01283/TPO	Stoke Poges Parish Council	Mr S Singh C/o Mr Paul Morris	16 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T1 Birch - Lightening of side boughs by 25% . (SBDC TPO No. 12, 2003)	Application Permitted	31.08.17
17/01318/TPO	Stoke Poges Parish Council	Mr Steve Jones C/o Mrs Natalie Rabbette	Thames Water Reservoir Collum Green Road Stoke Poges Buckinghamshire	Cut back various trees to allow access to the valve covers located on the north facing bank of reservoir. Cut back and removed a section of tree growing within the chain link fence located on the north side of site. (SBDC TPO No 06, 1993)	Application Permitted	05.09.17
17/01325/CLOP ED	Stoke Poges Parish Council	Mr S Rajput C/o Mr Bjorn Hall	Boundary Meadow Collum Green Road Stoke Poges Buckinghamshire SL2 4BB	Application for a Certificate of Lawfulness for proposed: Outbuilding and creation of hardstanding.	Application Permitted	06.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01268/FUL	Stoke Poges Parish Council	Mr Jamie Cleary C/o Michael Jaquiss	2 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Part single/part two storey/part first floor front/side/rear extension (Amendment to planning permission 16/02240/FUL).	Application Permitted	07.09.17
17/01225/FUL	Stoke Poges Parish Council	Mr Tadek Zuber	21 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Single storey rear extension.	Application Permitted	07.09.17
17/01317/RVC	Stoke Poges Parish Council	Miss Y Sidhu	30 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Variation of condition 6 of planning permission 17/00484/FUL to allow: Commencement of the first floor rear extension prior to written agreement of all other matters relating to the condition.	Application Permitted	14.09.17
17/01400/TPO	Stoke Poges Parish Council	Michael C/o Mr Jonathan Platt	Site Of White Lodge Stoke Court Drive Stoke Poges Buckinghamshire	(T1) Sycamore - Fell (SBDC TPO No. 11, 2010).	Application Permitted	18.09.17
17/01403/TPO	Stoke Poges Parish Council	Mrs Laura Eade C/o Mr Mark Jago	Chestnuts 1A Vine Road Stoke Poges Buckinghamshire SL2 4DW	T1 lime - Pollard to previous pruning points/head. T2 horse chestnut - Crown reduction in height shall not exceed 3m in height and 1.5m in spread. (SBDC TPO No. 13,)	Application Permitted	18.09.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01413/FUL	Stoke Poges Parish Council	Mr R Trossel C/o Mr Eric Bolton	Tudor Cottage West End Lane Stoke Poges Buckinghamshire SL2 4NA	Single storey rear extension.	Application Permitted	18.09.17
17/01423/FUL	Stoke Poges Parish Council	Mr & Mrs Tegh Bajwa C/o Mr Guy Fielding	Arklow Church Lane Stoke Poges Buckinghamshire SL2 4NZ	Replacement dwelling with detached garage.	Application Permitted	20.09.17
17/01392/CAN	Stoke Poges Parish Council	Mr A Salter	Stoke Place Stoke Green Stoke Poges Buckinghamshire SL2 4HT	(1)- Lime - Remove and Stump, (1a) - Sycamore - deadwood, (2) 2 x Sycamore - Remove and Stump, (4) 4 x London Plane - Pollard, (5) 2 x Ilex - Remove and Stump, (6) Taxus - Remove crown and shape (Stoke Green Conservation Area)	No TPO is to be made	07.09.17
17/01521/GPDE	Stoke Poges Parish Council	Mr And Mrs Jiwangi C/o Mr Michael Martin	18 Pennylets Green Stoke Poges Buckinghamshire SL2 4BT	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 5.5m, MH 4m, EH 3m).	Prior approval is not required	15.09.17
17/01146/FUL	Taplow Parish Council	Ms Zoe Hatch C/o Miss Natasha Gandhi	4 Railway Cottage Approach Road Taplow Buckinghamshire SL6 0NP	Part two storey, part single storey rear extension.	Application Permitted	25.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01257/LBC	Taplow Parish Council	Miss Claire Primett	Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Listed Building Application to re-locate the Terracotta Urn with its plinth back to near its original position at the top of the eastern garden boundary. (Retrospective Application)	Application Permitted	11.09.17
17/01261/FUL	Taplow Parish Council	Hitchambury Manor Limited C/o Mr Robert Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Replacement detached dwelling and construction of vehicular access.	Application Permitted	30.08.17
17/01262/LBC	Taplow Parish Council	Hitchambury Manor Limited C/o Mr Robert Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Listed Building Application for: Replacement detached dwelling and construction of vehicular access.	Application Permitted	30.08.17
17/01329/FUL	Taplow Parish Council	Mr Rupert Sellers	Willow House 4 Ellington Gardens Taplow Buckinghamshire SL6 0AY	Outbuilding.	Application Permitted	20.09.17
17/01462/CAN	Taplow Parish Council	Mrs Lisa Ellis	Weymouth Lodge Ellington Road Taplow Buckinghamshire SL6 0BA	Ash - Fell (Taplow Riverside Conservation Area)	No TPO is to be made	07.09.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01474/CAN	Taplow Parish Council	Oxford Diocese C/o Marc Wastle	Taplow Rectory Rectory Road Taplow Buckinghamshire SL6 0ET	Conifer (T286) - Fell, 4 x Plum _ 3 x Ash Trees (G2): Remove fruit trees and saplings leaning across boundary to ground level retaining one good specimen that is upright and in good form. Fell to ground level further fruit tree that is in terminal decline. ( Taplow village Conservation Area)	No TPO is to be made	20.09.17
17/01123/LBC	Wexham Parish Council	Mrs Rita Manektalla	The Marish Middle Green Wexham Buckinghamshire SL3 6BS	Listed Building Application for Single storey side extension incorporating glass balcony	Application Permitted	25.08.17
17/01124/FUL	Wexham Parish Council	Mrs Rita Manektalla	The Marish Middle Green Wexham Buckinghamshire SL3 6BS	Single storey side extension incorporating glass balcony.	Application Permitted	25.08.17
17/01232/FUL	Wexham Parish Council	Mr Khurram Khalid C/o Mr Ehsan UL-HAQ	Main House Slough Nurseries Uxbridge Road George Green Wexham Buckinghamshire SL2 5NU	Two storey side extension.	Application Permitted	24.08.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01324/TPO	Wexham Parish Council	Eco Landscapes Ltd C/o Jody Salmon	Wexham Springs Management Company Wexham Springs Framewood Road Wexham Buckinghamshire SL3 6PJ	T1 1 x Yew - Prune back to give minimum of 2 metre clearance to building (TPO No 24, 1995)	Application Permitted	19.09.17
17/01467/CAN	Wexham Parish Council	Eco Landscapes Ltd C/o Jody Salmon	Wexham Springs Management Company Wexham Springs Framewood Road Wexham Buckinghamshire SL3 6PJ	(G1) - 3 x Birch - Prune back to give a minimum of 1 metre clearance to building (Stoke Poges Framewood Road Conservation Area)	No TPO is to be made	05.09.17
17/01384/ADJ	Adjoining Authority	Slough Borough Council	Out Of Area Thames Water Treatment Works Wood Lane Slough Berkshire SL1 9EB	Construction of new generator compound	No Objection	06.09.17

