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**DEMOCRATIC SERVICES**

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Date:	2 February 2010	Direct Line:	01895 837225

Dear Councillor

**PLANNING COMMITTEE**

The next meeting of the Planning Committee will be held as follows:

DATE: **WEDNESDAY, 10TH FEBRUARY, 2010**  
TIME: **4.15 PM**  
VENUE: **COUNCIL CHAMBER, CAPSWOOD, OXFORD ROAD, DENHAM**

Yours faithfully

J.A. BURNESS

**Director of Resources**

Note: Background Papers referred to in reports will be available for inspection from 9.00 am on Wednesday 3 February 2010.

**To: Members of the Planning Committee**

Mrs Lowen-Cooper  
Mrs Cranmer  
Mr Bowater  
Mr Bradford

Mr Brown  
Mr Dhillon  
Mrs Holloway  
Mr Reed

Mrs Simmonds  
Mr Thomson  
Mr Weir  
Mrs Woolveridge





### 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

### 3. Applications and Plans

- (a) To consider the reports of the Director of Services (as attached - **(Pages 1 - 76)** if any) under
  - Part A - Committee decision required following a site visit and/or public speaking - Green pages
  - Part B - Committee decision required without a site visit or public speaking - Yellow pages
  - Part C - Committee observations required on applications to other Authorities - Pink pages
- (b) To receive FOR INFORMATION a list of applications already determined under delegated powers by the Director of Services - Part D - white pages.

The next meeting of the Committee is due to be held on Wednesday, 10 March 2010

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# South Bucks District Council

## Planning Committee

Dated : 10th February 2010

The files for each application are available  
for public inspection at the Council Offices

- PART A    Green Pages  
Committee decision required following a site visit and/or public speaking
  
- PART B    Yellow Pages  
Committee decision required without a site visit or public speaking
  
- PART C    Pink Pages  
Committee observations required on applications to other Authorities
  
- PART D    White Pages  
**FOR INFORMATION**  
Schedule of applications already determined under delegated authority by the Director of Services

**SOUTH BUCKS DISTRICT COUNCIL**

**PLANNING COMMITTEE INDEX**

**COMMITTEE DATE 10th February 2010**

**APP NO**

**PARISH**

**PART A**

09/01456/FUL  
SITE :

Burnham

Egerton Lodge, 89 Huntercombe Lane North, Burnham, Buckinghamshire, SL1 6DT

09/01541/FUL  
SITE :

Beaconsfield

By The Wood, 31 Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PF

09/01568/FUL  
SITE :

Burnham

80 And Land R/O 82-84 Dropmore Road , Burnham, Buckinghamshire, SL1 8AU

**PART B**

09/01458/FUL  
SITE :

Gerrards Cross

45-49 Station Road, Gerrards Cross, Buckinghamshire, SL9 8ES

09/01600/FUL  
SITE :

Denham

Waterside (Formerly Known As Harmony House), Bakers Wood, Denham, Buckinghamshire, UB9 4LG

09/01630/FUL  
SITE :

Gerrards Cross

South Park Chambers, 1 Oak End Way, Gerrards Cross, Buckinghamshire, SL9 8BS

# PART A

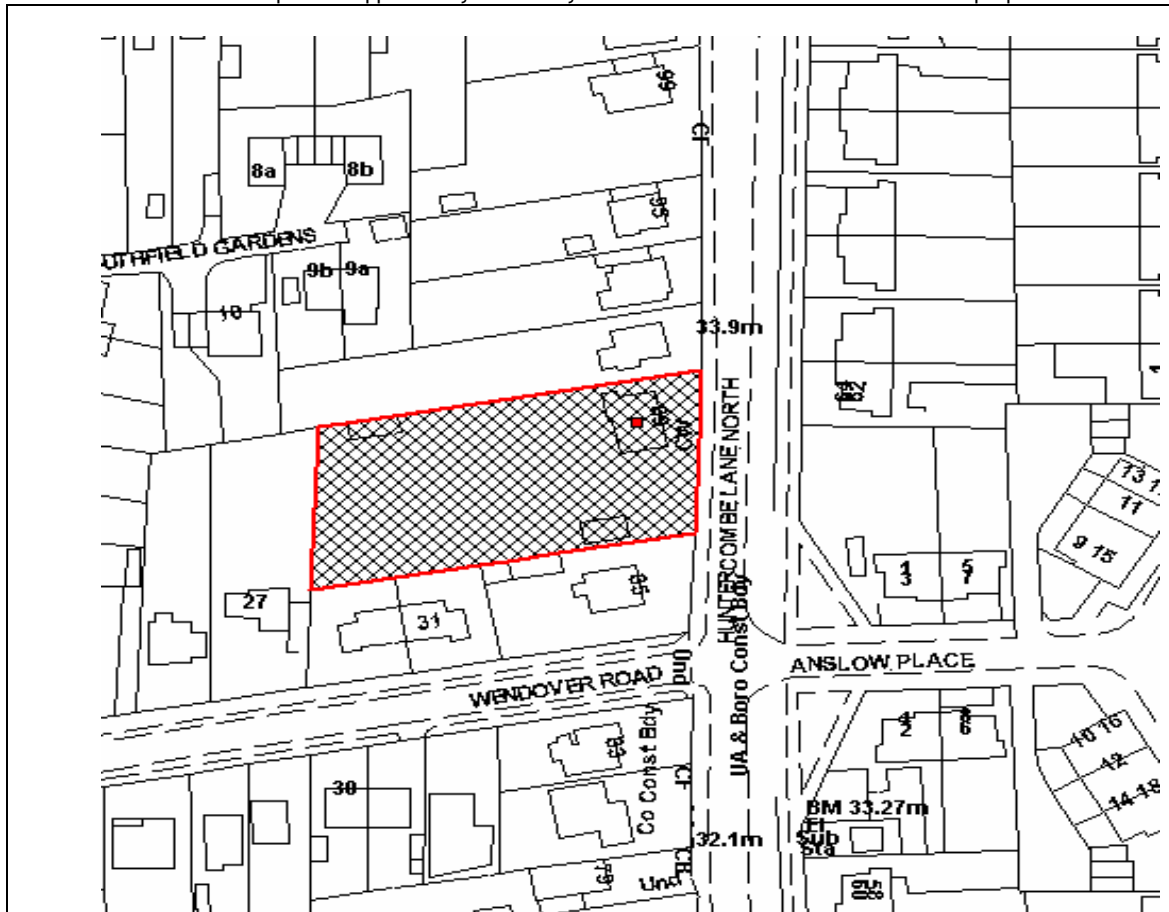
## South Bucks District Council Planning Committee

Date of Meeting: 10 February 2010

Parish: Burnham

Reference No:	09/01456/FUL	Full Application
Proposal:	Erection of two detached and two semi-detached dwellings. Construction of vehicular access.	
Location:	Egerton Lodge, 89 Huntercombe Lane North, Burnham, Buckinghamshire, SL1 6DT	
Applicant:	Mr Reh Bidgood	
Agent:	Mr Jon Bidgood	
Date Valid Appl Recd:	28th October 2009	
Case Officer:	RIRE	
Recommendation:	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  
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**SCALE : NOT TO SCALE**

## **Proposal:**

Erection of two detached and two semi-detached dwellings. Construction of vehicular access.

## **Location and Description of Site:**

The application site is situated within the Developed Area of Burnham on the west side of Huntercombe Lane North, just north of its junction with Wendover Road and Anslow Place. The site currently comprises a single detached dwelling with a substantial garden, which is rather overgrown at the rear and predominantly contains fruit trees.

Some mature deciduous trees lie adjacent to the northern boundary of the application site within the extensive rear garden of No. 91. A large Eucalyptus tree lies adjacent to the west (rear) boundary of the application site within the curtilage of 27 Wendover Road. Some large shrubs and scrubby trees run along the rear part of the southern boundary of the site adjacent to the rear boundaries of Nos. 29 and 31 Wendover Road. The front part of the southern boundary of the site adjacent to No. 85 Huntercombe Lane North is defined by a wire fence and a privet hedge.

## **Relevant Planning History:**

- 07/00872/FUL: Retention of existing dwelling and development of site to provide 1 detached dwelling and a terrace block comprising of 5 dwellings, associated parking . Construction of vehicular access. Withdrawn.
- 08/00205/FUL: Erection of two detached and two semi-detached dwellings. Construction of vehicular access. Refused.
- 09/00463/FUL: Erection of two detached and two semi-detached dwellings. Construction of vehicular access. Withdrawn.

## **Parish Council Comments:**

The Parish Council objects, as it considers the application to be an overdevelopment on a small site and has serious concerns for emergency vehicles.

## **Representations:**

Letters of objection have been received from 34 separate sources. Concerns raised include:

- Increased traffic generation close to a dangerous junction;
- On street parking problems;
- Exacerbation of existing flooding problems;
- Loss of privacy;
- Not-in-keeping;
- Set a precedent;
- Loss of trees and hedges;
- Impact on wildlife - bats and badgers;
- Loss of light;
- Dwellings not required to meet district's housing requirements;
- Dwellings too bulky, high and obtrusive;
- Overdominant dwellings;



- Increased noise and disturbance;
- Insufficient parking provision;
- Access road too narrow;
- Overdevelopment;
- Backland development;
- Increased security issues;
- Lack of consultation.

### **Internal Specialist Advice:**

Arboriculturalist:

No objection subject to conditions.

Building Control:

No objection.

### **Consultations:**

County Highways:

No objection.

Slough Borough Council:

Object on the grounds of lack of parking and increased adverse highway implications.

Environment Agency:

No objection subject to conditions.

Natural England:

No objection. Satisfied that South Bucks District Council can decide whether to determine the application based on the survey results.

Thames Water:

No objection in relation sewerage or water infrastructure.

### **Observations:**

**MEMBERS WILL RECALL THAT THIS APPLICATION WAS DEFERRED FROM THE DECEMBER MEETING IN ORDER TO ALLOW THE APPLICANT ADDITIONAL TIME TO PRODUCE APPROPRIATE EVIDENCE REGARDING ECOLOGICAL ISSUES AT THE SITE AND AGAIN FROM THE JANUARY MEETING DUE TO EXTREME WEATHER CONDITIONS.**

- This application needs to be assessed against the policies within the South Bucks District Local Plan (adopted March 1999) including policies H9, H13, EP3, EP4, EP5, EP6, EP13, TR5 and TR7.

- This application follows a number of previous applications for the redevelopment of this site, the most recent being application 09/00463/FUL which was withdrawn earlier this year on the grounds that the Environment Agency were objecting on flooding issues. This current application is very similar to that previous application and now includes additional information and evidence in relation to matters of flooding.
- Apart from the additional flood information, changes to the proposed scheme include an increase in the height of the dwelling on plot 1 by 0.1m and an increase in height of on the dwelling on plot 2 by 0.2m.
- Many of the objections received relate to the principle of developing this rear garden because of the contribution made by the existing trees, vegetation and spaciousness. However, the effective and efficient use of land within developed areas is encouraged and this application seeks to introduce additional development within the uncharacteristically spacious curtilage of this single family dwelling.
- Policy H9 requires the development of land for residential purposes to be compatible with the character of the surrounding area and to be acceptable in amenity terms, to include sufficient garden space for proposed dwellings and to include a satisfactory access for emergency vehicles and for refuse collection. Policy H9 also requires residential proposals to be assessed in terms of their compatibility in respect of density, layout, height, scale, form and materials and particular regard is given to the size and shape of the site and its physical characteristics.
- The trees within this site are predominantly fruit trees and/or of limited individual merit. However, there is some important boundary planting including a thick privet hedge along the front half of the southern boundary of the site and a hedge along the rear western boundary and along the rear part of the northern boundary.
- The Council's Arboriculturalist has, therefore, raised no objection in principle to the proposed development providing a landscaping scheme is implemented which includes one large canopy tree of an indigenous species for each plot. In addition the retention of the existing boundary hedge planting would provide immediate softening which may be supplemented.
- In terms of the density and layout of the proposed development, there is a variety of building plots and types within the locality including detached and semi-detached dwellings, some with very shallow rear gardens. Although objections have been received on the grounds of introducing backland development on this site, the retained curtilage of No. 89 and the plot sizes of proposed units 1 and 2 would be similar to others in the locality. The plot sizes of the proposed pair of semi-detached dwellings are smaller than those adjoining, but many of the properties on the east side of Huntercombe Lane North are either semi-detached properties or maisonettes. As viewed from the road the property would appear as a detached dwelling, one entrance faces Huntercombe Lane North, the other faces the proposed access way and access to the rear gardens would be obtained via a pair of patio doors. Given that this pair of semi-detached dwellings would be sited fronting the main road and adjacent to the access road and given that they have been designed to appear as one detached dwelling, their introduction would not constitute 'incompatible' development.
- Many of the dwellings fronting Huntercombe Lane North have habitable accommodation within the roofspace. For example No. 91 has been converted and has gabled ends, and the beneficial use of roof accommodation is often acceptable in principle. The proposed semi-detached dwellings differ from a previously refused application in that a fully hipped roof is now proposed with two modest rooflights. A street elevation has been submitted and the height and width of the proposed semi-detached dwellings would be compatible within the street scene.

- In order to mitigate concerns regarding disturbance to the occupiers of No.85, the proposed access road is situated between the existing dwelling at No.89 and the proposed pair of semi-detached dwellings. A 1.6 metre gap would be maintained between the southern flank wall of the proposed pair of semi-detached dwellings and the southern boundary of the site enabling the retention of the important 2 metre high privet hedge.
- No.85 has various obscure glazed windows facing northwards at 1st floor level and at ground floor level it has a north facing glazed porch, the main window serving its kitchen and one of two living room windows. At ground floor level in the south elevation of Plot 3 there would be a dining room window but even though the Flood Risk Assessment would require its finished floor level to be approximately 23cm above the adjacent ground level, it would largely be concealed by the aforementioned privet hedge. A small projection accommodating an en-suite in No. 3 would obstruct oblique views from its rear bedroom window into the north facing windows of No.85. The reduction in the bulk of the proposed semi-detached dwellings at roof level and the ability to retain the existing boundary hedge and to provide new landscaping seeks to address concerns regarding the obtrusiveness of this part of the development within the street scene and as viewed from No.85.
- Objections have also been raised regarding the impact of introducing a development on this part of the site on the amenities of other adjacent properties, particularly 27, 29 and 31 Wendover Road. The existing boundary planting to be retained is not of any particularly individual merit, but there is also the opportunity for some additional tree planting. The proposed dwelling on Plot 1 is sited to the north of 31 Wendover Road and nearly spans the width of its curtilage. The windows serving the ground floor kitchen and living rooms of No.31 and those serving its 1st floor bedrooms are only 5 metres away from the southern boundary of the application site because of its shallow garden, and only 10 metres away from the nearest part of the proposed dwelling on Plot 1.
- However, the proposed first floor level accommodation to Plot 1 nearest to 31 Wendover Road would be within a half hipped roof. A small obscure glazed dormer window would face westwards and a small dormer window serving a bedroom would face eastwards and so there would be no loss of privacy to No.31 from any 1st floor windows. In order to comply with the Flood Risk Assessment the finished ground floor level of the proposed dwelling on Plot 1 would be about 33cm above the adjoining ground level but the south facing ground floor kitchen and dining room windows proposed would be 5m beyond the boundary with No.31 and would largely be screened by the existing fence and vegetation, which could be supplemented with better specimens.
- It is also a material consideration that a substantial outbuilding could be erected much closer to the boundary with Nos. 29 and 31 with the benefit of permitted development rights. Although this proposal would introduce a bulkier form of development than an outbuilding, the degree of separation would enable the implementation of a landscaping scheme to soften its impact and the additional resultant activity. The occupiers of No.31 would be aware of the introduction of the proposed development but there would be no material loss of privacy, loss of daylight and/or sunlight.
- The proposed dwelling on Plot 1 is sited to the north-east of 29 Wendover Road. The windows serving the ground floor kitchen and living rooms of No.29 and those serving its 1st floor bedrooms are also only 5 metres away from the southern boundary of the application site because of its shallow rear garden and only 10 metres away from the proposed dwelling on Plot 1. The occupiers of No.29 would also be very aware of the introduction of the proposed development to the north of their boundary, but the previous amenity concerns in relation to No.29 have been reduced.

