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## **Declarations of Interest**

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

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

(Pages)

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Minutes**

To confirm the minutes of the meeting held on 23 November 2016.

**(7 - 10)**

3. **Applications and Plans**

To consider the reports of the Head of Sustainable Development.

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

16/01106/FUL - 153 Amersham Road, Beaconsfield

**(11 - 20)**

16/01821/RVC - Brynawelon, Lanterns and Oak House, Hollybush Hill, Stoke Poges

**(21 - 28)**

16/01824/FUL - The Coach House, 29 West Common, Gerrards Cross

**(29 - 40)**

16/01957/FUL - 10 Baring Crescent, Beaconsfield

**(41 - 50)**

16/02015/FUL - 9 Bentinck Close, Gerrards Cross

**(51 - 56)**

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

16/01945/FUL - 15-21 Gregories Road, Beaconsfield

**(57 - 62)**

16/02082/FUL - Stoke Place Farm, Stoke Road, Stoke Poges

**(63 - 68)**

**C. Committee observations required on applications to other Authorities**

None.

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

**(69 - 100)**

To receive for information.

4. **Outstanding Enforcement Notices**

To receive for information.

**(101 - 106)**

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

To receive for information.

(107 - 110)

6. **Urgent Business**

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

The next meeting is due to take place on Wednesday, 18 January 2017

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**PLANNING COMMITTEE**

**Meeting - 23 November 2016**

Present: Mrs Lowen-Cooper (Chairman)  
Mr Chhokar, Mr Anthony\*, Mr Egleton, Mrs Gibbs\*, Mrs Jordan\*,  
Dr Matthews, Mr Samson, Mr Sandy\* and Mr D Smith\*

Also Present:

Apologies for absence: Miss Hazell

**43. MINUTES**

The minutes of the meeting held on 26 October were confirmed and signed by the Chairman.

**44. APPLICATIONS AND PLANS**

Key to the following decisions:

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

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

		<b>Decision</b>
<b>Plan Number:</b>	16/01462/FUL	R(AO)
<b>Applicant:</b>	Harvey Shopfitters Ltd	
<b>Proposal:</b>	Replacement building for use as golf clubhouse and venue for weddings, conferences and events, landscaping and replacement car park at Huntswood Golf Club, Taplow Common Road, Burnham.	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration of the application, Robin White (on behalf of the objectors) and Stuart Rackham (on behalf of the applicant) addressed the meeting.</li> <li>3. One further letter of objection had been received requesting confirmation that a previous letter of objection sent in regarding this application had been considered when determining proposed planning.</li> <li>4. A further letter of objection had been received, requesting a condition to be applied to limit the number of golf course closures to a maximum of 10 per annum.</li> </ol> <p>The Committee accordingly:</p> <p><b>RESOLVED that the Officer recommendation overturned and application refused planning permission for the following reason: -</b></p> <ol style="list-style-type: none"> <li>1. The existing golf clubhouse building at this site is designed and set up for facilitating</li> </ol>		

## Planning Committee - 23 November 2016

<p>the specific functional purpose of the playing of golf on the application site as a whole. The proposed replacement building, together with the formal garden surrounds, has been designed primarily for facilitating its use as a wedding and functions venue rather than as a golf clubhouse. Furthermore, the proposed building is materially larger than the building it is intended to replace and, together with the formal garden surrounds, represents a gross overdevelopment of the site that would impact on the openness of the Green Belt. Consequently, the proposals constitute inappropriate development in the Green Belt, contrary to bullet 4 of paragraph 89 of the National Planning Policy Framework and contrary to policy GB1 of the South Bucks District Local Plan (adopted March 1999).</p>		
		<b>Decision</b>
<b>Plan Number:</b>	16/01506/FUL	P
<b>Applicant:</b>	Mr & Mrs L Blunt	
<b>Proposal:</b>	Erection of three two and a half storey dwellings with attached garages and the formation of an access from Wycombe End at Land To Rear Of Wycombe End House, 10 Wycombe End, Beaconsfield.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration of the application, Marcia Bell (on behalf of the objectors) and Rob Clarke (on behalf of the applicant) addressed the meeting.</li> </ol>		
		<b>Decision</b>
<b>Plan Number:</b>	16/01510/FUL	P
<b>Applicant:</b>	Mrs Janet King	
<b>Proposal:</b>	Erection of an Emergency Department and Medical and Surgical Assessment Unit, installation of Combined Heat and Power Plant at the existing Energy Centre and associated service infrastructure, provision for 198 permanent visitor and 200 temporary staff car parking spaces, together with associated access, roads, hard landscaping and infrastructure works at Land To The West Of, Wexham Street, Stoke Poges	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Cllr. Egleton declared a prejudicial interest as he holds the position of Stakeholder Governor at Frimley Trust.</li> </ol>		
<p><b>RESOLVED</b> that the application be delegated to the Head of Sustainable Development to determine subject to the following:</p> <ul style="list-style-type: none"> <li>• The completion of a satisfactory legal agreement with Buckinghamshire County Council for the requisite provision of a road traffic order; and</li> <li>• The completion of a satisfactory legal agreement with South Bucks District Council, with the requirements of condition 3 being covered by a section 106 agreement rather than a condition; and</li> <li>• Subject to the receipt of satisfactory consultation responses being received from the Ecologist.</li> <li>• Any approval to be subject to such conditions referred to in the report (save for condition 3, the content of which will be covered by the legal agreement with South Bucks District Council) and any additional conditions as the Head of Sustainable Development considers appropriate or if a legal agreement cannot be reached either with Buckinghamshire County Council or with South Bucks District Council, refused for such reasons as considered appropriate, or if adverse comments and/or objections are received from the Ecologist, refused for such reasons as considered appropriate.</li> </ul>		