**OUTSTANDING ENFORCEMENT NOTICES**  
**(AS AT 21<sup>ST</sup> SEPTEMBER 2017 FOR 4<sup>TH</sup> OCTOBER 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 SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION</p>			

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. 5.6.2017 – ON-GOING MONITORING OF SITE BY ENF TEAM.

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 (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
<p>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.</p> <p>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. 16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHeld (AS VARIED). <u>8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</u></p>			

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 (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
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. 16.3.2017 – APPEALS DISMISSED. ENFORCEMENT NOTICE UPHELD (AS VARIED). 8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.			

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			
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.			

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.

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. 3.7.2017 – PROGRESS NOW BEING MADE WITH THE NEW OWNERS RE COMPLIANCE WITH THE EN. MEETING SCHEDULED WITH OWNERS WEEK COMMENCING 14<sup>TH</sup> AUGUST 2017.

<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 REMAINING. 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. <u>3.4.2017 – SUBSTANTIAL PROGRESS MADE RE COMPLIANCE WITH S215 NOTICE – ON-GOING MONITORING OF SITE BY ENF TEAM.</u>				

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. <u>17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM.</u>				

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. 12.4.2017 – PERMISSION GRANTED FOR S289 CHALLENGE RE TIME TO COMPLY WITH ENF NOTICE. FULL HEARING DATE TBC. PERMISSION REFUSED RE S288 AND JR CHALLENGES. <u>HIGH COURT HEARING LISTED FOR 2<sup>ND</sup> NOVEMBER 2017.</u>				

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 GENERIS HOUSE IN MULTIPLE OCCUPATION AND	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING APPEAL TO 18.11.17)	

Classification: OFFICIAL

WORKSHOP.			
<b>REMARKS</b>			
<p>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. 14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS. 18.5.2017 – APPEAL DISMISSED. EN UPHELD WITH NEW PLAN. <u>3.7.2017 - COMPLIANCE WITH NOTICE TO BE MONITORED BY ENFORCEMENT TEAM.</u></p>			