- The two proposed detached dwellings on Plots 1 and 2 would be at least 10 metres from the eastern boundary of the rear garden of No.27 Wendover Road and although they would be visible from that rear garden, it is also a material consideration that a substantial outbuilding could be erected with the benefit of permitted development rights closer to the boundary and there is the opportunity to retain the existing planting along this boundary and to introduce some additional planting.
- The proposed detached dwelling on Plot 2 would be sited 3.5 metres from the northern boundary of the site with 91 Huntercombe Lane North and in accordance with the Flood Risk Assessment the finished ground floor level would be about 43cm above the adjacent ground level. There is a gap in excess of 26 metres between the proposed 1st floor east facing habitable room windows and the west facing windows of 89 and 91 Huntercombe Lane North. Only oblique views at a distance of 8 metres would be gained into the private rear garden of No. 91 from a bedroom window and additional coniferous trees could ameliorate any overlooking concerns.
- Many of the objections received refer to the proposed intensification in the use of the site and the new access proposals. In response to the previous application, which is identical to this current scheme, in terms of highway/access proposals, both Bucks County Council's Highways Department and Slough Borough Council raised no objection to the proposals. In response to this current application, Bucks County Council has again raised no objection to the proposals. However, Slough Borough Council are now objecting to the proposals. Whilst they raise no objection to the scheme in terms of access, traffic generation and junction spacing, subject to the formation of the relevant visibility splays, they do object on the grounds of lack of parking provision. They advise that the proposal represents a shortfall of 7 parking spaces in relation to their Local Plan Parking Standards and therefore would lead to an increase in on-street parking, which would be to the detriment of highway safety.
- However, the pair of 3 bedroomed semi-detached dwellings would each have a garage and parking space which would comply with this Council's adopted Car Parking Standards. The proposed garages would be sited behind the garage of No.85 and their proposed parking spaces would be at a distance from the boundary with No.91 to avoid nuisance problems. The two detached dwellings would each have one integral garage and one tandem parking space in front and there would be space to continue to park two cars within the curtilage of the retained dwelling. Therefore it is considered that on balance, given that the shortfall in parking spaces in relation to South Bucks District Council's adopted parking spaces is 2 spaces and given the site's sustainable location, a reason for refusal could not be substantiated on parking grounds.
- Policy EP13 cites infrastructure provision as a material consideration and some of the objections have referred to recent sewerage problems in the locality. However, Thames Water has advised that they have no objection to the scheme in terms of sewerage infrastructure.
- Concern has also been raised in relation to the disturbance to and loss of wildlife, in particular, bats and badgers. It is an offence to disturb a badger's sett, however, they are not a European protected species. The applicants were asked to produce appropriate ecological evidence regarding these issues and have produced the submitted surveys for both bats and badgers. Natural England have assessed these surveys and advised that they are of a sufficient standard for South Bucks District Council to determine the application on their findings. The surveys concluded that there was no evidence of bats and badgers that would justify objection to the proposal.
- Building Control raise no objection from a fire brigade/emergency vehicle point of view.

- This application was submitted with a Flood Risk Assessment. The Environment Agency raise no objection to the application subject to conditions.
- Having assessed the human rights issues raised by this proposal it is considered that the grant of planning permission would strike a fair and reasonable balance between the rights of the applicant and the rights of other individuals. However, given the concerns expressed by the Parish Council and local residents it is considered that value would be added to the decision making process if MEMBERS were to undertake a SITE VISIT in this case.

## Recommendation

Full Planning Permission

### Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **No development shall take place until samples of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (NM01)**

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

4. **NM02 Surface Materials**
5. NT06 Retention of Existing Landscaping Features - JB/S1
6. **NT08 Walls & Fencing details - dwellings**
7. No other part of the development shall be occupied until the pedestrian visibility splays of 2.4m x 2.4m (measured from the back of footway) have been provided on both sides of the access points and the area contained within the splays shall be kept free of any obstruction exceeding 600mm in height above the nearside channel level of the carriageway.

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with PPG13: Transport.

8. NH46 Parking Full
9. No other part of the development shall be occupied until the vehicle visibility splay of 2.0m x 46.8m (measured from the back of footway) has been provided to the south of the point and the area contained within the splays shall be kept free of any obstruction exceeding 600mm in height above the nearside channel level of the carriageway.

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general vehicle safety along the neighbouring highway in accordance with PPG13: Transport.

10. The existing hedgerows along the north, south and west boundaries of the site shall be retained and maintained at a height of at least 2.4m, 2.4m and 1.8m respectively unless any variation is previously agreed in writing by the District Planning Authority.

Reason: To ensure the retention of this important amenity feature. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

11. The first floor windows in the north elevation of the dwelling hereby permitted on Plot 2 and in the south elevation of the dwelling hereby permitted on Plot 3 and the first floor window serving the proposed en-suite in the west elevation of the dwelling hereby permitted on Plot 3 shall be fitted and permanently maintained with obscure glass and only the top section shall be openable.

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

12. ND05 No windows at first floor level - south - dwellinghouse on plot 1 - properties.
13. The roof areas of the dwellinghouses 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.

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

14. No further windows shall be inserted in any of the elevations and/or the roofs of the dwellinghouses hereby permitted.

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

15. The first floor dormer windows in the west elevation of the dwellinghouse hereby permitted on Plot 1 shall be fitted and permanently maintained with obscure glass and shall be non openable.

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

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

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

17. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained and which is to include the planting of at least one large canopy tree per plot (for example: Oak, Beech, Ash). None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped, without the prior written permission of the District Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refers.)

18. NT02 First Planting Season

19. The development hereby permitted shall not be commenced until such time as a scheme to ensure the proposed garages and boundary treatments are floodable structures has been submitted to, and approved in writing by, the District Planning Authority. The scheme should include the following details:

- i) Flood voids incorporated into the walls and doors of the garages.
- ii) Flood slabs within the garages should be set at existing ground levels and not raised.
- iii) On-site boundary or fencing treatments must be permeable to flood waters for the lifetime of the development.

The scheme shall be fully implemented and subsequently maintained, in accordance the agreed scheme.

Reason: To reduce the risk and impact of flooding to future occupants and surrounding areas, by preventing the obstruction of flood flow routes. (PPS25 refers.)

20. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated March 2009 and Addendum Report Revision 3 dated October 2009 by Grant Designs and the following mitigation measures detailed within the FRA reports:

- i) Finished floor levels are to be set no lower than 300mm above the calculated 1 in 100 plus climate change flood level.
- ii) Under floor void spaces for the proposed detached properties are to be constructed and maintained in a clear and open condition for the lifetime of the development.
- iii) A filter drain along the boundary adjoining 89 Huntercombe Lane is to be installed as recommended in paragraph 4.2.3 of the Addendum Report Revision

Reason: To reduce the risk of flooding and prevent the displacement of overland flow routes which would result in increasing flood risk elsewhere and to protect the proposed dwellings from flooding. (PPS25 refers.)

21. There is to be no further increase in hardstanding area or development, or land raising at this site (Removal of Permitted Development Rights from all dwellings at this site).

Reason: To prevent any future increase in flood risk to future occupiers and surrounding areas. (PPS25 refers.)

22. A flood risk management plan shall be submitted to, and approved in writing by, the District Planning Authority prior to the first occupation of the development.

The management plan shall include, but not be limited to:

- When evacuation should be considered;
- Evacuation procedures and measures;
- Informing occupants of the point of refuge;
- Show the safe route to the point of refuge
- Make provision for updating the management plan at agreed timescales; and
- Maintenance of under floor voids for dwellings and garages.

The management plan shall be provided to the occupiers of the property, and, where appropriate, displayed in the property.

Reason: To minimise the risk to occupants living in an area which could become surrounded by floodwater. (PPS25 refers.)

### **23. NH05 Residential Estate Drainage**

#### Informative(s):

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 6, 17, 19 and 23**
2. I34 - Policies

Local Plan policies: H9 (Residential Layout and Design), H13 (Ancillary Buildings within Residential Curtilage), EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight), EP6 (Designing to Reduce Crime), EP13 (Infrastructure Provision), TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).

3. IN35 Considerate Constructor
4. IH11 Surface Water Drainage
5. IH23 Mud on the Highway
6. H24 Obstruction of the Highway



## LIST OF APPROVED PLANS

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
JB/S3	28.10.2009
JB/S1	28.10.2009
JB/P2	28.10.2009
JB/E2	28.10.2009
JB/P3	28.10.2009
JB/E3	28.10.2009
JB/P1	28.10.2009
JB/E1	28.10.2009
JB/S2	28.10.2009
JB/S4	28.10.2009

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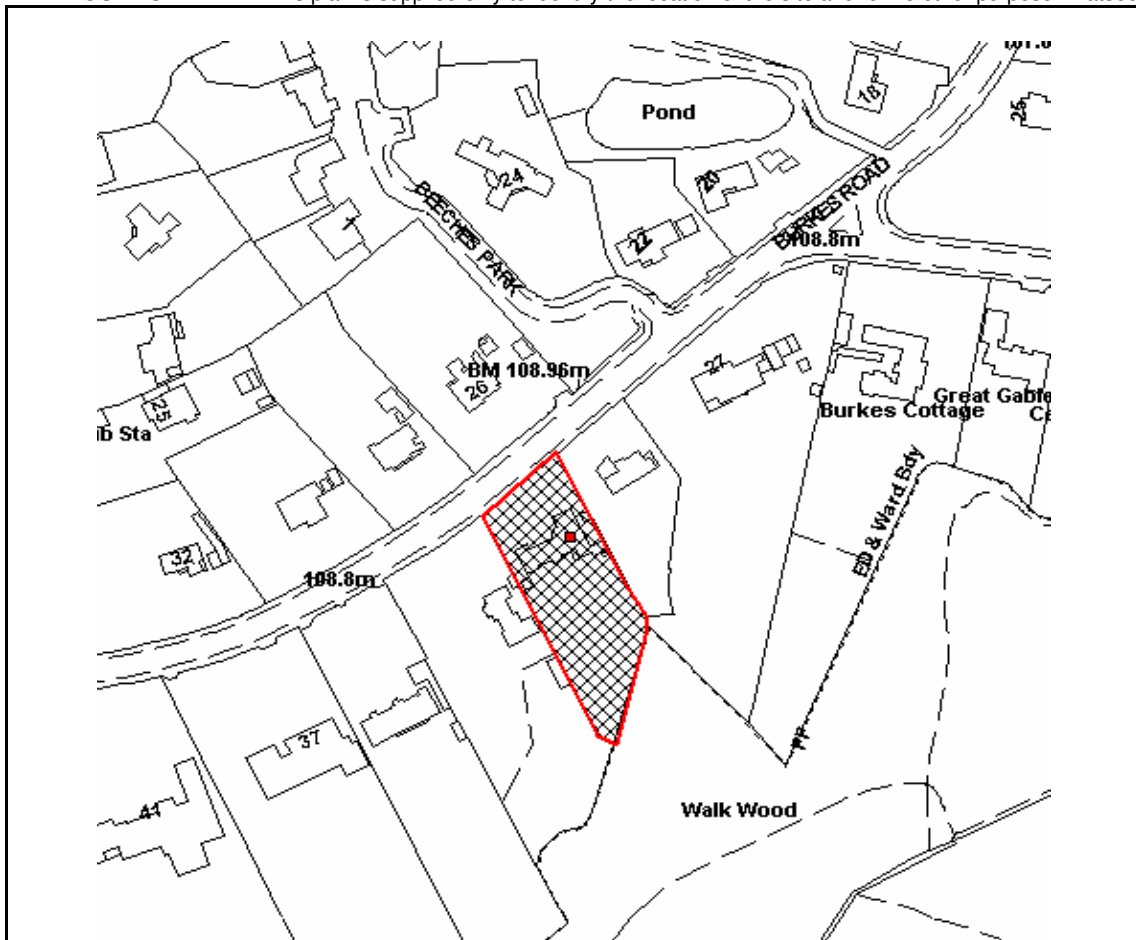
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 10 February 2010

**Town Council:** Beaconsfield

<b>Reference No:</b>	09/01541/FUL	Full Application
<b>Proposal:</b>	Replacement dwellinghouse and detached garage with front dormers and games room over. Construction of vehicular access.	
<b>Location:</b>	By The Wood, 31 Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PF	
<b>Applicant:</b>	Mr And Mrs Pritchard	
<b>Agent:</b>	The Hall Partnership	
<b>Date Valid Appl Recd:</b>	12th November 2009	
<b>Case Officer:</b>	SADO	
<b>Recommendation:</b>	PER	

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**SCALE : NOT TO SCALE**

## **Proposal:**

Replacement dwellinghouse and detached garage with front dormers and games room over. Construction of vehicular access.

## **Location and Description of Site:**

The application site is located within the developed area of Beaconsfield, on the southern side of Burkes Road, within a Residential Area of Exceptional Character. The area is characterised by large detached dwellings of varying designs which are set within relatively large plots with well-established vegetation.

The site comprises a detached two storey house with a large cedar tree located immediately to the front of the dwelling. A 3m high hedge is located along the front boundary, with a 2m high fence located along the side boundary with No. 29. A variety of mature vegetation is located along the remaining rear and side boundaries. Tree Preservation Order TPO/SBD/9521 covers all the trees on site.

## **Relevant Planning History:**

There is no relevant planning history at the application site.

Relevant planning history at No. 33 Burkes Road referred to in report:

- |               |  |
|---------------|--|
| 04/00166/FUL: | Replacement dwelling with attached garage. Conditional Permission.   |
| 04/00578/FUL: | Replacement dwelling with attached garage (amendment to planning permission 04/00166/FUL). Conditional Permission. |
| 06/00164/FUL: | Replacement detached dwelling (amendment to planning permission 04/00578/FUL). Conditional Permission.             |
| 06/00631/FUL: | Replacement detached dwelling. (Amendment to planning permission 06/00164/FUL). Conditional Permission.            |

## **Town Council Comments:**

Objects to the siting of the garage and fully supports the comments made by neighbouring residents.

## **Representations:**

12 separate letters of objection have been received from individual households. The main comments can be summarised as follows:

- The scale, bulk, proportion and height of the structures are overwhelming;
- The position of the proposed building is totally out of keeping with the building line of other properties within Burkes Road;
- The replacement dwelling does not have regard to the surrounding buildings;
- The length and height of the proposed garage would be completely out of character with the current building line and would have an adverse impact on the street scene;

- The proposal would have an adverse impact on the amenities of No. 29 with the proposed garage along the eastern boundary resulting in a loss of light to the side facing living room window of No. 29. The garage would also diminish the uninterrupted views from this window;
- The garage should be sited along the western boundary, adjacent to the garage at No. 33, thereby having no impact on the amenities of either neighbouring property;
- The removal of the undistinguished TPO Lime tree would enable a better proportioned and more aesthetically pleasing dwelling with an integral or detached garage to the western side of the dwelling, preserving the amenities of No. 29;
- The Atlantic Cedar tree has been allowed to grow to a size which is totally out of keeping with its situation and should be sacrificed;
- Concern is raised regarding the potential loss of the TPO trees within the site.
- The current house at No. 31 is of great character and the existing garage does not affect the sunlight to No. 29;
- The character of Burkes Road, which is defined as an 'Area of Exceptional Character' is being seriously eroded by these new developments;
- Concern is raised regarding the noise and disturbance resulting from development within Burkes Road.