Planning Committee - 23 November 2016

		<b>Decision</b>
<b>Plan Number:</b>	16/01666	P
<b>Applicant:</b>	Mr S Bridbury	
<b>Proposal:</b>	Change of use from storage for A1 Unit to parking for nearby B1 Unit. Increase in ridge height and associated internal vehicle lift at Land To The Rear Of 55, Packhorse Road, Gerrards Cross, Buckinghamshire.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration of the application, Jane Sooby (on behalf of the objectors) and Simon Bridbury (on behalf of the applicant) addressed the meeting.</li> <li>3. A further letter of objection had been received, reiterating and expanding upon points already listed in the report.</li> <li>4. Consultation responses were received by Environmental Health, citing no objection.</li> <li>5. Condition 4 was amended to read "The use hereby approved shall only be carried on between the hours of 07.30 and 19.30 <i>Mondays to Fridays only.</i>"</li> </ol>		
		<b>Decision</b>
<b>Plan Number:</b>	16/01744/FUL	P
<b>Applicant:</b>	Mrs F Chohan	
<b>Proposal:</b>	Single storey side extension at 4 Oak Wood Place, Gerrards Cross, Buckinghamshire, SL9 7FH.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Prior to consideration of the application, Jilly Ellson (on behalf of the objectors) addressed the meeting.</li> </ol>		
		<b>Decision</b>
<b>Plan Number:</b>	16/01802/FUL	P
<b>Applicant:</b>	Mr Colin McKenzie	
<b>Proposal:</b>	Two detached dwellinghouses and construction of vehicular accesses at Wilton Cottage, 5 Wilton Road, Beaconsfield, Buckinghamshire, HP9 2BS	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> </ol>		
		<b>Decision</b>
<b>Plan Number:</b>	16/01824/FUL	D(INF)
<b>Applicant:</b>	Mr & Mrs D Stanning	
<b>Proposal:</b>	Four new dwellings with basement parking at The Coach House, 29 West Common, Gerrards Cross, Buckinghamshire, SL9 7QS.	
Notes: The application was withdrawn from the agenda pending further detail from the applicant.		

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

None

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

None

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

**Planning Committee - 23 November 2016**

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

**45. ENFORCEMENT NOTICE PROGRESS REPORT**

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

**RESOLVED** that the report be noted.

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

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

**RESOLVED** that the report be noted

**47. ENFORCEMENT - PROPOSED REVISIONS TO OFFICER DELEGATION**

The Committee received a report seeking revisions to the scheme of delegation in order to assist in accelerating and taking a more robust approach to planning enforcement.

Members noted that the Council's traditional approach had been to serve a S330 Notice / PCN immediately before serving an enforcement notice – the intention for the future is that in almost all cases where there has been a breach of planning control, a S330 Notice and/or a PCN will be served as early as possible during the process. This would allow the enforcement investigation team to gather as much information as possible at an early stage, whilst portraying the message that the Council takes breaches seriously, and that there are consequences for such breaches. The Committee were informed that delegated authority to serve Section 330 Notices and PCNs has already been given to the Head of Legal and Democratic Services, but would be more effective if the Head of Sustainable Development were to receive the same delegated authority powers, making it easier to serve the notices at the beginning of the investigation process.

During discussion, the Enforcement Manager assured the Committee that almost all breaches of planning control will be sent a s330 notice and/or a PCN, alongside a letter, meaning that this would be a powerful component of the enforcement toolkit. A template had already been drawn up to allow this process to be as efficient as possible. The Committee expressed their thanks to the Enforcement Manager for his efficiency in implementing procedures.

After questions and answers from the Committee, and amendments to the wording of the report and recommendations by the Enforcement Manager, the Committee **RECOMMENDED** to Council that the Scheme of Delegation be amended as follows:

- A. Extend the authority to serve a notice under section 330 of the Town & Country Planning Act requiring information about ownership and interest in land – (currently only delegated to the Head of Legal and Democratic Services), to also include the Head of Sustainable Development.
- B. Extend the authority to serve a planning contravention notice under section 171C of the Town & Country Planning Act – (currently only delegated to the Head of Legal and Democratic Services), to also include the Head of Sustainable Development following consultation with the Head of Legal and Democratic Services if appropriate.