PROPERTY	<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	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
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>				
<p>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.</u> 6.2.2017 – APPEALS LODGED – GROUNDS – A, F AND G – WRITTEN REPS REQUESTED. PIN TO CONFIRM WHETHER APPEALS ARE VALID. <u>5.8.2017 – PINS HAVE NOW VALIDATED APPEALS. TO BE DETERMINED BY WRITTEN REPRESENTATIONS. AWAIT DECISION.</u></p>				

PROPERTY	<b>LAND ADJ TO WAPSEYS WOOD CARAVAN PARK, OXFORD ROAD, GERRARDS CROSS, BUCKS SL9 8TD.</b>		<b>GERRARDS CROSS.</b> SB000761	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE IMPORTATION OF MATERIALS FOR RAISING LEVELS OF THE LAND IN ORDER TO FACILITATE A CHANGE OF USE TO A CARAVAN PARK TOGETHER WITH ANY ACTIVITY CARRIED OUT AS PART OF THAT ACTIVITY OR ASSOCIATED WITH IT.	19.6.2017 – OFFICER DELEGATION IN CON WITH PCB.	19.6.2017	IMMEDIATELY UPON SERVICE (19.6.2017).	
<b>REMARKS</b>				
<p><u>19.6.2017 – TEMPORARY STOP NOTICE ISSUED AND SERVED. EXPIRES ON 16.7.2017.</u> 23.6.2017 – PCN SERVED. 9.8.2017 – OFFICERS MEETING. 25.8.2017 - BCC SERVED TSN RE WASTE MATERIAL. 11.9.2017 – BCC SERVED TSN RE WASTE OPERATION.</p>				

Classification: OFFICIAL



<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 – 31 August 2017**

**Planning appeals allowed (incl enforcement)**

32% (8 out of 25) against a target of 30%.

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

32% (8 out of 25). No target set.

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

50% (2 out of 4). No target set.

**SCHEDULE OF OUTSTANDING MATTERS**

**HEARINGS**

<b>DATE</b>	<b>PREMISES</b>
<b>TBC</b>	Appeal against decision to refuse planning permission on application 17/00743/FUL for:  Porch with double storey side and part double storey part single storey rear extension at 14 Wooburn Green Lane, Holtspur, Beaconsfield
<b>TBC</b>	Appeal against decision to refuse planning permission on application 16/02250/FUL for:  Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping at Haymill Automotive, Beaconsfield Road, Farnham Common
<b>TBC</b>	Appeal against decision to refuse planning permission on application 17/00781/OUT for:  Outline application for a serviced custom build plot at Land adjacent to Brickfield House, Brickfield Lane, Burnham

**Appeals Lodged**

<b>Planning Appeals Lodged</b>					
	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	28/08/2017	17/00631/FUL	Mrs Theresa Moran	Outbuilding.	5 Baconsmead Denham
(b)	29/08/2017	17/00716/FUL	Mr and Mrs Clerkin	Front porch and car port, part single storey/ part two storey side/rear extension incorporating rooflights.	14 Thorney Lane South Iver
(c)	04/09/2017	17/00538/FUL	Prime Phenix	Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access.	40 Penn Road, Beaconsfield
(d)	01/09/2017	17/01020/FUL	Mr Mark Seagrove	Detached Garage.	6 Wood Lane, Iver Heath
(e)	11/09/2017	17/00097/FUL	Mrs J Tarrant	Conversion of barn and outbuildings.	High Farm, Duffield Lane, Stoke Poges
(f)	12/09/2017	17/00907/FUL	Mr & Mrs S Pursey	Detached Dwelling.	59 The Fairway Burnham
(g)	22/09/2017	17/00352/FUL	Mrs E Bennett	Front porch, two storey front extension and link, first floor terrace, external alterations to facades and to roof incorporating rooflights. Replacement detached garage. Amendment to planning permission 15/00501/FUL.	Davel House, Keens Acre, Stoke Poges
(h)	25/09/2017	17/00494/FUL	Mr S Bradford	Redevelopment of site to provide 19 apartments.	19 & 21 Bathurst Walk, Iver

**Appeal Decisions**

<b>Planning Appeal Decisions</b>							
	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(a)	29/08/2017	16/01794	Mr Kanis-Buk	Summer House	The Old Stables , Langley Park	29/08/2017	D

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

- CO - Committee decision to refuse permission on officer recommendation
- CC - Committee decision to refuse permission contrary to officer recommendation
- D - Delegated officer decision to refuse permission
- ND - Appeal against non-determination of application

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