### **Internal Specialist Advice:**

#### **Arboriculturalist:**

These proposals represent an excellent opportunity to demonstrate how well tree protection measures can work on a development site. No objection subject to condition.

#### **Building Control:**

No comments to make concerning Fire Brigade Access or disabled access and facilities.

### **Consultations:**

#### **Transport for Buckinghamshire:**

No objection subject to conditions and informatives.

### **Observations:**

- The application seeks planning permission for a replacement dwelling with second floor accommodation within the roof space, a detached triple garage with first floor accommodation above and a new vehicular access. The application therefore needs to be assessed against policies set out in the South Bucks District Local Plan (adopted March 1999) including policies EP3, EP4, EP5, H9, H10, L10, TR5 & TR7.
- Burkes Road is characterised by a variety of large detached dwellings which are sited on spacious plots. A number of the original dwellings within the vicinity of the application site have been replaced, including the original dwelling immediately to the west of the site at No. 33.

- In this instance, it is noted that the proposed dwelling would be substantially greater in size and scale than the existing dwelling on this site and that the dwelling would be sited further back on the plot. However, a dwelling of this size could be accommodated on the plot and given the character of the locality and the size of dwellings approved at nearby sites, it is not considered that a property of this scale and height would be out of keeping with many of the large detached properties located along Burkes Road. In addition the dwelling would not be at variance with the style and design of other replacement dwellings within the area, which also feature front projecting hipped ends, dormer windows to the front roof slope and detached garages with accommodation above. Furthermore, minimum distances of 5m and 9m respectively would be retained between the two storey flank elevations of the dwelling and the side boundaries of the site, which is in keeping with the gaps between dwellings within the immediate vicinity. Additionally, the dwelling would be sited no further back on its plot than the main two storey front elevation of the neighbouring property at No. 33. It is therefore considered that the proposed dwelling would be compatible with the surrounding area and would not be detrimental to the character or appearance of this Residential Area of Exceptional Character.
- Moreover, a number of dwellings within Burkes Road feature large detached or attached garages which project forward of the front elevation of their respective dwellings, with first floor accommodation above, including the immediate neighbouring property to the west, No. 33. It is noted that the proposed garage is sizeable and that it would be visible within the street scene, however having regard to the size and siting of similar garages within Burkes Road and given that the proposed garage would be sited a minimum of 9.8m from the front boundary, it is not considered that it would appear any more prominent or would have any greater visual impact within the street scene than a number of the existing garages within the vicinity.
- The Arboricultural Method Statement details that six trees within the rear of the site are to be felled. However, the Atlantic Cedar tree, which provides an important amenity feature within the site and the street scene, is to be retained. In addition, the Arboriculturalist raises no objection subject to a condition requiring the development to be implemented in accordance with the submitted Arboricultural Method Statement.
- The majority of the objections received to date relate to the impact of the proposed development on the amenity of the neighbouring property to the east, No. 29, particularly the impact of the garage on the light received and the outlook from the side facing living room window of No. 29. In this respect, it has already been noted that the proposed dwelling would be substantially greater in size and scale than the existing dwelling on this site and that the dwelling would be sited further back on the plot than the existing dwelling. Nonetheless, the proposed dwelling would be sited a minimum of 5m from the side boundary with No. 29 and having regard to the siting of No. 29, away from the common boundary with the application site, it is considered that although the proposed dwelling would be visible from the rear garden area and from the side and rear facing windows of No. 29, that it would not appear overbearing or visually intrusive to the occupiers of this neighbouring property or result in a loss of light.
- Additionally, whilst it is noted that the proposed garage would be sited 1.5m from the side boundary with No. 29 and would be positioned directly adjacent to the ground floor living room window of No. 29, it is noted from the Planning Officer's site visit to No. 29 on 4th January 2010 that this living room is served by two large rear facing windows. As such, although it is clear that the detached garage would be visible from this side facing window, given the distance between the proposed garage and the

living room window and having regard to the large rear facing windows which serve No. 29, the garage could not reasonably be considered to result in a reduction in light or have a detrimental visual impact on the amenities of the occupiers of this property. Additionally, it is noted that the demolition of the existing dwelling would result in a reduction in the overall level of built form directly adjacent to this window.

- Moreover, given that the proposed dwelling would be sited 9m from the boundary with No. 33, it is not considered that it would have a greater impact on the amenities of the occupiers of this neighbouring property than the existing situation.
- In terms of privacy, it is noted that the first floor windows in the flank elevations of the proposed dwelling would serve bathrooms and dressing areas respectively and could therefore be conditioned to be obscurely glazed. In addition, the proposed rooflight within the rear facing roof slope of the detached garage, by virtue of its height within the roof slope, would not result in a reduction in privacy to No. 29. Notwithstanding this, should this application be otherwise acceptable, it would be considered reasonable and necessary to condition that no additional windows are inserted at first floor level or above in the flank elevations of the dwelling and in the east (rear) facing roof slope of the detached garage.
- The application proposes the formation of a new vehicular access and the closure of the existing access. The County Highways Authority raise no objection to the development subject to conditions and informatives and there would be sufficient parking provision within the site in accordance with the requirements of Policy TR7.
- Having assessed the human rights issues raised by this proposal it is considered that the grant of planning permission would strike a fair and reasonable balance between the rights of the applicant and the rights of other individuals. However, given the concerns expressed by the Town Council and local residents it is considered that value would be added to the decision making process if MEMBERS were to undertake a SITE VISIT 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. NM01 Schedule Or Samples Of Materials
4. No additional windows shall be inserted at or above first floor level in the flank side elevations of the dwelling hereby permitted or in the east facing roof slope of the detached garage 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.)

5. The windows at first floor level in the flank side elevations of the dwelling 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.)

6. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to 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 nature and density of the layout and existence of trees on the site requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment and in the interests of the amenities of the adjoining properties. (Policies EP3, H9 and H10 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. NH16 Private Access Constructed First Full - 09 2212-1
8. NH33 Closure Of Existing Access Full - one - 09 2212-1
9. NH46 Parking Full
10. NT18 Complete In Accordance With Method Statement
11. ND01 No Business Use Of Garage Car Port - garage - By The Wood, 31 Burkes Road, Beaconsfield

12. The roof area of the single storey rear projection 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.

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.)

Informative(s):-

1. IH17 Highway Authority Licence Required
2. **IN02 Details Required Pursuant To Condition - 3**
3. No details of the gates shown on the submitted site plan were provided. As such, the acceptability of the addition of gates to this vehicular entrance has not been considered as part of this application.
4. I34 - Policies  
  
Local Plan policies: EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight), H9 (Residential Layout and Design), H10 (Residential Areas of Exceptional Character), L10 (Proposals Involving Felling or other Works affecting Trees covered by a Tree Preservation Order), TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).
5. IH23 Mud on the Highway
6. IH24 Obstruction of the Highway
7. IN39 Permeable Hard-Surfacing



**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
09 2212 - 1	12.11.2009
09 2212 - 2	12.11.2009
09 2212 - 3	12.11.2009

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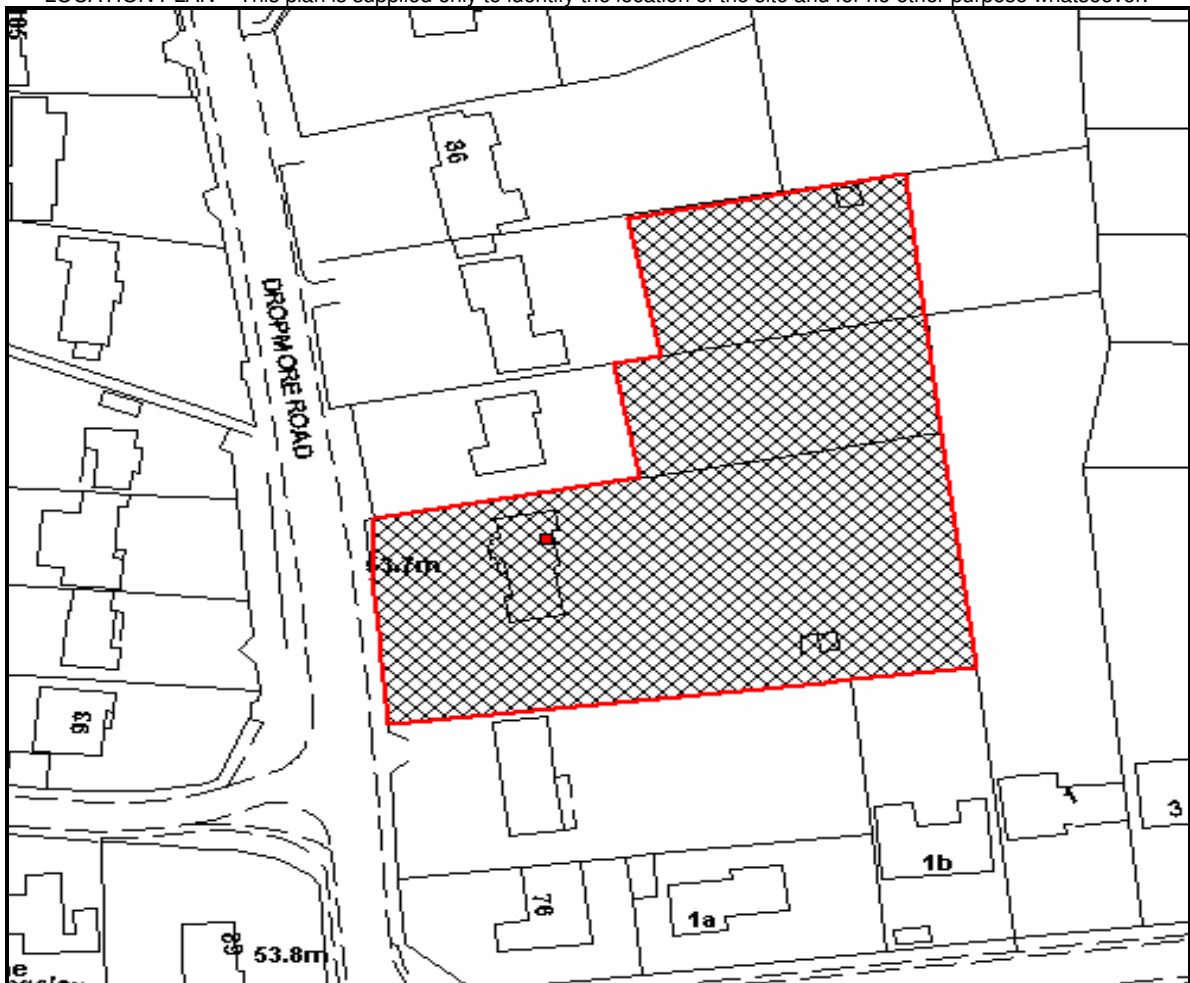
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 10 February 2010

**Parish:** Burnham

<b>Reference No:</b>	09/01568/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide 13 dwellings, associated landscaping and construction of vehicular access.	
<b>Location:</b>	80 and Land r/o 82-84 Dropmore Road, Burnham, Buckinghamshire, SL1 8AU	
<b>Applicant:</b>	Renworth Homes Ltd	<u>APPLICATION</u>
<b>Agent:</b>	Mr Dickinson	<u>WITHDRAWN</u>
<b>Date Valid Appl Recd:</b>	17th November 2009	<u>FROM</u>
<b>Case Officer:</b>	RIRE	<u>CONSIDERATION</u>
<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**

## **Proposal:**

Redevelopment of site to provide 13 dwellings, associated landscaping and construction of vehicular access.

## **Location and Description of Site:**

The proposal site comprises 80 Dropmore Road and the rear sections of the back gardens of Nos. 82 and 84 Dropmore Road. The site is located within the developed area of Burnham, with the Green Belt located a few hundred metres to the north. The street scene in the immediate vicinity of the application site is made up of large detached dwellings on substantial plots, which is also the case to the rear. Moving away from the application site, there is the presence of higher density forms of development.

## **Relevant Planning History:**

09/00499/FUL: Redevelopment of site to provide 12 dwellings, associated landscaping and construction of vehicular access. Refused. Appeal Pending.

## **Parish Council Comments:**

Objects on the grounds of not being compatible with character of the area in terms of density, layout, design and height and would affect the amenities of nearby properties. It would set a precedent for further development of this nature and would lead to adverse highway implications.

## **Representations:**

Letters of objection have been received from 17 separate sources. Concerns raised included:

- Level of density inappropriate;
- Garden sizes too small;
- Significant change in the character of the area;
- Out of character;
- Increased noise and pollution;
- Highway implications;
- Loss of light;
- Loss of privacy;
- Damage to green belt and countryside;
- Loss of trees;
- Set a precedent;
- Lack of parking;
- Overdevelopment;
- Impact on wildlife;
- Land is within the Green Belt.

## **Internal Specialist Advice:**

Environmental Health:

No objections.

Landscape Officer:

The landscaping proposals are minimal and not acceptable at present.

Arboriculturalist:

No objections.

Building Control:

No objection.

## **Consultations:**

Crime Prevention Officer:

No comments received at time of writing report.

Transport for Buckinghamshire:

No objections.

City of London:

Object - Impact on Burnham Beeches/wildlife.

Thames Water:

No objections.

## **Statutory Advertisement:**

In accordance with the Town and County Planning (General Development Procedure) Order 1995 this major application was advertised in the local press and a site notice erected on the 27<sup>th</sup> November 2009.

## **Observations:**

- This application proposes the erection of 13 detached dwellings on a site within the developed area measuring 0.685ha. The resultant density would be 19 dwellings per hectare, which is under the 30 dwelling per hectare density recommended as a minimum in Central Government Guidance. A proposal of this nature is assessed against policies including EP3, EP4, EP5, H9, TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999).
- This is a re-submission of an earlier application for the erection of 12 detached dwellings which was refused on the grounds of its impact on the neighbouring properties, and also that it would have appeared as a cramped form of development,

thus adversely affecting the character and appearance of the area. The reasons for refusal were as follows:

- (1) The proposed development, by virtue of its density, lack of spacing between proposed and existing dwellings, limited rear gardens, and height and size of the proposed dwellings, would appear as a cramped form of development, which would constitute an overdevelopment of the site that would adversely affect the character and appearance of the area contrary to policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).
  - (2) The proposed dwellings on plots 1, 2, 3, 10, 11, 12, by virtue of their proximity to the existing dwellings Nos. 80, 82, and 84 Dropmore Road, would result in a loss of privacy to these dwellings, as well as appearing over dominant and obtrusive, to the detriment of the amenities currently enjoyed by these properties. The proposed development is therefore contrary to Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).
  - (3) The proposed dwelling on plot 9, by virtue of its proximity to the existing dwellings Nos. 1, and 1b Linkwood Road, would appear over dominant and obtrusive, to the detriment of the amenities currently enjoyed by these properties. The proposed development is therefore contrary to Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).
- At this point, it is important to note the fundamental difference between the two schemes in terms of what the application site consists of. This current application now includes the entire existing plot at No.80 Dropmore Road, instead of just including part of its rear garden. As a result, the application site is now larger than previously proposed, and whilst the number of proposed dwellings has increased from 12 to 13, this only comes about due to the demolition of the existing dwelling at No.80, and its replacement with two new dwellings. The number of dwellings proposed to the rear has in fact been reduced from 12 to 11.