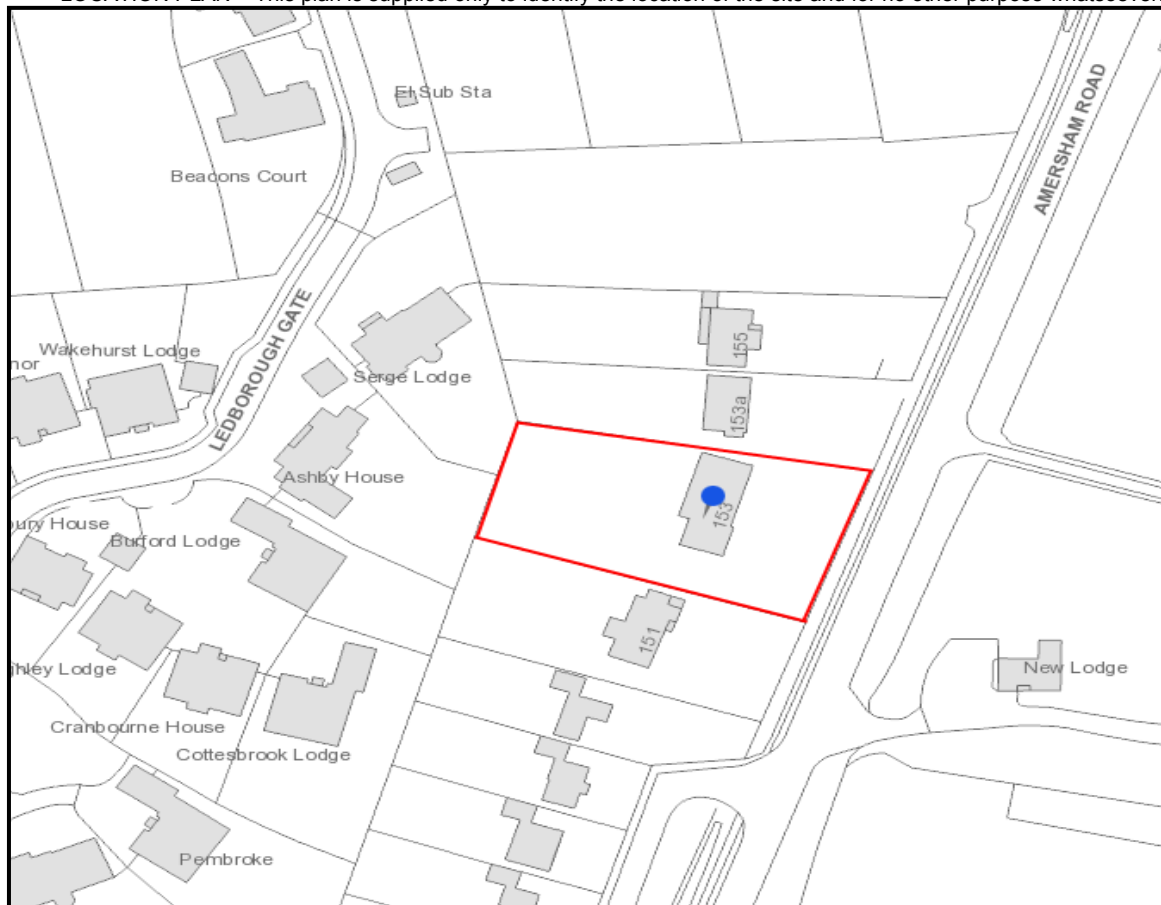
The meeting terminated at 6.14 pm

**PART A****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 21 December 2016      **Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	16/01106/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide detached residential building consisting of 8 x 2 bedroom apartments incorporating basement car park and detached bin store.	
<b>Location:</b>	153 Amersham Road, Beaconsfield, Buckinghamshire, HP9 2EH	
<b>Applicant:</b>	Mr B Weinberg	
<b>Agent:</b>	Ms N Broderick	
<b>Date Valid Appl Recd:</b>	22nd September 2016	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the redevelopment of the site to provide a detached building within which there would be 8 x 2 bed residential apartments.

The proposed building has the appearance of a two and a half storey building with accommodation within the roof space. The existing vehicular access point would be retained and widened. The scheme would incorporate a basement, within which a majority of the car parking would be located, but would also be home to 2 of the proposed units. These units would be served by light wells to the rear. The basement parking would be accessed via a ramp located to the south of the proposed building, adjacent to No. 151 Amersham Road.

The proposed building would have a max. ridge height of 9.65m. A minimum gap of 2.75m would be retained to the flank boundary with No.151 Amersham Road at single storey level, whilst a gap of 10.25m would be retained at two storey level. A gap of 4.75m would be retained to the flank boundary with No.153A at the front of the building at single storey level, whilst a gap of 6.75m would be retained at two storey level.

A bin store would be located to the front of the building.

**LOCATION & DESCRIPTION OF SITE:**

The application site currently accommodates a two storey detached dwelling located on the western side of Amersham Road, which is sited within the developed area of Beaconsfield, and designated as a 'Woodlands Road', as well as an 'Area of Special Character' in the South Bucks Townscape Character Study. The site is generally flat. This section of Amersham Road is characterised predominantly by large detached dwellings with mature trees and hedges, however, to the north of the site there a pair of semi-detached dwellings being constructed, and to the south there is an existing block of apartments.

**RELEVANT PLANNING HISTORY:**

None.

**REPRESENTATIONS AND CONSULTATIONS:**

**TOWN COUNCIL COMMENTS:**

No objection.