#### Impact on character of the area

- The site is situated within the developed area of Burnham and constitutes previously developed land. Subject to the proposed scheme according with all other relevant policies and material planning circumstances the redevelopment of such sites can be acceptable under policy H9 and consistent with guidance in PPS3.
- This scheme proposed a density of approx. 19 dph, (the refused scheme was 20dph) which is well below that offered in Government guidance. However, it would represent a density which would be higher than the average density for the existing properties along Dropmore, in close proximity to the application site, and also for the properties located along Linkwood Road, which would all display a density of approx.5-7 dph. The properties to the north, along Cheverley Gardens do display a slightly higher level of density, but this varies, and it is noted that No.8, which would back onto the proposed development actually displays a density of approx.6 dph. Whilst the proposed density is well below Central Government's minimum guidance I do not consider it would be appropriate to try and pursue a higher density. With the release of PPS3, greater emphasis should be placed on developing housing that is sympathetic to the surrounding area rather than dictated by the density of development. As such, it is considered that the density figure cannot be looked at in isolation and the impact on the character and appearance of the locality must be carefully assessed.

- This sort of backland development can be inappropriate because it does not have regard to the context in which it is set, and fills up space at the expense of the character of an area. Notwithstanding this, PPS3 suggests that new development should have regard and be influenced by development on a wider context.
- Whilst this form of tandem backland development is not common in this area, it is a form of development that has generally been deemed acceptable in principle throughout the district, provided that it would not be detrimental to the character of the area. This approach has been formed after a number of appeal decisions that have been allowed for such forms of backland development. In this instance, although it has been stated that such forms of tandem backland development are not common in this area, within near proximity of the application site, there are housing developments that run off from the main road that is Dropmore Road. The general pattern of development is not one of there being just one road with a continuous unbroken line of properties. In addition to this, the application site would be enclosed to the north by Cheverley Gardens and to the south and east by Linkswood Road. As such, the proposed development would not appear as an isolated form of development, but rather would relate to the surrounding development. Therefore overall, it is considered that the general principle of the use of this land for some form of residential development is acceptable, and need not be significantly detrimental to the existing pattern of development or character of the area.
- Notwithstanding the above in regards to the principle of the development, it is important to assess the impact that the proposal would have on the character of the area.
- The area in the immediate vicinity of the application site is characterised by large detached dwellings set in substantial plots which retain a good level of spaciousness. The proposed development would introduce 13 new dwellings onto an area that once constituted No.80 Dropmore Road and part of the rear gardens of Nos. 82 and 84 and at a higher density than the prevailing area.
- It is proposed to demolish the existing dwelling at No.80 and replace it with two new dwellings fronting Dropmore Road which would maintain the current building line and linear formation of development down Dropmore Road. The plot widths would be approximately 15m each and the proposed new dwellings would be constructed with hipped roofs with ridge heights of 8.75m, and would display similar sized footprints seen within the street. Distances of 3m would be retained between the two new dwellings and 2.5m to the existing dwelling at No.78. Given these factors, it is considered that these dwellings would generally harmonise with the existing street scene and that their proposed height, mass, scale and bulk would be appropriate for the character of the area.
- It is also considered that the height, mass and scale of the remaining proposed dwellings would be compatible with the surrounding area and site. The resultant footprints would be of a similar size to the dwellings within the area and given the resultant density of 19 dph it is considered that the coverage of development would be appropriate for this location and allow for the retention of a good level of open land. The dwellings would retain distances of predominantly 2.5 to 3m between one another, which is an increase from the previous scheme which proposed gaps of 1.8m between dwellings. This revision helps to improve the spaciousness of the development as does the reduction in the number of dwellings to the rear of the site from 12 to 11. What further helps to improve this current scheme in comparison to the refused scheme are the back to back distances retained to the surrounding properties. Previously, the distances retained to the nearest surrounding properties ranged from 17 to 20m. This current scheme allows for distances of between 24m to 27m and, as such, helps to open up the site and reduce a potential cramped appearance. The proposed garden sizes have also increased from the previous scheme,

where they ranged from 10.5m to 12m in length, whereas they now display lengths of between 11.5 to 15m

- The resultant heights of the dwellings to the rear would be approximately 8.75m, which, like the front dwellings, is considered to be compatible with neighbouring properties, and represents a reduction in height from the refused application, where the dwellings displayed ridge heights of between 9.1m and 9.8m.
- Therefore overall, it is considered that this current application would not result in an over development of the site. Such is the level of spaciousness being retained and the height and size of the proposed dwellings, it is considered that the development as a whole would not appear cramped or significantly detrimental to the street scene or out of keeping with the existing character of the area. As such, it is considered that the proposed development has successfully overcome the first reason for refusal attached to the previous application.

#### Impact on neighbouring properties

- One of the major concerns with the previous scheme was that the dwelling that is now shown as plot 6 would have appeared over dominant and obtrusive to the existing properties Nos.1 and 1b Linkwood Road, due to its close proximity to these dwellings and its bulk and physical presence. Whilst the dwelling in this revised application is located in a very similar location and distance from the dwellings in Linkwood Road, it has been significantly amended in terms of its design and overall massing. It has been reduced in size so that the section of the dwelling that is adjacent to the flank boundary has the appearance of a single storey structure with roof accommodation above. The dwelling, at the point nearest to the boundary would have an eaves height of just 3.9m, with the ridge height being 6.2m, and is hipped away from the boundary. A full two storey element is located further away, albeit with a ridge height of 7.05m, which is lower than the other proposed dwellings. It is considered that these revisions successfully address the issue of the dwelling appearing over dominant and obtrusive when viewed from the dwellings in Linkwood Road, and as such, it is considered that the third reason for refusal attached to the previous application has been overcome. It is also considered that the proposed dwelling on plot 6 would have no adverse impacts on the adjoining properties in terms of loss of light or loss of privacy.
- It is considered that plots 6, 7, 8, 9, and 10, would not have any adverse impacts on the amenities of neighbouring properties in terms of loss of light, over looking and over dominance, due to the substantial distances retained to the existing adjoining properties. The first floor side window on plot 10 which directly faces the existing property on Cheveley Gardens has been shown to be fixed shut and obscurely glazed. This could be included as a condition to prevent any over looking to the adjacent property.
- With regard to plots 3, 4, 5, 11, 12 and 13, it is considered that these proposed dwellings would also have no adverse impacts on the amenities of neighbouring properties in terms of loss of light, over looking and over dominance. This is due to the distances that are now retained to the existing properties along Dropmore Road, which are sufficient to meet the Councils Standards, and to prevent any significant loss of privacy, or for the dwellings to appear overdominant or obtrusive. There would also be no loss of light. It is considered therefore that the proposal has successfully overcome the second reason for refusal attached to the previous scheme. Notwithstanding this, the first floor side window on plot 11 which directly faces the existing property on Cheveley Gardens has been shown to be fixed shut and obscurely glazed. This could be included as a condition to prevent any over looking to the adjacent property. This is also the case for the proposed dwelling on plot 5, which has two first floor windows directly facing the existing neighbouring property.



- Due to the juxtapositions of the proposed dwellings on plots 1 and 2, and the distances retained to the existing adjacent properties, it is considered that they would not have any adverse impacts on the amenities of the existing properties at Nos.78 and 82 Dropmore Road. They do both have a first floor side window facing the relevant neighbouring property. However, they serve a laundry room and as such could be conditioned to be fitted with obscure glazing to negate any over looking possibilities.

#### Other planning considerations

- With regards to the issue of the proposed access road, it is acknowledged that it would run close to the flank elevation of the existing property at No. 82 and the new dwelling on plot 2. However, in the light of previous appeal decisions, where it has been considered such distances retained between the proposed access road and the existing properties are acceptable, it is considered that objection should not be raised on the matter of noise and disturbance. It is also worth noting that the Council's Environmental Services Unit has not objected to the location of the access and its potential for noise and disturbance.
- In terms of parking provision, the site would provide a total of 39 parking spaces, which equates to 3 parking spaces per dwelling. This would meet the parking standards as set out in the local plan for 4 and 5 bedroom dwellings.
- The County Highways Authority have raised no objections to the scheme. They have advised that the proposed access road is of a sufficient width and the visibility splays are acceptable. They are also satisfied that the intensification of vehicular movements can be accommodated on the local highway network. There is sufficient room for refuse vehicles to enter the site.
- The Council's Environmental Health unit have not raised any objection to the scheme. The Arboriculturalist has also advised that there would not be any significant or important trees or natural landscape features that would be affected by the proposals. The landscaping of the scheme is deemed to be insufficient at this stage, but this matter could be addressed by way of a condition if the application were to be approved.
- Whilst the comments of the Crime Prevention Officer had not been received by the time of drafting this report, they advised that the previously refused scheme was generally acceptable. Given that the layout of this current scheme is very similar to that previous scheme, it is not considered that this revised scheme would raise any new concerns.
- There is local concern that the proposal would result in noise and disturbance during the construction period and from the new dwellings themselves, once occupied. However any residents concerned about excessive levels of noise and disturbance during the construction process should be advised to contact the Council's Environmental Services Dept, and in terms of residential noise, this is a residential area, where a certain level of associated noise has to be expected.
- It is noted that the City of London object due to the impact on Burnham Beeches. However, this is a standard objection that they raise wherever development is proposed and Natural England rarely support this standard objection. As the site is surrounded by existing dwellings and is some distance from Burnham Beeches it is not considered that objection could be pursued on such grounds.
- One objector raised the issue of impact on the Green Belt. However this site is not located within the Green Belt and, due to the distance retained to it, would not have any adverse impacts on its characteristics.

- There is also local concern that the approving of this scheme would set a precedent for further similar applications. However, it is considered that this application would not set a precedent as each application and site is considered on its own merits, and assessments would be undertaken at each site as to the potential impacts of any proposal. It should be noted that a recent appeal for a small backland development along Linkwood Road was dismissed, with the Inspector stating that the site subject of this proposed development would not set a precedent for further backland developments due to its specific site characteristics and location.
- 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.
- Despite the above, given the concerns of the Parish Council and local residents, it is considered that value would be added to the decision making process if Members were to undertake a SITE VISIT in this case.

### **Recommendation:**

Full Planning Permission

### Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **No development shall take place until samples of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details.**

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

4. **NM02 Surface Materials**
5. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.

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

6. No further windows shall be inserted at or above first floor level in the northern elevations of the dwellings hereby permitted on plots 2, 10 and 11, or the southern elevations of the dwellings hereby permitted on plots 1 and 5.

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.)

7. No windows shall be inserted at or above first floor level in the southern elevations of the dwelling 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.)

8. The first floor windows in the northern elevation of the dwellings hereby permitted on plots 2, 10 and 11, and the first floor windows in the southern elevation of the dwellings hereby permitted in plot 1 and 5, 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.)

9. **NT01**            **Landscaping Scheme to be Submitted**
10. **NT02**            **First Planting Season**
11. **NT18**            **Complete In Accordance With Method Statement**
12. **NH04**            **Residential Estate Layout - Single Road**
13. **NH05**            **Residential Estate Drainage**
14. **NH08**            **Private Access Way (Full)**
15. **NH17**            **Commercial Access Constructed First (Full) - 010700/Pln/100**
16. **NH39**            **Visibility Splays - Specified (Vehicular Access) - 2.4 - 70 - 0.6**
17. **NH46**            **Parking Full**

18. No part of the development shall be occupied until an area has been laid out within the site for all vehicles to turn in accordance with the approved drawing number 010700/Pln/100 and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. **IN02**            **Details Required Pursuant to Conditions - 3, 4, 9, 12, 13 and 14**

2. 134 - Policies.

Local Plan policies: H9 (Residential Layout and Design), EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight), TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).

3. **IH06**            **Future Highway Requirements**

4. In order to comply with condition 12 and 13 above, the developer is required to submit to the Head of Transportation, Buckinghamshire County Council, County Hall, Aylesbury, drawings in triplicate detailing the layout plans at scale 1:500, longitudinal and cross sections, typical construction details and method of disposal of surface water.
5. IH11 Surface Water Drainage
6. IH12 Use of Soakaways
7. IH20 S278 Agreement
8. IH23 Mud on the Highway
9. IH24 Obstruction of the Highway
10. The applicant is advised that the off site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact 'Transport For Buckinghamshire' at the following address for information:-

Highways on Call  
Transport for Buckinghamshire  
Aylesbury Vale Area Office  
The Winslow Centre  
Park Road  
Winslow  
MK18 3RB

Tel 0845 230 2882

## LIST OF APPROVED PLANS

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
171108	17.11.2009
010700/Pln/128	17.11.2009
010700/Pln/129	17.11.2009
010700/Pln/103	17.11.2009
010700/Pln/102	17.11.2009
010700/Pln/105	17.11.2009
010700/Pln/104	17.11.2009
010700/Pln/106	17.11.2009
010700/Pln/109	17.11.2009
010700/Pln/108	17.11.2009
010700/Pln/111	17.11.2009
010700/Pln/110	17.11.2009
010700/Pln/113	17.11.2009
010700/Pln/112	17.11.2009
010700/Pln/115	17.11.2009
010700/Pln/114	17.11.2009
010700/Pln/117	17.11.2009
010700/Pln/116	17.11.2009
010700/Pln/119	17.11.2009
010700/Pln/118	17.11.2009
010700/Pln/121	17.11.2009
010700/Pln/120	17.11.2009
010700/Pln/123	17.11.2009
010700/Pln/122	17.11.2009
010700/Pln/125	17.11.2009
010700/Pln/124	17.11.2009
010700/Pln/127	17.11.2009
010700/Pln/126	17.11.2009

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## PART B

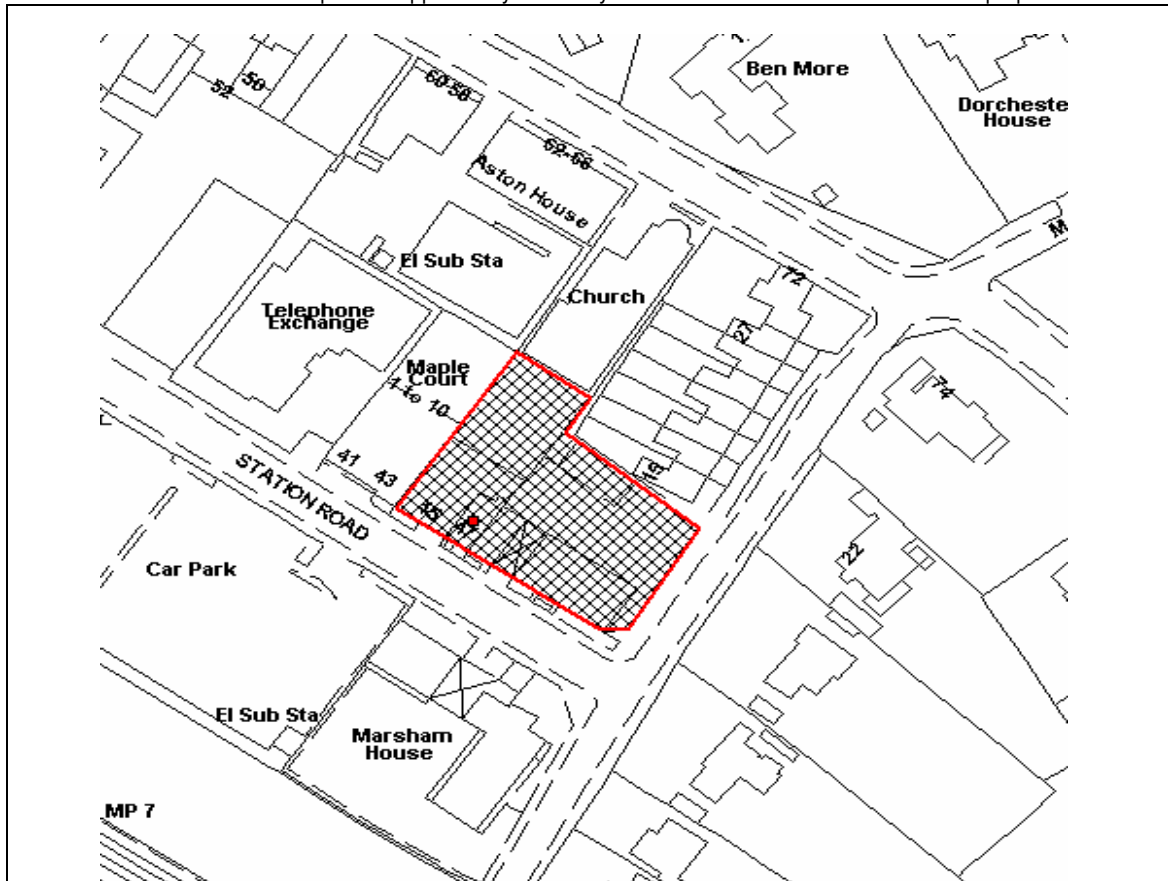
### South Bucks District Council Planning Committee

Date of Meeting: 10 February 2010

Parish: Gerrards Cross

Reference No:	09/01458/FUL	Full Application
Proposal:	Part change of use from Office Building (B1) to residential (10 flats for residential dwellings), construction of office building, basement, car parking and construction of vehicular accesses.	
Location:	45-49 Station Road, Gerrards Cross, Buckinghamshire, SL9 8ES	
Applicant:	Invesco Pit Ltd	
Agent:	Mr Barry G Kitcherside	
Date Valid Appl Recd:	28th October 2009	
Case Officer:	MS	
Recommendation:	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**

## **Proposal:**

Part change of use from Office Building (B1) to residential (10 flats for residential dwellings), construction of office building, basement, car parking and construction of vehicular accesses.