**CORRESPONDENCE:**

Letters raising objections and concern have been received from 19 separate properties. Issues raised include the following:

- Restrictive covenant being breached;
- Overdevelopment;
- Out of character;
- Construction of basement will have stability/damage impacts on neighbouring properties;
- Sinkholes;
- Adverse - 'Severe' highway implications;
- Out of scale;
- Overdominant and obtrusive;

- Loss of privacy;
- Ugly ramp;
- No need for this type of development;
- Too much hardstanding;
- Set a precedence;
- No affordable housing provision;
- Presence of basement prevents planting;
- Damage/loss of protected trees;
- Too large;
- Appearance unattractive;
- Huge amounts of CO2 created by demolition/construction;
- Large carbon footprint;
- Increased light emission;
- Remaining garden too small.

**SPECIALIST ADVICE:**

Transport for Bucks:

No objections subject to conditions/informatives.

Arboriculturalist:

No objections subject to conditions.

SBDC Waste:

No objections

Building Control:

No objections.

Bucks County Council Ecologist:

No objections

**ISSUES & POLICY CONSIDERATIONS:**

**RELEVANT POLICY:**

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

Development Plan:

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

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

Other material considerations:-

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

## 1.0 KEY POLICY ASSESSMENT:

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

## 2.0 AFFORDABLE HOUSING:

2.1 The proposed building has a floor area in excess of 1,000 sq.m and therefore affordable housing provision, in accordance with the NPPG, is required.

2.2 Policy CP3 of the Core Strategy sets out the Council's affordable housing requirements. It states that schemes of 5 or more units must provide 40% of the proposed units as affordable housing. If this cannot be achieved, then it would be for the applicant to justify this, providing a viability assessment setting out what they consider to be a more appropriate amount or rationalising zero provision.

2.3 In this case, the applicant has submitted that it is not viable to provide any form of affordable housing provision, be it on site or in the form of a financial contribution. The District Valuation Service (DVS) have undertaken an independent viability appraisal and have also concluded that it is not possible for the scheme to provide any form of contribution towards affordable housing.

2.4 In light of the advice from the DVS, it is considered that there are no grounds upon which a contribution towards affordable housing can be sought, be it on site or in the form of a financial contribution. It is considered therefore that the application has met the requirements of policy CP3 in that it has successfully demonstrated that it is not viable to provide any form of affordable housing.

## 3.0 VISUAL IMPACT/IMPACT ON LOCALITY:

3.1 The site is located within the developed area of Beaconsfield where new residential development can be acceptable provided that it does not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

3.2 The NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The NPPF also suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para 53)'. This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional

Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as a Woodland Road and an Area of Special Character Road, however, these designations do not preclude the erection of additional residential development in this locality, providing it does not adversely affect the character and appearance of the site or locality in general.

3.3 The resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 40dph. It is acknowledged that this is a high level of density when compared to the immediately surrounding residential properties. However, it is considered that new development of whatever density should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to immediate neighbouring buildings, but the townscape and landscape of the wider locality. 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, especially in light of the fact the proposal promotes sustainable and efficient use of land.

3.4 It is noted that there is an existing apartment block located further to the south, that fronts onto Amersham Road and that development does have a clear appearance of being a flatted development. It is also noted that to the north of the application site, two pairs of semi-detached dwellings are being erected, after being allowed at appeal.

3.5 The proposed development does maintain the layout of the existing and surrounding development by maintaining the presence of a building fronting onto Amersham Road in a linear fashion. It is considered that the proposed building has been designed so that it generally harmonises with the surrounding properties and would not appear so out of keeping within the existing street scene so as to be detrimental to its character and visual appearance. The building has been designed in a manner to replicate an appearance of a large detached dwelling, with one main entrance door on the front elevation. The ridge height of the new building would be 9.65m which is considered comparable in height to surrounding properties and not excessive for the locality. It is acknowledged that the proposed building would have a significant bulk and massing, typically greater than that of a single family dwelling, when viewed from the side elevations. However, such is the level of spaciousness that is retained between the proposed building and the flank boundaries, combined with the level of natural vegetation and trees that would remain in place and provide a natural screening for the development, it is considered that the proposed building would not appear over bearing or obtrusive within the street scene and that an appropriate level of spaciousness would be maintained compatible within the existing street scene. As such, it is considered that the proposed building would not look too large for the site, or for the locality in general and it would not appear as a cramped overdevelopment of the site.

3.6 It is acknowledged that the proposal would incorporate two flats within the basement, which would be served by large lightwells to the rear, however, it is not considered that such a design is indicative of a scheme being an overdevelopment of the site, but rather a method of restricting the amount of built form above ground floor level to an appropriate level, which is appropriate for the locality. The presence of these basement flats has minimal visual impact on the site and locality.

3.7 The scheme also involves the construction and presence of a ramp that would serve the basement parking. The presence of an access ramp serving the basement is not a common feature within the locality, but it is one that can be found elsewhere within the Beaconsfield area. In this instance, it is considered that the access ramp would not be substantial in size and due to its set back from the front of the site, and the presence of the mature front boundary screening, would have a minimal visual presence. On this basis, it is considered that it would not adversely impact upon the character and appearance of the locality.

3.8 In terms of the level of hardstanding that would be present to the front of the new building, it is considered that this would not represent a material increase over and above that which currently exists.