## **Location and Description of Site:**

The proposal site is situated on the north side of Station Road at the eastern extremity of the road at its junction with Marsham Lane. The site is wholly in use for Class B1 employment generating purposes and comprises a 4 storey building with roof top plant room directly adjacent to No. 43 and an attached 3 storey building with small plant room above adjacent to the road junction.

An arched access runs underneath the 1st floor of the 4 storey building leading to 16 parking spaces at the rear and 8 parking spaces within the building envelope at ground floor level.

An arched access also runs underneath the 1st floor of the 3 storey building leading to 16 surface spaces and a garage block for approximately 6 cars.

The application site area has a length of 47 metres and so the boundary along Marsham Lane runs to the east of the trees along the frontage.

The boundary of the Gerrards Cross Centenary Conservation Area crosses Station Road at its eastern extremity.

The site lies within the Gerrards Cross Town Centre Inset Area.

## **Relevant Planning History:**

01/00089/FUL: Demolition of existing office building. Erection of four storey office building with semi-basement car parking. Construction of vehicular access. Conditional Permission.

06/00475/FUL: Erection of four storey office building with semi-basement car parking. Construction of vehicular access. (Renewal of planning permission.) Conditional Permission.

## **Parish Council Comments:**

None received at time of drafting report.

## **Representations:**

Letters of objection have been received from the occupiers of 5 adjoining residential properties on the following grounds:

- Unsatisfactory positioning of proposed access to 26 basement car parking spaces;
- Scheme previously refused for 10/12 flats accessed from Marsham Lane on safety grounds;
- Loss of privacy from 4 storey building with roof garden to Woodlands No. 20;
- Out of character in the vicinity;



- Loss of privacy from offices and now residential to adjoining properties including Waverley No. 21;
- Depreciation in property values;
- Increased traffic manoeuvring and nuisance;
- Nuisance during construction works;
- Loss of sunlight;
- Inadequate access provision for the disabled;
- Unsympathetic design detailing of glass balconies.

Letter received from Bickerton's Aerodromes that occupiers of the proposed development would inevitably hear and see aircraft operations from Denham Aerodrome.

### **Internal Specialist Advice:**

#### Environmental Health:

No objections subject to conditions including the reduction of noise, dust and vibration during construction works.

#### Building Control:

No objections in principle subject to compliance with access for the disabled and fire safety requirements.

#### Conservation and Design Officer:

*'No 49 Station Road is a building of mediocre design with no feeling for its Gerrards Cross context. Nos 45-47, however, with its large gable, pitched roofs and facing of good quality red brick does acknowledge the context, and is better designed from that point of view, unlike its proposed replacement. It would be a shame to lose this relatively new office building for a scheme which would not enhance the setting of the Centenary Conservation Area, and could very well detract from its setting. The proposed replacement buildings for this site have a bland metropolitan appearance which would erode the distinctive character and appearance of Gerrards Cross in general, and the setting of the CA in particular.'*

#### Arboriculturalist:

No objections.

### **Consultations:**

#### Thames Water:

No objections.

#### Network Rail:

No comments.

#### County Highways:

No objections subject to imposition of conditions.

## Statutory Advertisement:

In accordance with the Town and County Planning (General Development Procedure) Order 1995 this application was advertised in the local press as a major development and development adjoining a Conservation Area on the 6<sup>th</sup> November 2009 and a site notice erected on the 3<sup>rd</sup> November.

## Observations:

- The above application needs to be assessed against policies including policies EP3, EP4, EP5, EP6, EP15, H7, H9, TC1, E1, E5, TR4, TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999).
- Within this town centre inset area proposals should preserve the vitality or viability of the centre and policy TC1 states that:- in principle, the redevelopment of employment generating sites for a mixed use development comprising housing and offices may be permitted as an exception to the employment policies in the plan providing the site is unlikely to be a major source of employment for residents of the settlement or the immediate locality and the cumulative impact would not detrimentally affect employment levels and the proposal complies with all other relevant policies.
- The existing buildings largely step down towards the junction with Marsham Lane from 13.7m to 9m adjacent to the treed eastern boundary. The parapet of the proposed scheme would also step down from 13.5m to 9m but a 1.7m high louvered plant room is also proposed centrally on the highest part of the proposed roof adjacent to No. 43.
- The upper floors of the existing premises are staggered at the rear and are largely at a distance of about 16m from the side boundary of the residential property, No. 15 Marsham Lane. However, the proposed development includes a cantilevered section of office accommodation that would project about 4m nearer to the side boundary of No. 15 and would be about 4.5m higher than the existing 3 storey building.
- In assessing the resultant impact of the proposed development on the amenities of the adjoining residential properties, particularly those in the terrace on Marsham Lane and the detached properties to the east, it is material that a similar depth and taller form of development was previously accepted on the eastern 'half' of this site. The planning permission under ref. no. 06/00475/FUL lapsed on 20 June 2009 but it is still a material consideration that the scale of that development was accepted and there has been no change in circumstance to now reach a different conclusion. When viewing the approved scheme under 06/00475/FUL in association with the existing building that was then proposed to be retained, the overall impact was similar to that now proposed. The louvered plant room now proposed would project higher but being centrally positioned adjacent to the gable end of the adjacent roof, its visual impact is minimised and the submitted Sunpath Massing Study indicates that it would not result in any overshadowing impact to the adjoining residential properties.
- Although the residential element of the scheme would not extend nearer to the side boundary of No. 15, the 3rd floor one bed roomed flat would be higher than the existing building but not as high as the previously approved development.
- The parapet of the residential part of the proposed development steps down towards the junction with Marsham Lane. A screen is proposed to give some privacy to a roof terrace which would add to the presence of this part of the proposed building but the proposed building would still not be as high as that previously approved.

- The submitted Sunpath Massing Study shows that whereas part of the rear garden of No. 15 and the majority of the garden at No. 16 currently receive sunlight from 3pm as at 21 March and 21 September, the garden and rear windows of No. 15 and different parts of the garden of No. 16 would be in shadow. However, the bulk of the proposed building which would result in the additional overshadowing of the Marsham Lane terrace is no larger than that which has already been accepted in principle as not being sufficient to warrant a refusal.
- The Conservation and Design Officer has raised objection in terms of the setting of the Conservation Area but given the distance involved it would be difficult to substantiate that these proposals would detract from it. The scale of the existing buildings reflect the location of this site at the edge of the Town Centre and its juxtaposition with residential properties. By incorporating dwellings at its south-east edge the scheme has regard to the transition between the commercial area and the residences to the east and north. Objections have been raised to the glazed screens to the proposed balconies; although the balconies do not reflect the more ornate balcony details found elsewhere, they are not obtrusive or detrimental to the appearance of the locality.
- These proposals comprise 10 one-bedroomed flats, each of which would have one surface level car parking space. Only the ground floor flats would be able to be accessed via a wheelchair. The proposed 1st and 2nd floor flats would each have a small balcony and if permission were to be granted a condition would have to be imposed to necessitate the provision of a privacy screen to protect the Marsham Lane properties from undue overlooking. The flats at ground floor level would have no private amenity space but the District Council has recently accepted an absence of amenity space for some small units within this town centre. The proposed 3rd floor flat would have a roof terrace and in order to preclude overlooking concerns the proposed privacy screen would have to be maintained.
- In order to address overlooking concerns from the proposed 1st, 2nd and 3rd floor offices that would be nearer to the boundary with No. 15 than those existing, the proposed windows in that element would be angled away from the residential properties.
- The proposals comprise 1386 square metres of office floorspace and 42 parking spaces are proposed for the office element. If the parking standard of 1 space per 30 square metres is applied, the scheme would need to provide 46 spaces, consequently there would be a shortfall of 4 spaces but given this sustainable location and the presence of public car parks this would not be sufficient to justify a reason for refusal. 24 of the proposed parking spaces would be arranged in a tandem arrangement but it is a material consideration that the previously approved schemes for this site provided 24 of the spaces in a similar tandem arrangement. Consequently it would be difficult to now raise objection to the principle of 24 tandem spaces for the proposed office element. Parking for the disabled is incorporated into these proposals.
- Objections have been received regarding the proposed access from Marsham Lane, however, the Highways Authority is happy with this and a similarly positioned access was also previously approved.
- The only soft landscaping on the existing site is the avenue of trees along the Marsham Lane frontage, one tree on the frontage in the south-west corner and 6 trees in the rear car park. The proposed scheme would introduce a reasonable band of landscaping where trees could be planted along the north-west extent of the site. There would be two additional trees and a planted pergola adjacent to the side boundary of No. 15 Marsham Lane but some of the trees along the Marsham Lane frontage would have to be removed in order to form the proposed basement access. Some hedging and a tree is proposed along the Station Road frontage.

- Policy EP4 requires proposals to incorporate appropriate soft landscaping to soften the impact of proposed new development and some consideration has been given to this and further details would have to be submitted as required by the imposition of appropriate conditions.
- I am satisfied 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.

## 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. NMS01 Demolition of Buildings -buildings-their-Policy EP3
6. The flat roofed areas above 3rd floor level of the building hereby approved shall not be used as an amenity or sitting out area.

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

7. NH20 Commercial Access Constructed Prior To Occupation (Full) - 050-011A
8. NH33 Closure of Existing Access (Full) -1 month - 050-011A
9. No part of the development shall be occupied until the new access onto Marsham Lane delineated on drawing number 050-011A has been laid out to a gradient of 1 in 12 for a minimum distance of 5 metres beyond the edge of the carriageway. (NH36)

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

10. No other part of the development shall begin until visibility splays have been provided on both sides of the access onto Marsham Lane between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 40 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway. (NH39)

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

11. NH46 Parking Full
12. NH54 Travel Plans General Development
13. NH58 Site Operatives Vehicles
14. NT01 Landscaping Scheme to be Submitted

15. NT02 First Planting Season
16. **ND16 Details Of Levels - building - buildings**
17. **NT08 Walls & Fencing details - building**
18. The east facing office windows at first, second and third floor level in the rear, north-east elevation of the building hereby permitted shall be fitted and permanently maintained with obscure glass to the satisfaction of the District Planning Authority.

Reason: To prevent overlooking and loss of privacy in respect of adjacent residential properties fronting Marsham Lane. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

19. **No development shall take place until details of privacy screens at least 1.7m high to be positioned along the east and south elevations of the balconies hereby approved at first and second floor level at the eastern end of the building hereby approved and details of such screens to be positioned along the north, south and east elevations of the roof terrace at third floor level have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details and the approved privacy screens shall be permanently retained and maintained.**

Reason: To prevent overlooking and loss of privacy in respect of adjacent residential properties fronting Marsham Lane. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informative(s):-

1. IH11 Surface Water Drainage
2. IH20 S278 Agreement
3. IH23 Mud on the Highway
4. IH24 Obstruction of the Highway
5. I34 - Policies

Local Plan policies: EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight), EP6 (Designing to Reduce Crime), EP15 (Renewable Energy Development), H7 (The Provision of Smaller Dwellings), H9 (Residential Layout and Design), TC1 (Development in Beaconsfield (New Town), Burnham and Gerrards Cross), E1 (Employment Generating Development), E5 (Other Employment Generating Sites), TR4 (Provision for those with Special Needs), TR5 (Accesses, Highway Works and Traffic Generation) and TR7 (Parking Provision).

6. IN35 Considerate Constructor
7. **IN02 Details Required Pursuant to Conditions - 3, 4, 5, 12, 13, 14, 16, 17 and 19**

## LIST OF APPROVED PLANS

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
08061-100-001	28.10.2009
170808/grd	28.10.2009
170808/1st	28.10.2009
170808/2nd	28.10.2009
170808/3rd	28.10.2009
170808/sec	28.10.2009
170808/Det	28.10.2009
170808/Ele	28.10.2009
050-001A	28.10.2009
050-010	28.10.2009
050-011A	28.10.2009
050-012A	28.10.2009
050-013A	28.10.2009
050-014A	28.10.2009
050-015A	28.10.2009
050-020A	28.10.2009
050-021A	28.10.2009
050-022A	28.10.2009
050-030	28.10.2009
050-031A	28.10.2009
050-032A	28.10.2009
Travel Plan	28.10.2009
Transport Statement	28.10.2009
Design & Access Statement	28.10.2009

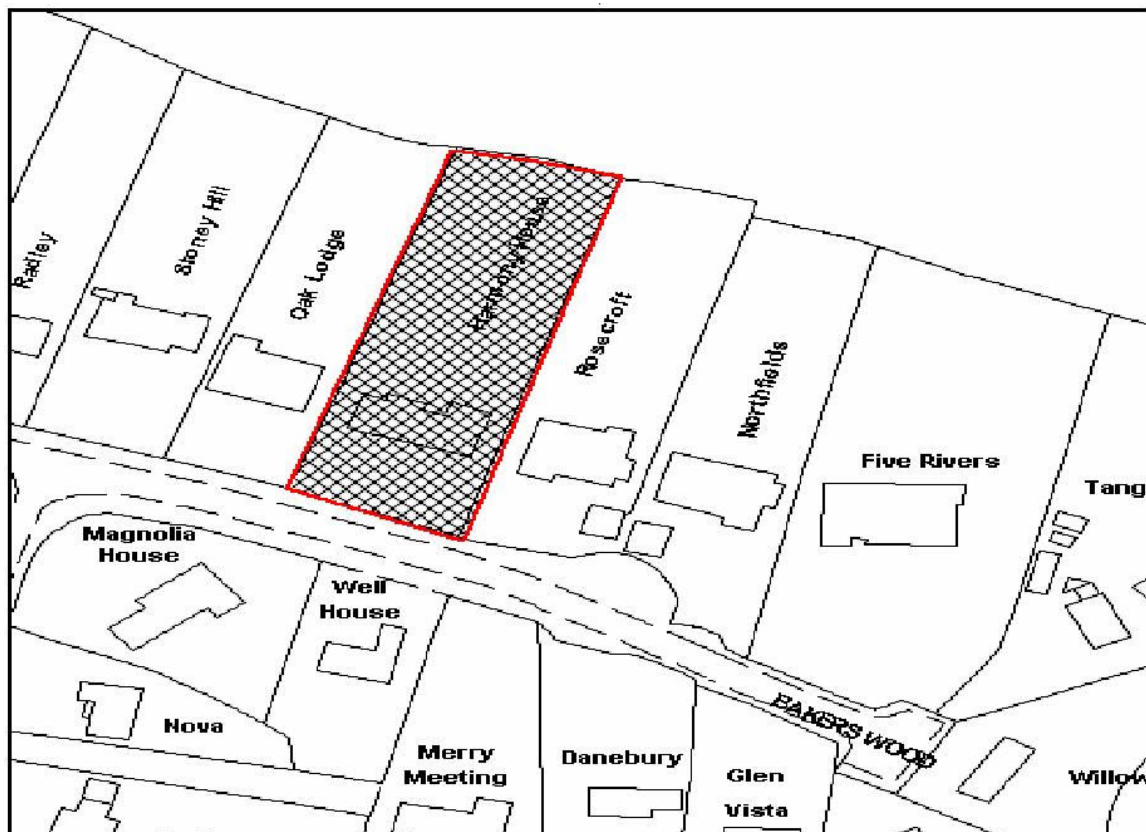
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 10 February 2010

**Parish:** Denham

<b>Reference No:</b>	09/01600/FUL	Full Application
<b>Proposal:</b>	Retention and alteration of first floor and roof extension incorporating front and rear dormers. Two storey rear extension. (Amendment to planning permission 06/00777/FUL).	
<b>Location:</b>	Waterside (Formerly Known As Harmony House), Bakers Wood, Denham, Buckinghamshire, UB9 4LG	
<b>Applicant:</b>	Mr and Mrs M Kotecha	
<b>Agent:</b>	Mr Robin Pearson	
<b>Date Valid Appl Recd:</b>	24th November 2009	
<b>Case Officer:</b>	MS	
<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**

## Proposal:

Retention and alteration of first floor and roof extension incorporating front and rear dormers. Two storey rear extension. (Amendment to planning permission 06/00777/FUL).

## Location and Description of Site:

The site is situated on the north side of Bakers Wood, on the cul-de-sac section to the east of the main Bakers Wood private road. The locality lies within the Colne Valley Park and the Metropolitan Green Belt.

## Relevant Planning History:

- SBD/587/82: Two storey side extension. Conditional Permission.
- S/0349/90/FF: Formation of room in roofspace over existing garage including alterations to the roof. Conditional Permission.
- S/95/0838/FF: Rear Conservatory. Conditional Permission.
- 06/00230/FUL: Single storey front extension, first floor side extension incorporating front and rear dormers, two storey rear extension. Withdrawn.
- 06/00777/FUL: Alterations, first floor side extension incorporating front and rear dormers, two storey rear extension. Conditional Permission.
- 07/01912/FUL: Alterations, first floor side extension incorporating front and rear dormers, two storey rear extension. (Amendment to planning permission 06/00777/FUL). Refused.
- 08/00243/FUL: Alterations, first floor side extension incorporating front and rear dormers, two storey rear extension. (Amendment to planning permission 06/00777/FUL) Refused. Subsequent appeal lodged and withdrawn at hearing.

On 31 July 2008 an Enforcement Notice was issued concerning the alleged unauthorised erection of a first floor side extension incorporating front and rear dormer windows and a two storey rear extension. Subsequently an appeal was lodged and the enforcement notice was quashed.

- 09/01146/FUL: Retention and alteration of first floor side extension incorporating front and rear dormers, two storey rear extension. (Amendment to planning permission 06/00777/FUL). Refused.
- 09/01148/FUL: Retention and alteration of first floor side extension incorporating front and rear dormers, two storey rear extension. (Amendment to planning permission 06/00777/FUL). Refused.
- 09/01150/FUL: Retention and alteration of first floor side extension incorporating front and rear dormers, two storey rear extension. (Amendment to planning permission 06/00777/FUL).Refused.



### **Parish Council Comments:**

*'The Parish Council objects to this application unless the District Council can demonstrate that the bulk and height of the roof is not greater than that approved under application 06/00777/FUL.'*

### **Representations:**

None received at time of drafting report.

### **Internal Specialist Advice:**

None.

### **Consultations:**

None.

### **Observations:**

- The above application needs to be assessed against the relevant development plan policies including policies GB1, GB10, L6, EP3, EP4, EP5 and TR7 of the South Bucks District Local Plan (adopted March 1999).
- Approval for extensions was granted under 06/00777/FUL. The scheme as built differs significantly from that approved in terms of the gross floorspace, the design and its impact as viewed from the street scene.
- Before the current phase of works on this site commenced, the dwelling had already been extended by 66%, which is greater than the 50% allowable under current Green Belt policy. Therefore, whilst replacement of the existing built form might be acceptable, any expansion would be inappropriate development.
- The current proposals seek to reduce what has been built on site and which exceeds the scheme approved under 06/00777/FUL.
- The ground floor proposed is exactly the same as that which was approved, which is consistent with the fact that the position of the external walls has not altered.
- Unlike the previously refused applications, the proposed first floor plan would now be nearly the same as that previously approved as a set back has now been introduced on the front elevation at 1st floor level; the only difference from the previously approved 1st floor plan is that a previous bay projection to the staircase is omitted.
- At roof level, the potential floorspace that would exceed 1.5 metres in height comprises approximately 52 square metres. Although no habitable accommodation was proposed in the roof of the previously approved scheme it is a material consideration that approximately the same amount could have been utilised without needing planning permission, entirely within the limits of the approved roof. Therefore there is no appreciable increase in floorspace in the roof.

- Policies GB10 and GB11 require proposed dwellings and extensions to not only comply with floorspace criteria but also to not adversely affect the character or amenities of the Green Belt in terms of their visual impact.
- The ridge height of the main roof is proposed to be reduced to 8.26m; 8.1m and 6.4m above the ground level as annotated on the proposed elevations. In comparison, the elevations of the approved plans give a staggered ridge of 8.1m; 7.8m and 6.4m above the ground level.
- In this connection, there is continuing concern that the ridge height of the pre-existing building accorded with the ridge height of the approved drawings. The agent advances that a drawing 20419/42 drawn in May 2007 proves that the pre-existing ridge aligned with the existing chimney pot. The continuing dispute in this connection is because the drawing 20419/42 was drawn after the pre-existing dwelling was demolished and the chimney pot that is now in situ is noticeably taller than the pre-existing chimney pot as taken from photos.
- The proposed eaves height above the garage would remain at 2.76 metres. The proposed eaves height of the main bulk of the dwelling would be reduced from 5.9 metres to 4.85 metres. The agent has drawn attention to the fact that the height of the eaves as taken from the approved front elevational drawing was 4.7 metres but a slightly higher eaves is shown on the rear elevation of the approved drawings.
- It appears that the underside of the proposed eaves would be about 10-15 cm higher than those shown on the previously approved drawings.
- Given that the proposed development would now be a noticeable reduction from that which currently exists, particularly in terms of bulk at 1st floor and roof level due to the reduction in the ridge heights, the re-introduction of a staggered ridge line and the proposed reduction in the eaves heights, it is considered that it would not now be possible to substantiate a reason for refusal on Green Belt grounds.
- The four small windows that have been inserted in the west elevation at the rear would be obscure glazed and would therefore raise no amenity concerns.
- A glazed panel is now proposed on the rear elevation at 1st floor level so that the full length windows would constitute a Juliet balcony.
- An air conditioning unit is proposed centrally on the rear elevation.
- Velux roof windows are proposed to serve the bedroom and bathroom accommodation proposed within the roofscape.
- I am now satisfied 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.

**Recommendation:**

Full Planning Permission

## Conditions & Reasons:

1. The development to which this permission relates must be substantially completed within one year beginning from the date of this decision notice.

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

2. N005 Use - Ancillary Uses Only - a class C3 residential dwelling
3. Within one month of the date of this decision, a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained shall be submitted to and approved by the District Planning Authority in writing. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped, without the prior written permission of the District Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. NT02 First Planting Season
5. ND02 Garage Or Carport for Parking Only - garage - dwellinghouse
6. ND09 First Floor Windows - Obscure Glazed And Fixed - west - dwellinghouse - property
7. No further windows shall be inserted at or above first floor level in any of the elevations of the dwellinghouse hereby permitted to be retained.

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. The flat roof areas shown on drawing no. 20419/602 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.

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.)

9. Notwithstanding the provisions of Article 3 and Classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and 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. (ND14A)

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.)

10. ND15 Exclusion of PD Part 2 Class A - dwelling - faces
11. NM03 Matching Materials
12. NMS09A Development To Accord With Application Drawings

Informatives:-

1. IN13 Policy GB10 Restrictions
2. This application has been determined in accordance with the Town and Country Planning Acts (as amended) in the context of national and regional planning policy guidance and advice and having had regard to the relevant policies (listed below) of the South East Plan (May 2009) and the South Bucks District Local Plan (adopted March 1999). The relevant policies are as follows:

Local Plan policies: GB1 (Green Belt Boundaries and the Control over Development in the Green Belt), GB10 (Extensions to Dwellings in the Green Belt), GB11 (Rebuilding of Dwellings in the Green Belt), EP3 (The Use, Design and Layout of Development), EP4 (Landscaping), EP5 (Sunlight and Daylight) and TR7 (Parking Provision).

In summary, the reasons for granting permission are that the District Planning Authority is of the opinion that the development hereby approved is in accordance with the development plan and that there are no material planning considerations that indicate that an alternative decision should have been reached. The planning conditions attached to the notice of planning permission ensure that any material harm that may result from the development will be reasonably mitigated. Furthermore, any potential harm to interests of acknowledged importance is likely to be negligible and would be outweighed by the benefits of the development.

This informative is only intended as a summary of the reasons for the grant of planning permission. Further detail on the decision and on how the policies referred to above have been addressed may be obtained through inspection of the written report prepared for this application, available at the Council Offices. Please telephone 01895 837200 or e-mail [planning@southbucks.gov.uk](mailto:planning@southbucks.gov.uk) to arrange to view the report. (IN34)

3. IN35 Considerate Constructor

**LIST OF APPROVED PLANS**

**Date received by District  
Planning Authority**

**Plan number/name**

20419/100	24.11.2009
20419/601	24.11.2009
20419/602	24.11.2009
20419/603	24.11.2009
20419/98A	24.11.2009
20419/501	24.11.2009
20419/500	24.11.2009
20419/502	24.11.2009

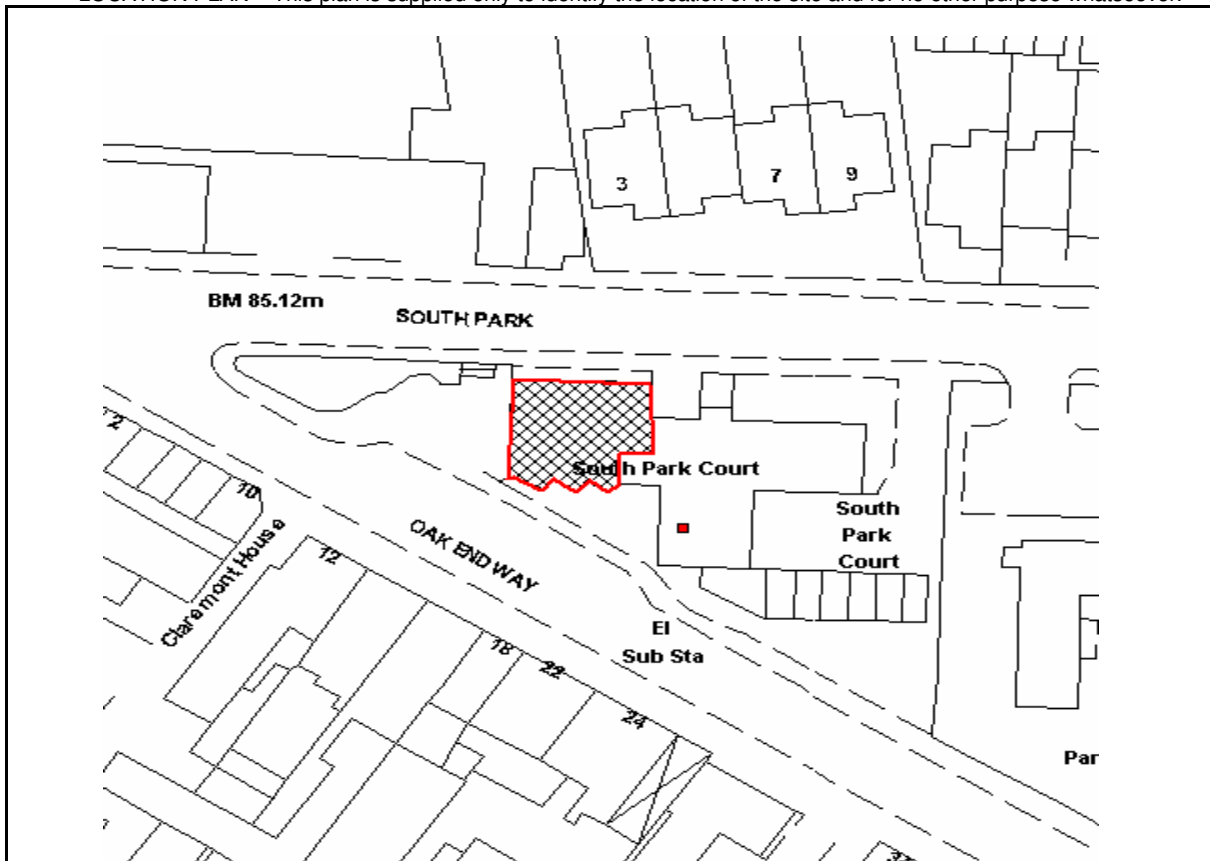
**South Bucks District Council  
Planning Committee**

**Date of Meeting:** 10 February 2010

**Parish:** Gerrards Cross

<b>Reference No:</b>	09/01630/FUL	Full Application
<b>Proposal:</b>	Change of use from B1 (Office) to D1 (Dental Practice).	
<b>Location:</b>	South Park Chambers, 1 Oak End Way, Gerrards Cross, Buckinghamshire, SL9 8BS	
<b>Applicant:</b>	Mr Ian Johnson	
<b>Agent:</b>	Jonathan Heighway	
<b>Date Valid Appl Recd:</b>	1st December 2009	
<b>Case Officer:</b>	KAJO	
<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**

**Proposal:**

Change of use from B1 (Office) to D1 (Dental Practice).

**Location and Description of Site:**

The application site comprises a B1 unit with one parking space. The building is attached to the residential properties of South Park Court.

The site is located within the developed area of Gerrards Cross and adjacent to the Gerrards Cross Centenary Conservation Area.

**Relevant Planning History:**

None relevant.

**Town/Parish Council Comments:**

None received at time of drafting report.

**Representations:**

None received at time of drafting report.

**Internal Specialist Advice**

Conservation and Design Officer:

No objection in principle from the Conservation Area point of view.

**Consultations:**

Transport for Buckinghamshire:

No objection and no conditions.

**Statutory Advertisement:**

In accordance with the Town and County Planning (General Development Procedure) Order 1995 this application was advertised in the local press on the 11 December 2009 and a site notice erected on 15 December.

**Observations:**

- The above application needs to be assessed against relevant policies of the South Bucks District Local Plan (adopted March 1999) including E5, TR4, TR5, TR7, EP3 and COM1.