3.9 It is acknowledged that the proposals do involve the removal of some existing natural vegetation including trees however, it is considered that there is sufficient space within the site to allow for new planting to take place in order to maintain an adequate level of natural vegetation, which is an important characteristic of the site.

3.10 Overall, on balance, it is considered that the propose development, would not adversely impact upon the character or appearance of the site or locality in general, nor would it prejudice the specific characteristics of the area as set out in the Townscape Character Study.

#### 4.0 NEIGHBOUR IMPACT:

4.1 Given the distances retained to both of the immediately adjoining properties Nos. 151 and 153a Amersham Road, combined with the juxtaposition of the buildings to one another, and the fact that the relevant light angles would not be breached, it is considered that the proposed building would not appear overdominant or obtrusive when viewed from these properties, nor would it lead to an unacceptable loss of light.

4.2 In terms of privacy, the rear balcony features can be fitted with privacy screens to the flank elevations in order to prevent any unacceptable overlooking opportunities. Details of such screens could be secured by way of condition. In terms of No.151, there would be one first floor side window facing this property and 4 second roof lights. The first floor window would serve an 'ensuite' facility, and has been shown to be fitted with obscure glazing. This would mitigate any issues of overlooking, and could be secured by way of condition. The proposed roof lights are set at a high level and therefore would restrict any significant overlooking. In terms of No.153a, there would be 4 first floor roof lights facing No.153a, and 3 second floor roof lights. The second floor roof lights would be set at a height so as to restrict any overlooking opportunities. It is considered that the due to the position of the first floor roof lights, combined with the angle at which they would be set to No.153a, they would not offer any significant overlooking opportunities.

4.3 Given the significant distances retained to the properties to the rear, combined with the presence of existing screening in place, it is considered that there would be no loss of privacy to these properties.

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

5.1 A total of 21 parking spaces are being provided in total, 2 each for all of the proposed units, which would be located within the basement, as well as 3 visitor spaces and 2 disabled spaces at ground floor level to the front of the proposed building. As such, this meets the parking standards set out within the South Bucks Local Plan. it is considered that the number of parking spaces being provided is acceptable, and that there are no grounds to object to the scheme under policy TR7.

5.2 The County Highway's Authority raise no objections to the proposals from a highway safety point of view. They consider that the widened access point is appropriate in size, and adequate visibility can be obtained from it. Its use by the level of vehicles associated with the proposed development would not lead to adverse highway implications.

5.3 It is therefore considered that the proposal adheres to policies TR5 and TR7.



6.0 TREES/LANDSCAPING:

6.1 The Council's Landscape Officer raises no objection to the proposals subject to the submission of a detailed landscape scheme which includes the provision of new tree planting. He raises no concerns over the ability of this to take place, contrary to the concerns raised by objectors. It is considered that this can be secured by way of condition.

6.2 The existing trees to be retained on site can be adequately protected.

7.0 OTHER ISSUES:

7.1 The County Ecologist raised an initial objection on the grounds that the initial bat survey submitted as part of the application identified that there could be bats within the roof of the existing dwelling. The Ecologist advised that further survey work was carried out in order to establish whether there are bats present. The applicants have undertaken the necessary further survey work, and this has been assessed by the County Ecologist. This additional information identifies that the presence of bats is historic. The County Ecologist is satisfied with this information and is in agreement that bats would not be harmed/impacted upon as a result of this application.

7.2 The Council's Building Control Section raise no objections.

7.3 Under Core Policy 6, education contributions will be sought for development proposals of 4 or more dwellings. However, due to the guidance set out within the NPPG re the situations when financial contributions can be sought, BCC have confirmed that due to the threshold of 11 units being set out in the NPPG, they will not be requesting any contributions from schemes of 10 units or less. It is noted however, that even if a contribution could be sought, it has been demonstrated and justified within the applicant's viability appraisal that it is not viable to provide any form of contribution towards education provision.

7.4 The Council's Waste Department raise no objections to the proposed development from a waste collection point of view.

7.5 With regard to the specific issues relating to the construction of the basement, the applicant has been asked to provide relevant and appropriate details on this matter. At the time of drafting this report, such details had yet to be received. As such, it is considered that any decision on this application should be subject to the receipt and acceptability of these details.

7.6 In terms of the issue of precedent, it is acknowledged that each application should be considered on its own merits. In addition to this, as set out by previous Inspectors, if no harm arises from a proposed development, then such a generalised concern would not justify withholding permission.

7.7 Concern has been raised by local residents over the potential carbon footprint of the development and the CO<sub>2</sub> which would be created by the demolition/construction. The proposed new building would however be built to far greater standards than that of the existing dwelling as well as significantly exceeding the existing building in terms of energy efficiency. Furthermore it is in a sustainable location where national planning policy encourages the efficient use of land which includes having increased densities of development.