- The application proposes a Change of Use from B1 (offices) to D1 (dental practice). The internal layout of the B1 unit consists of a reception area with six individual offices.
- With respect to policy COM1, the site is located within the developed area and is located close to the centre of Gerrards Cross which is considered an appropriate location for a dental practice. It is considered that the proposed use would not have a demonstrably greater impact on the amenities of nearby residents than the existing office use potentially could and would generally be compatible with the character of this mixed-use area. No extensions are proposed to the building and it is unlikely that a dental practice would require an area of open space. The agent has confirmed that the premises will be DDA (Disability Discrimination Act) compliant. Therefore it is considered that the proposed change of use complies with the requirements of policy COM1.
- In light of the fact that the premises will be DDA compliant, it is considered that the requirements of policy TR4 have been met.
- Transport for Buckinghamshire has no objections to the proposal in light of the site's sustainable location on the edge of Gerrards Cross Town Centre and no conditions to suggest. Therefore the proposal is compliant with policy TR5.
- With respect to parking, the existing premises require five spaces in accordance with the Council's Parking standards. The premises have only one space. There is therefore an existing shortfall of four spaces. A dental practice requires five spaces per consulting room resulting in a requirement of ten spaces, or a net increase of five spaces. There is thus a shortfall in parking for the proposed use. However, the site is located on the edge of Gerrards Cross Town Centre and there is ample public parking, both on-street and within car parks, within walking distance of the premises, in addition to bus services and the train station. As such, it is considered that an objection on parking grounds could not be sustained for this proposal in this location.
- Therefore, the remaining policy under which the proposal requires assessment is policy E5, which requires site's last used for employment-generating purposes, such as this site, to be retained as such. A dental practice is not classified as an employment-generating use. The agent has submitted supporting information outlining that the property has been marketed (direct, on-line and marketing boards) since July 2008 at a low rent for Gerrards Cross, with a large basement storage area included within the deal, but interest in the property has been very limited. This has been attributed to the internal modular configuration, which does not offer the modern day office occupier sufficient flexibility and the availability of modern office space on the market. The Council's Consideration of Redundant Employment Land: Interim Interpretation Statement sets out that the Council considers a marketing period of 12 months to be appropriate to test whether a property is evidentially redundant to the wider employment market, prior to the consideration of any application for a different use. In this instance, it is considered that a sufficient marketing exercise over 18 months has been undertaken. Furthermore, the assertion that the internal layout of the premises is not a modern, flexible office space carries some weight. In addition, there seems no reason to question the agent's claim that the number of people employed by a dental practice using the premises would be comparable with an office use within the premises in this instance. The Council's emerging policy within the emerging spatial strategy sets out that employment land will be generally protected from redevelopment for other uses, although some limited releases may be acceptable in special circumstances. On balance, in this instance, it is considered that sufficient material considerations exist such that the change of use proposed from B1 to D1 (dental practice) should be allowed.

- I am satisfied 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.

**Recommendation**

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. The premises shall be used for a dental practice and for no other purpose, (including any use falling within Class D1; of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that class in any statutory instrument revoking and/or re-enacting that Order with or without modification) unless planning permission has first been obtained for any variation via the submission of a planning application to the District Planning Authority.

Reason: To ensure that no separate use commences without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The dental practice hereby approved shall have a maximum of two consulting rooms.

Reason: To ensure that no intensification of the permitted use commences without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informative(s):-

1. 134 - Policies  
  
Local Plan policies: E5 (Other Employment Generating Sites), TR4 (Provision for those with Special Needs), TR5 (Accesses, Highway Works and Traffic Generation), TR7 (Parking Provision), EP3 (The Use, Design and Layout of Development) and COM1 (Provision of Community Facilities).

**LIST OF APPROVED PLANS**

Plan number/name	Date received by District Planning Authority
983/01	01.12.2009

.....  
29 January 2010

Director of Services



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01706/ADJ	Adjacent Authority	Chiltern District Council	23 Eghams Wood Road Knotty Green Beaconsfield Buckinghamshire HP9 1JU	Part single storey, part two storey side/rear extension, two storey front extension and erection of chimney within existing roof (amendment to planning permission CH/2009/1096/FA)	No Objection	04.01.10
09/01554/FUL	Beaconsfield	Mr & Mrs G Butler C/o Mr Gary Marler	Jays 51 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EL	Extension to garage incorporating dormers.	Application Permitted	05.01.10
09/01564/LBC	Beaconsfield	Telefonica O2 UK Ltd C/o Mr Belton	The Old Rectory Windsor End Beaconsfield Buckinghamshire HP9 2JW	Listed building application for internal alterations.	Application Permitted	12.01.10
09/01566/FUL	Beaconsfield	Mr And Mrs Carter C/o Stratton Associates	12 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Detached double garage. (Amendment to planning approval 09/00287/FUL).	Application Permitted	12.01.10
09/01569/FUL	Beaconsfield	Mrs Dad C/o Mr Clarke	Cherry Grove Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Replacement dwellinghouse and entrance gates.	Application Permitted	12.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01583/FUL	Beaconsfield	Beaconsfield Girl Guides C/o Mr Heighway	Beaconsfield Girl Guide Headquarters Malthouse Square Beaconsfield Buckinghamshire HP9 2LE	Replacement clubhouse and construction of vehicular access.	Application Permitted	15.01.10
09/01576/FUL	Beaconsfield	Castlebrook Properties C/o Mr Heighway	Station Gate 1A Station Parade Penn Road Beaconsfield Buckinghamshire HP9 2PB	Replacement building consisting of mixed use - A1 (Retail) and B1 (Offices). Associated car parking.	Application Permitted	15.01.10
09/01508/TPO	Beaconsfield	Ms M Bedborough	St Francis Cottage 10 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	Reduce Oak by 15% and reduce 3 Beech trees by 20% (SBDC.TPO NO.14, 1995)	Part Consent/Part Refusal	18.01.10
09/01527/TPO	Beaconsfield	Mr Barrett	26 Reynolds Road Beaconsfield Buckinghamshire HP9 2NQ	T10 Oak - Remove lower branch overhanging 26 Reyolds Road. T11 Birch - Remove lower overhanging branches and top third of tree. (SBDC TPO No. 35, 1998).	Part Consent/Part Refusal	18.01.10
09/01542/FUL	Beaconsfield	Beaconsfield Rugby Football Club C/o Nick Tappin	Land At Bull House Field Windsor End Beaconsfield Buckinghamshire	Change of use from agricultural land to sports playing fields and construction of a new parking area.	Application Withdrawn	18.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01546/TPO	Beaconsfield	Mr Churchill	20 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	Birch - Fell (SBDC TPO NO 15,1995)	Application Permitted	19.01.10
09/01601/CLOP ED	Beaconsfield	Crazy Bear Group C/o JPPC	Crazy Bear Hotel 73 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	Application for a Certificate of Lawfulness for proposed: Use of basement dining room to conduct wedding ceremonies	Certificate of Lawful Use granted	19.01.10
09/01693/DMT	Beaconsfield	O2 Telefonica C/o Mr Joe Shone	Grass Verge Opposite Junction Of Candlemas Lane Amersham Road Beaconsfield Buckinghamshire	Installation of a replacement 12.5m telegraph pole with associated cabinets	Prior approval is not required	19.01.10
09/01594/TPO	Beaconsfield	Mrs Wendy Dice C/o Barlett Tree Experts	28 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	T1 Blue Atlas Ceder - Reduce lower branches growing towards house by approx 2-3m. (SBDC TPO no.14, 1995).	Application Permitted	21.01.10
09/01595/TPO	Beaconsfield	Mr David Alexander C/o Ridgeway Woodlands	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	Scots Pine (T1) - Crown raise by removing 2 lower branches and 1 dead branch, Beech (T2) - Crown raise and cut back branches by at least 5m from house and Pine (T3) - Fell (SBDC TPO NO 21, 1995)	Part Consent/Part Refusal	22.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01608/TPO	Beaconsfield	Mrs Gowers	45 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EL	Conifer (T1) - Fell (SBDC TPO NO 06, 1995)	Application Permitted	22.01.10
09/01620/LBC	Beaconsfield	Portman Burtley Estate C/o Mr Graham Eades	Hyde Farm Hedgerley Lane Beaconsfield Buckinghamshire HP9 2SA	Listed Building Application for: Alterations to fenestration and internal alterations to facilitate the change of use of the barn to Use Class B1	Application Permitted	22.01.10
09/01627/FUL	Beaconsfield	Portman Burley Estate C/o Hawkins Eades Associates	Hyde Farm Hedgerley Lane Beaconsfield Buckinghamshire HP9 2SA	Change of use of the barn to B1 and alterations to fenestration	Application Permitted	22.01.10
09/01633/FUL	Beaconsfield	Mr And Mrs Gill C/o Stratton Associates	16 Bearswood End Beaconsfield Buckinghamshire HP9 2NR	Replacement dwellinghouse and detached double garage	Application Permitted	22.01.10
09/01638/FUL	Beaconsfield	Mr Alexander C/o Mr Ian Bogart	Rookwood 43 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	New pitched roof, single storey rear extension and detached double garage.	Application refused	22.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01609/TPO	Beaconsfield	Steve Kendall Smith C/o Mr Simon Hawkins	Russet House One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Scots Pine (T1,T2 and T3) and Larch (T4) - Fell (SBDC TPO NO 20, 1992)	Part Consent/Part Refusal	26.01.10
09/01507/FUL	Burnham	Mr Brownsall And Miss Ball	Land At 10 Church Walk Burnham Buckinghamshire	Detached dwelling.(Amendment to planning permission 08/00496/FUL).	Application Permitted	04.01.10
09/01526/TEMP	Burnham	Burnham High Street Association C/o Micheal Hattrell And Associates	31-63 High Street (Odd Numbers) Burnham Buckinghamshire SL1 7JD	Change of use for street market Wednesday between 08.00 am - 17.00 pm for 25 trading pitches for 3 years.	Application Permitted	05.01.10
09/01544/FUL	Burnham	Mr Coleman	24 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Outbuilding	Application Permitted	05.01.10
09/01555/CLOP ED	Burnham	Mr & Mrs Darren Hutton C/o Mr Robert Hillier	26 The Fairway Burnham Buckinghamshire SL1 8DS	Application for certificate of lawfulness for proposed: Rear dormer.	Certificate of Lawful Use granted	11.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01567/FUL	Burnham	Mr T Sautter C/o Mr P Dickinson	Kilnwood Dorney Wood Road Burnham Buckinghamshire SL1 8PZ	Detached dwellinghouse	Application Permitted	12.01.10
09/01536/FUL	Burnham	Mr Evans	49 The Fairway Burnham Buckinghamshire SL1 8DY	Retention of window in rear elevation. (Amendment to planning approval 09/00751/FUL).	Unconditional permission	13.01.10
09/01231/FUL	Burnham	Ian Mennie	72 Coalmans Way Burnham Buckinghamshire SL1 7NX	Fence and gate	Application refused	13.01.10
09/01039/FUL	Burnham	Wendy Castle & Bob O'Reilly C/o Mr Gavin Usher	The Hollies Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Alterations to roof.	Application Permitted	13.01.10
09/01679/FUL	Burnham	Mr Dunstall C/o Mr Tilbey	56 Chiltern Road Burnham Buckinghamshire SL1 7NH	Rear conservatory	Application Permitted	20.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01535/TPO	Burnham	Lisa Andrews C/o Lyndsey Murfet	Huntercombe Manor Hospital Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ	Cedar - crown thin by 20%. (Huntercombe Conservation Area).	Application Permitted	21.01.10
09/01628/FUL	Burnham	Mr Ian Knowles C/o Hazlemere Window Co	34 Oxford Avenue Burnham Buckinghamshire SL1 8HR	Rear conservatory.	Application Permitted	22.01.10
09/01648/FUL	Burnham	Gennaro Lucci C/o Martin Pugsley	10 Hag Hill Lane Burnham Buckinghamshire SL6 0JH	Detached garage, front and side boundary walls, entrance gates and piers.	Application Permitted	22.01.10
09/01646/FUL	Burnham	Mr James C/o Mr Hillier	32 Nursery Road Burnham Buckinghamshire SL6 0JZ	Two storey side, single storey front and rear extensions.	Application Permitted	26.01.10
09/01355/FUL	Denham	Mr H Matharu C/o Declan Minoli	Cherry Tree Cottage Baconsmead Denham Buckinghamshire	Conversion of detached double garage to provide a 2 bed dwelling with two front dormers.	Application refused	05.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01550/FUL	Denham	Mr & Mrs Lucas C/o Mr Peter Norman	Tall Trees Bakers Wood Denham Buckinghamshire UB9 4LG	Two storey side extension.	Application Permitted	08.01.10
09/01323/FUL	Denham	Farmglade Ltd	1 Oakside Denham Buckinghamshire UB9 4DY	Construction of one pair of semi detached dwellings and construction of vehicular access.	Application refused	12.01.10
09/01587/FUL	Denham	Mr R Philips C/o Mr Peter Norman	61 Middle Road Denham Buckinghamshire UB9 5EQ	Single storey side extension.	Application refused	15.01.10
09/01637/FUL	Denham	De Vere Venues Ltd C/o Brown Associates	Denham Grove Tilehouse Lane Denham Buckinghamshire UB9 5DU	Application to Modify or Discharge a Section 106 Planning Obligation: Discharge of the Principal and Supplemental Agreements, dated 27 April 1981 and 28 October 1997 respectively.	Application Permitted	28.01.10
09/01581/LBC	Dorney	Mr Powell	Wakehams Boveney Road Dorney Buckinghamshire SL4 6QD	Listed Building Application for demolition of single storey front projection, part single storey/part two storey side/rear extension and internal alterations	Application Permitted	13.01.10