**CONCLUSION:**

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

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

**RECOMMENDATION:**

Full Planning Permission

**SUBJECT TO 1) THE RECEIPT OF ADDITIONAL BASEMENT CONSTRUCTION DETAILS AND 2) THE FINAL VIEWS OF THE BUILDING CONTROL SECTION ON THOSE DETAILS; DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO ISSUE APPROVAL OR TO REFUSE PERMISSION FOR RELEVANT GROUNDS IF ACCEPTABLE ADDITIONAL INFORMATION IS NOT RECEIVED.**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. NM01 Schedule or Sample of Materials
4. NM02 Surface Materials
5. NT01 Landscaping Scheme to be Submitted
6. NT02 First Planting Season
  
7. Prior to the occupation of the development hereby approved details of the privacy screens to be fitted to the side of the rear terraces and balconies, as shown on plan nos. 102 and 103 hereby approved, shall be submitted to and approved by the District Planning Authority in writing. None of the residential units shall be occupied until the screens have been installed. Thereafter the screens shall be retained and maintained.

Reason: To prevent overlooking and reduction in privacy for the neighbouring properties (Policy EP3 of the South Bucks District Local plan (adopted March 1999) refers.)

8. ND17 No Further First Floor Windows - north or south side - building - ies
  
9. The first floor window in the south elevation of the building hereby permitted shall be fitted and permanently maintained with obscure glass. (ND03)

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

10. NT18 Completion in accordance with Method Statement
11. NH46 Parking Full
  
12. No other part of the development shall begin until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number 104 Rev B and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition. (NH17)

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

13. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 79 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.)

14. **ND16A**            **Details Of Soil Disposal From Basement**  
15. **ND16**            **Details of Levels - building - buildings**

16. The development hereby approved shall be implemented in accordance with the recommended precautions and enhancements contained within the Bat Survey Report received from the Applicant in support of this planning application.

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.)

Informatives:-

1. **IN02**            **Details Required Pursuant to Conditions - 3, 4, 5, 14 and 15**  
2. **IN35**            **Considerate Constructor**  
3. **IH23**            **Mud on the Highway**  
4. **IH24**            **Obstruction of the Highway**

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

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

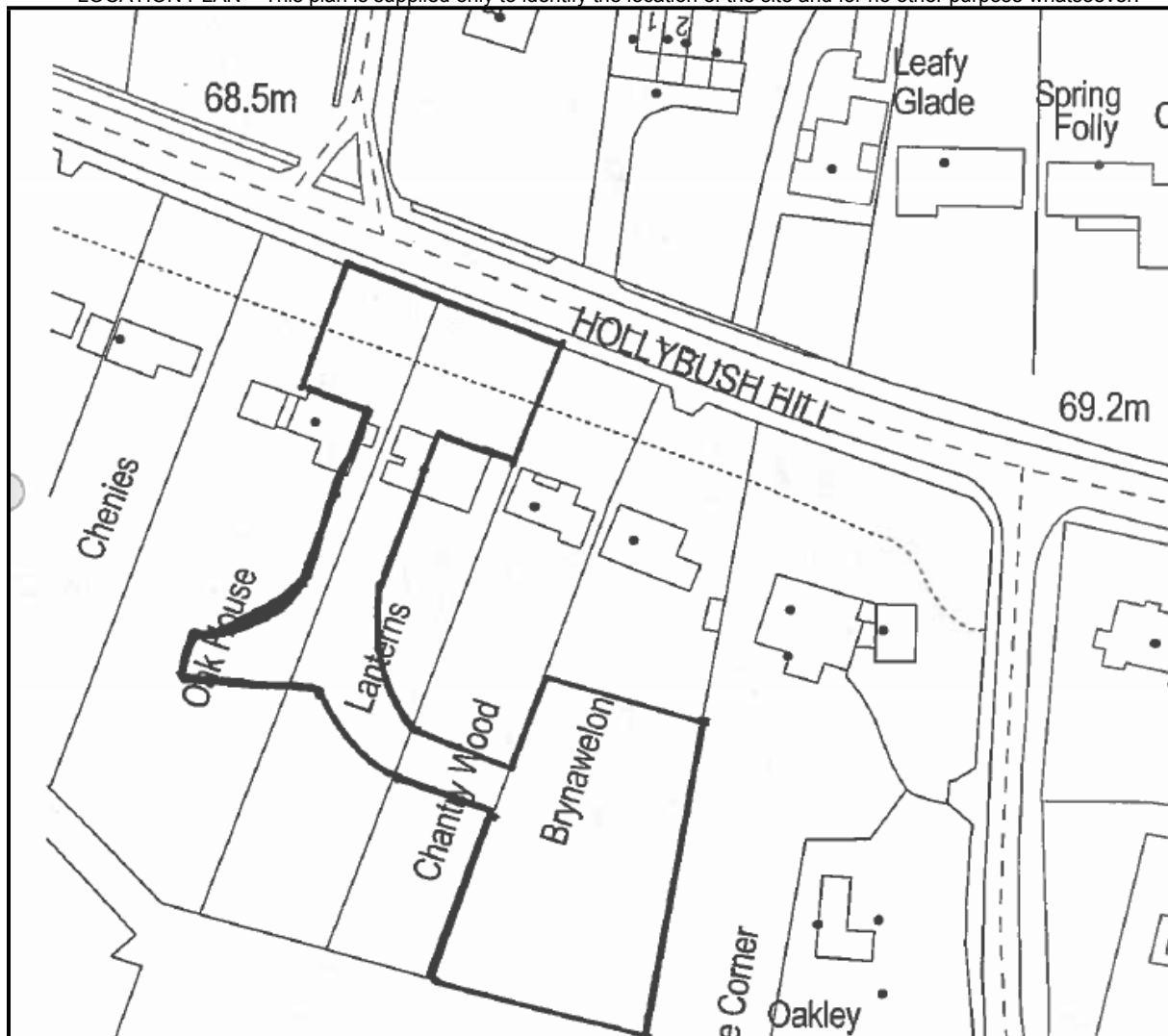
Plan number/name	Date received by District Planning Authority
PLAN 100	22.09.2016
PLAN 101 REV B	22.09.2016
PLAN 104 REV B	22.09.2016
PLAN 102 REV B	22.09.2016
PLAN 103 REV B	22.09.2016

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 21 December 2016**Parish:** Stoke Poges Parish Council

<b>Reference No:</b>	16/01821/RVC	Removal or Variation of Condition
<b>Proposal:</b>	Variation of Condition 2 to Planning Permission 14/02417/FUL to substitute revised drawings.	
<b>Location:</b>	Brynawelon, Lanterns And Oak House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4PX	
<b>Applicant:</b>	Mr Nathan Craker	
<b>Date Valid Appl Recd:</b>	4th October 2016	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

This application seeks to vary condition number 2 (approved drawings) attached to planning permission 14/02417/FUL to erect two detached dwellings and a detached garage on land to the rear of Brynawelon, Hollybush Hill. The amendments to the approved drawings include:

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

The two dwellings form part of a larger residential development site and work is well underway to construct the dwellings. The dwellings on plots 7 & 8, the subject of this current application, are nearing completion.

**LOCATION AND DESCRIPTION OF SITE:**

The application site lies to the rear of 'Brynawelon' which is situated on the southern side of Hollybush Hill. To the immediate east of the site lie three detached properties which front onto School Lane. The site lies within the developed area of Stoke Poges, in a Biodiversity Opportunity Area and the trees along the frontage of Hollybush Hill are protected by Tree Preservation Order number 22, 1997. The site is set down slightly below the level of the dwellings fronting Hollybush Hill and backs onto open fields which lie within the designated Green Belt.

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

**RELEVANT PLANNING HISTORY:**

- 14/01475/FUL: Five detached houses with integral garages served by new access road onto Hollybush Hill. One detached house next to Oak House. New vehicular access for Oak House. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 14/02417/FUL: Two detached dwellings, detached garage and construction of access road to the rear of Brynawelon. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 15/01616/NMA: Non-material amendments to planning permission 14/01475/FUL for amendments to elevations and roofs on plots 3 & 4. Permitted.
- 16/00224/FUL: Erection of one detached dwelling with detached garage on land rear of Chenies, Hollybush Hill. Conditional Permission granted subject to a legal agreement to secure a commuted sum payment towards affordable housing.
- 16/00551/RVC: Variation of condition numbers 2 & 18 attached to planning permission 14/01475/FUL to enable a single storey rear projection to plots 2, 3 and 6. Permitted.
- 16/01822/RVC: Variation of condition number 1 attached to planning permission 16/00551/RVC to allow amended drawings. Pending Consideration.

**REPRESENTATIONS AND CONSULTATIONS:**

**PARISH / TOWN COUNCIL COMMENTS:**

No comment.

**CORRESPONDENCE:**

Letters of objection have been received from 20 separate sources. The objections are summarised as follows:

- Roof elevation considerably higher;
- Loss of view, light and privacy to neighbouring properties;
- Inappropriate for the locality;
- Negative impact on neighbouring properties;
- Chimney stack comes within 3m of boundary with Oakley House;
- Boundary hedge removed and replaced with a hedge which appears to be dead;
- Wall facing Oakley House should be 4m in height;
- Ground level has been built up;
- House is dominant, overbearing and the outlook from Oakley House has been destroyed;
- Developers are manipulating the planning process;
- Dwellings supposed to be built at same level as dwellings in School Lane;
- Value of properties reduced;
- Parking of vehicles in Hollybush Hill is very dangerous;
- Overdevelopment;
- Houses have a ridge height of 10m;
- Set a dangerous precedent.

**SPECIALIST ADVICE:**

None.

**ISSUES AND POLICY CONSIDERATIONS:**

**RELEVANT POLICIES:**

National Policy  
National Planning Policy Framework  
National Planning Policy Guidance.

**Development Plan:**

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

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

**Other Material considerations:**

South Bucks Townscape Character Study Part 2 (February 2014)

## 1.0 KEY POLICY ASSESSMENT

1.1 A site visit has been carried out by the planning officer and the Head of Enforcement and measurements taken. It has been verified that the development has been carried out in accordance with the approved finished floor levels and that the ridge heights of the dwellings measure 9.2 metres. It is acknowledged that any works carried out in breach of a planning permission are done so entirely at the applicant's own risk. The planning system does however, allow applicants to submit retrospective planning applications for consideration in order to attempt to regularise any planning breaches before an Authority can consider taking any further action.

## 2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The overall siting and design of the dwellings remains unchanged from the approved scheme. However the overall height of the dwellings has increased from 8.7m to 9.2m. The eaves heights have also increased from 4m to 4.5m and 4.9m to 5.3m. The height of the front gables has also increased by 0.5m. An additional first floor window in the rear elevation of the dwellings has been added to serve a walk-in-wardrobe on plot 8 and an en-suite bathroom in plot 7. A chimney stack is proposed to be added to each dwelling on the left hand flank elevation.