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01590/FUL	Dorney	Mr Powell	Wakehams Boveney Road Dorney Buckinghamshire SL4 6QD	Part single storey/part two storey rear/side extension and alterations.	Application refused	13.01.10
09/01523/FUL	Farnham Royal	Mr Markham	Tall Pines One Pin Lane Farnham Common Buckinghamshire SL2 3RB	Two storey side extension (renewal of planning permission 04/00707/FUL)	Application Permitted	04.01.10
09/01596/FUL	Farnham Royal	Mr And Mrs Martin Stephenson C/o Mr Robert Hillier M.R.I.C.S	2 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Part single storey/part two storey front/side/rear extension. (Amendment to planning application 07/00747/FUL)	Application Permitted	15.01.10
09/01597/FUL	Farnham Royal	Mr Inderpal Lall C/o Mr Rajinder Chaggar	Land Rear Of 22 Holly Close Farnham Common Buckinghamshire SL2 3QT	Development of site to provide a detached dwelling and construction of vehicular access.	Application refused	18.01.10
09/01631/FUL	Farnham Royal	Wem And Co Business C/o Mr Max Hampton	Land Adjoining 2 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Detached dwellinghouse, landscaping and parking and construction of vehicular access.	Application refused	22.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01677/CLOP ED	Farnham Royal	Mr O'Brien C/o Mr Hillier	30 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Application for a certificate of lawfulness for proposed: Side dormer	Certificate of Lawful Use granted	27.01.10
09/01575/CLUE D	Fulmer	Mr & Mrs J Beardsworth C/o Mr Brian Regler	Amberwood Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Application for certificate of lawfulness for existing: Detached dwelling.	Certificate of Lawful Use granted	14.01.10
09/01593/FUL	Fulmer	Mr E Adrian C/o Robert Clarke	Holly Cottage Fulmer Common Road Fulmer Buckinghamshire SL3 6JN	Replacement detached dwelling incorporating two rear dormers and basement (amendment to planning permission 09/00528/FUL).	Application refused	20.01.10
09/01493/FUL	Gerrards Cross	Ms Jill Armstrong C/o Mr Gary Anderson	5 South Park Drive Gerrards Cross Buckinghamshire SL9 8JJ	Single storey rear extension.	Application Permitted	05.01.10
09/01528/FUL	Gerrards Cross	Mr S S Bains C/o Mr H Aggarwal	41 Birchdale Gerrards Cross Buckinghamshire SL9 7JB	Front porch, single storey rear extension and conservatory.	Application Permitted	05.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01517/FUL	Gerrards Cross	Mr Ajit Rihal	Pypers Lea 25 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Two storey and single storey side extension.	Application Permitted	07.01.10
09/01223/FUL	Gerrards Cross	Costa Ltd C/o Gerald Eve LLP	Costa 73 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PQ	Placement of tables and chairs on pavement outside Costa Coffee.	Application refused	12.01.10
09/01401/FUL	Gerrards Cross	Mr J Hannah	Land Rear Of Hamelin 60 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	Construction of a pair of semi detached dwellings, construction of vehicular access and detached garage to Hamelin. (Amendment to planning permission 08/01404/FUL)	Application Permitted	12.01.10
09/01561/FUL	Gerrards Cross	Mrs Frances Girling C/o Mr Ajit Singh Jutla	Little Baddow 7 Orchehill Rise Gerrards Cross Buckinghamshire SL9 8PS	Construction of vehicular access and hardstanding	Application refused	12.01.10
09/01585/CLOP ED	Gerrards Cross	Chiltern Railway Company Ltd C/o Robert Cronk	Car Park North Of Station Approach Packhorse Road Gerrards Cross Buckinghamshire	Application for a Certificate of Lawfulness for proposed: Extension to existing station car park.	Application Withdrawn	12.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01570/FUL	Gerrards Cross	Mr & Mrs Pain C/o Mr David Webb	69 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	First floor side extension	Application Permitted	13.01.10
09/01562/FUL	Gerrards Cross	Mr M Chagaryan C/o Mr George Clark	Littlecroft 33 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Retention of side boundary walls and gates.	Unconditional permission	15.01.10
09/01591/CAN	Gerrards Cross	Mr John Hendry	Cammeray 18 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QF	Prunus , Lime, Sycamore and 2 Eucalypus - crown thin by 30% (Gerrards Cross Conservation Area).	No TPO is to be made	15.01.10
09/01603/CAN	Gerrards Cross	Dr Paul Farrell	Hedgerow 8 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	Copper Beech - 25% crown reduction. (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	15.01.10
09/01606/CLUED	Gerrards Cross	Mr M R Timbury C/o Mr Andrew MacDougall	Woodhill Farm Oxford Road Gerrards Cross Buckinghamshire SL9 7AZ	Application for a Certificate of Lawfulness for Existing: Use of land for parking of vehicles, storage of plant and materials and portable welding on steelwork.	Application Withdrawn	18.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01624/CLOP ED	Gerrards Cross	Mr John Glasson	Voewood 3 Layters Way Gerrards Cross Buckinghamshire SL9 7QZ	Application for certificate of lawfulness for proposed: Photovoltaic panels on south side of roof.	Application Withdrawn	18.01.10
09/01586/FUL	Gerrards Cross	Mr Vijay Grover C/o Mr Michael Fidler	Moreton House 98 Oak End Way Gerrards Cross Buckinghamshire SL9 8DB	First floor side extension.	Application Permitted	21.01.10
09/01636/CON	Gerrards Cross	Runwood Homes PLC C/o Mr Philip Branton	The French Horn Oxford Road Gerrards Cross Buckinghamshire SL9 7DP	Conservation area consent for demolition of existing Public House.	Application Permitted	25.01.10
09/01694/CAN	Gerrards Cross	Lady Ros Hurn C/o Barlett Tree Experts	43 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Snake Bark Maple - Formatively prune. (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	25.01.10
09/01613/TPO	Gerrards Cross	Dr Paul Farrell	Hedgerow 8 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	T1 Copper beech - 25% Crown reduction. T2 Lime - Routine pollarding. (SBDC TPO No. 8, 1993).	Part Consent/Part Refusal	26.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01602/TPO	Gerrards Cross	Mr Vinod Sharma	41 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DP	Oak - Remove overhanging branches and reduce and lift crown by approx 3m. (SBDC TPO No. 5, 2001).	Part Consent/Part Refusal	26.01.10
09/01640/CLOP ED	Gerrards Cross	Ms Sophie Smith C/o Mr John Caine	19 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EJ	Application for certificate of lawfulness for proposed: Provision of dropped kerb, hard standing and access ramp.	Certificate of Lawful Use granted	26.01.10
09/01654/TPO	Gerrards Cross	Mr Tim Viner C/o Mr Paul Morris	32 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	Lime (TPO T268) - reduce and reshape by 30% . (SBDC TPO NO.5, 2001)	Application Permitted	26.01.10
09/01642/FUL	Gerrards Cross	Mr Mark Smithers C/o Mr William Fitzgibbon	3 Dukes Kiln Drive Gerrards Cross Buckinghamshire SL9 7HD	Detached double garage.	Application Permitted	27.01.10
09/01655/TPO	Gerrards Cross	Mr Stuart Balmforth C/o Mr Paul Pollard	Woodstock 54 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	3 Cypresses - Fell (SBDC TPO NO 11, 1975)	Application Permitted	28.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01551/CLOP ED	Hedgerley	Mr Ian Lewis C/o Mr John Thornton	The Garden Cottage Wood Lane Elkins Road Hedgerley Buckinghamshire SL2 3YY	Application for certificate of lawfulness for proposed: Detached garage.	Application Permitted	11.01.10
09/01571/FUL	Hedgerley	Portman Burtley Estate C/o Mr Graham Eades	Slade Farm Village Lane Hedgerley Buckinghamshire SL2 3XD	Alteration and change of use of barns to form office units, studio unit and covered parking.	Application Permitted	12.01.10
09/01589/CLOP ED	Hedgerley	Mr Terry Bryant C/o Mr Michael Singleton	Mander Hill Andrew Hill Lane Hedgerley Buckinghamshire SL2 3UL	Application for certificate of lawfulness for proposed: Rear conservatory.	Application refused	18.01.10
09/01652/FUL	Hedgerley	Mr Rajput C/o Mr Hooper	The Yew Tree Collinswood Road Farnham Common Buckinghamshire SL2 3LQ	Replace existing flat roofs on front porch and both single storey side extensions with tiled pitch roofing.	Application Permitted	19.01.10
09/01556/FUL	Hedgerley	Mr & Mrs I Lewis C/o Mr Jeff Powell	The Garden Cottage Wood Lane Elkins Road Hedgerley Buckinghamshire SL2 3YY	Replacement detached dwelling.	Application refused	20.01.10

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01511/CLOP ED	Hedgerley	Ms Molony & Mr Butcher C/o Mr J Evans	3 Hill View Village Lane Hedgerley Buckinghamshire SL2 3UZ	Application for a Certificate of Lawfulness for: Part single/part two storey rear extension and extension to roof incorporating a rear facing dormer window.	Certificate of Lawful Use granted	26.01.10
09/01530/CLOP ED	Iver	Mr Kenneth Mayling C/o Mr Peter M Salmon	Field End Lodge Sevenhills Road Iver Heath Buckinghamshire SL0 0NY	Application for a Certificate of Lawfulness for proposed: Games room/gym.	Certificate of Lawful Use granted	05.01.10
09/01539/CLOP ED	Iver	Carol Cambling C/o Ray Fletcher	181 The Parkway Iver Heath Buckinghamshire SL0 0RG	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Certificate of Lawful Use granted	07.01.10
09/01514/FUL	Iver	Mr & Mrs T Singh Chahal C/o Mr N Makwana	Woodbury Old Slade Lane Iver Buckinghamshire SL0 9DX	Single storey and first floor front extensions and two storey rear extension.	Application refused	11.01.10
09/01559/FUL	Iver	Mr & Mrs Matharu C/o Mr P Seera	Oaklands 30 Old Slade Lane Iver Buckinghamshire SL0 9DR	Two storey front extension incorporating porch, two storey side and rear extension, front and rear dormers. Rear conservatory.	Application Permitted	11.01.10



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
09/01344/FUL	Iver	Mr William Tobin	30 St Davids Close Iver Heath Buckinghamshire SL0 0RT	Retention of a garage	Application Permitted	12.01.10
09/01560/FUL	Iver	Mrs Shirley Murray C/o Mr John Murray	20 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Single storey rear extension	Application Permitted	12.01.10
09/01572/CLOPED	Iver	Mr D Gilmartin C/o Mr M Smith	5 Iver Lane Iver Buckinghamshire SL0 9LH	Application for certificate of lawfulness for proposed: Single storey side extension and enlargement of roof.	Certificate of Lawful Use granted	14.01.10
09/01573/FUL	Iver	Mr D Gilmartin C/o Mr M Smith	5 Iver Lane Iver Buckinghamshire SL0 9LH	Single storey side and rear extensions	Application Permitted	14.01.10
09/01588/CLOPED	Iver	Mr Chan Pankhania C/o Mr Robert Clarke	Thorney Mead Richings Way Iver Buckinghamshire SL0 9DE	Application for certificate of lawfulness for proposed: Detached garage.	Application Permitted	18.01.10
09/01607/FUL	Iver	Mr Amarjit Dhaliwal C/o Mr David Francis	105 Bathurst Walk Iver Buckinghamshire SL0 9EF	Front porch and single storey rear extension.	Application refused	21.01.10

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09/01612/FUL	Iver	Mr Thomas Briars C/o Mr Douglas Sprot	42 Chequers Orchard Iver Buckinghamshire SL0 9NJ	Single storey rear extension, rear dormer and installation of two front velux windows.	Application Permitted	21.01.10
09/01625/CLOPED	Iver	Mr G Dhaliwal C/o Mr B Dyer	9 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU	Change of use from A2 (Employment Agency) to A1 (Pharmacy)	Certificate of Lawful Use granted	26.01.10
09/01635/CLOPED	Iver	Mr David Hunter	6 Bathurst Close Iver Buckinghamshire SL0 9AB	Application for a Certificate of lawfulness: Single storey rear extension and extension to roof incorporating two dormer windows.	Certificate of Lawful Use granted	26.01.10
09/01626/FUL	Iver	Mr K Lake C/o Mrs Diane Taylor	27A Old Slade Lane Iver Buckinghamshire SL0 9DY	Rear orangery	Application Permitted	28.01.10
09/01501/FUL	Stoke Poges	Mr Levi C/o Brian Laver	Allerds Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Alterations to garage including external staircase to access first floor.	Application Permitted	04.01.10
09/01522/FUL	Stoke Poges	G D S Associates	11 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Two storey side/rear extension	Application refused	05.01.10

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09/01465/CLOP ED	Stoke Poges	Dr Nanda C/o CSK Architects	The Manor House Brockhurst Park Rickmans Lane Stoke Poges Buckinghamshire SL2 4AF	Application for certificate of lawfulness for proposed: Single storey side extensions and two storey rear extension.	Application Withdrawn	07.01.10
09/01553/FUL	Stoke Poges	Mr Sabar Hussain C/o Mr Korban Ali	Glenwood Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	Front porch and single storey side extension.	Application Permitted	12.01.10
09/01617/FUL	Stoke Poges	SBDC C/o Mr Copson	The Lanes Golf Course Stoke Road Stoke Poges Buckinghamshire SL2 4NJ	Golf ball fencing.	Application Withdrawn	20.01.10
09/01582/TPO	Stoke Poges	Mr Gamiet C/o R Watts And Son Ltd	Pondside West End Lane Stoke Poges Buckinghamshire SL2 4ND	T1 Willow - Section fell. (SBDC TPO No. 9, 1987).	Application Permitted	21.01.10
09/01667/CLOP ED	Stoke Poges	Mr And Mrs Patel C/o Mr R Fuggle	Temple Cottage Templewood Lane Farnham Common Buckinghamshire SL2 3HW	Application for a Certificate of Lawfulness for proposed: Detached garage block and store.	Certificate of Lawful Use granted	21.01.10

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09/01669/CLOP ED	Stoke Poges	Mr And Mrs Patel C/o Mr Robert Fuggle	Temple Cottage Templewood Lane Farnham Common Buckinghamshire SL2 3HW	Application for a Certificate of Lawfulness for proposed: Entrance gates, piers and fencing	Certificate of Lawful Use granted	21.01.10
09/01691/FUL	Stoke Poges	Mr Burgess C/o Mr Mackrory	Stratton Cottage Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Part single storey/part first floor/part two storey front, side and rear extensions.	Application Permitted	21.01.10
09/01644/LBC	Stoke Poges	Dhillon Hotels C/o Charles Westendarp	Stoke Place Stoke Green Stoke Poges Buckinghamshire SL2 4HT	Listed Building Application for: Refurbishment of Garden Cottage, demolition of outbuildings, new colonnade and guest bedrooms.	Application Permitted	22.01.10
09/01645/FUL	Stoke Poges	Dhillon Hotels C/o Charles Westendarp	Stoke Place Stoke Green Stoke Poges Buckinghamshire SL2 4HT	Refurbishment of Garden Cottage, demolition of outbuildings, new colonnade and guest bedrooms.	Application Permitted	22.01.10
09/01545/CLUE D	Taplow	Mr Ashford C/o Anne Turner	4 Elm View Rectory Road Taplow Buckinghamshire SL6 0ET	Application for a Certificate of Lawfulness for existing: dormer	Certificate of Lawful Use granted	11.01.10

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09/01697/CM	Taplow	Buckinghamshire County Council	Berry Hill Farm Berry Hill Taplow Buckinghamshire SL6 0DA	Allocation of conditions 15 and 16. Section 73 application for the variation of condition 1, attached to consent no SBD/8214/99, to extend the commencement date for a further two years to 16 January 2007, for the extraction of sand and gravel.	No Objection	14.01.10
09/01698/CM	Taplow	Buckinghamshire County Council	Berry Hill Farm Berry Hill Taplow Buckinghamshire SL6 0DA	Allocation of condition 11, 12, 16 and 25. Proposed extension of sand and gravel workings and restoration to agriculture.	No Objection	14.01.10
09/01614/LBC	Taplow	Punch Pub Co Ltd C/o Mr Leslie Gregg	The Feathers Public House Taplow Common Road Burnham Buckinghamshire SL1 8NS	Listed Building Application for externally illuminated, internally illuminated and non-illuminated pub signage.	Application Permitted	21.01.10
09/01615/ADV	Taplow	Punch Pub Co Ltd C/o Mr Gregg	The Feathers Public House Taplow Common Road Burnham Buckinghamshire SL1 8NS	Externally illuminated, internally illuminated and non-illuminated pub signage.	Application Permitted	21.01.10

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09/01676/TEMP	Taplow	Market Management C/o David Parry	Taplow Car Boot Sale Land At Junction Of Marsh Lane And Bath Road Taplow Buckinghamshire	Use of 2 shipping containers as toilet facilities for car boot sale between 20th March and 31st October for a temporary period of 3 years.	Application Permitted	27.01.10
09/01518/FUL	Wexham	Bill Wilson C/o Martin Pugsley	Torpantau Wexham Street Wexham Buckinghamshire SL3 6NX	Single storey rear extension	Application Permitted	05.01.10
09/01474/FUL	Wexham	Mr Paul Khangura C/o Mr A Singh	10 Grangewood Wexham Buckinghamshire SL3 6LP	Single storey rear extension.	Application Permitted	15.01.10
09/01622/CLOPED	Wexham	Mr Robert Neilson- Newman	5 Homewood George Green Wexham Buckinghamshire SL3 6AU	Application for a Certificate of Lawfulness for Proposed: Rear Conservatory	Certificate of Lawful Use granted	21.01.10
09/01604/FUL	Wexham	Mr Jagraj Sran C/o Charterhouse Design And Build Limited	Wildcroft St Marys Road Wexham Buckinghamshire SL3 6BZ	Replacement detached dwelling	Application Withdrawn	26.01.10

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