2.2 The dwellings are set down below the level of the dwellings fronting Hollybush Hill and are set well back from the road. The dwellings in School Lane which back onto the site have ridge heights ranging from approximately 8.3m to 9m. The site backs onto open Green Belt land. It is not considered that the revisions to the dwellings and in particular the increase in the overall heights of the dwellings by 0.5m would have an adverse impact on the visual amenity of the street scene or detract from the general character of the locality.

## 3.0 NEIGHBOUR IMPACT:

3.1 It is necessary to carefully consider the revised proposal in terms of the impact on the living conditions of the neighbouring properties and in particular Oakley House, School Lane which backs onto the flank boundary of plot 7. The elevation facing towards 'Oakley House' has been revised. The eaves height has been increased from 4m to 4.5m, the overall ridge height has been increased from 8.7m to 9.2m, the height of the front gable projection has increased from 7.1m to 7.6m and the height of the single storey rear projection has increased from 3.35m to 3.8m. In addition a chimney stack has been added onto this flank elevation. There are also some revisions to the fenestration detail in this flank elevation including the slight relocation of the 2 first floor bathroom windows and the 2 high level roof lights and the relocation of the ground floor windows and the omission of a door.

3.2 The dwelling on plot 7 (formerly plot 1) was specifically designed to have a low eaves of 4m with a roof sloping away from the eastern boundary to help minimise its impact on 'Oakley House' which has a rear garden depth of approximately 16m. Regrettably the privet hedge which also partially screened the site was removed by the developer and although a replacement hedge has been planted the success of this replacement hedge is in doubt. There is however some planting available within the rear garden of 'Oakley House' which helps to provide some reasonable screening for the development and on balance, it is not considered that the revisions have resulted in demonstrable harm to the living conditions of 'Oakley House' in terms of light, outlook and privacy. As before the bathroom windows would be conditioned to be obscure glazed and non-opening in order to prevent any overlooking and loss of privacy to the rear of 'Oakley House'. In addition the roof lights will be conditioned to be high level.

3.3 It is not considered that the revisions would have a significantly greater impact on the living conditions of any other neighbouring property sufficient to justify a refusal of the application.



## 4.0 OTHER ISSUES:

4.1 The legal agreement entered into with the District Council in conjunction with planning permission 14/02417/FUL to ensure a commuted sum payment towards affordable housing has been paid. However at the time of writing this report the indexation payment is still outstanding. In the absence of this payment a Deed of Variation will be required before any further planning permission can be granted.

**CONCLUSION:**

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned if a variation of condition were to be granted in this instance. However, in view of the level of public interest in this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** in this case.

**RECOMMENDATION**

Grant a variation of condition.

**SUBJECT TO : 1) CONFIRMATION THAT THE INDEXATION PAYMENT AS AGREED BY THE HOUSING SECTION HAS BEEN MADE OR 2) THE COMPLETION OF A DEED OF VARIATION TO SECURE THE INDEXATION PAYMENT; DELEGATED TO HEAD OF SUSTAINABLE DEVELOPMENT TO ISSUE PERMISSION OR REFUSE PERMISSION FOR RELEVANT GROUNDS IF THE INDEXATION PAYMENT IS NOT SATISFACTORILY ADDRESSED.**

Conditions & Reasons:

1. NMS09A Development To Accord With Application Drawings
2. The development shall be carried out in accordance with the approved materials indicated on plan number 14 2351-1 Rev AB (Materials).  
  
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. The development shall be constructed using the approved finishing materials to be used in any hard surfacing as indicated on plan number 14 2351-1 Rev AC (External Materials).  
  
Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. All planting, seeding or turfing comprised in the approved details of landscaping shown on drawing number VAN20281-11A shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (NT02)

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

5. NT06 Retention of Existing Landscaping Features -14 2366-1 Rev B
6. All boundary walls and fencing shall be erected in accordance with the approved details shown on drawing number 13 2351-1 Rev AA before the initial occupation of the dwellinghouses.

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

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

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

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

Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity. (Policy EP4 of the South Bucks District Local Plan (adopted March 1999) refers).

9. ND02 Garage Or Carport for Parking Only - garages - dwellinghouses
10. ND09 First Floor Windows - Obscure Glazed And Fixed - east - dwellinghouse on plot 7 - ies
11. ND17 No Further First Floor Windows - east - dwellinghouse on plot 7 -ies
12. The roof lights in the east elevation of the dwelling house hereby permitted on plot 7 shall be of a high level type with the cill height a minimum of 1.7 metres above floor level.

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.)

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

## Appendix

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.)

14. The development shall be implemented and retained in accordance with the approved finished floor levels shown on drawing number 4293-1001 Rev P2.

Reason: To ensure that construction is carried out at suitable levels having regard to the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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

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

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

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

17. NH46            Parking Full

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

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

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

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

### Informatives:-

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

6. The applicant is advised that if the replacement hedge which has been planted along the eastern (flank) boundary of plot 7 is dead or is dying then a replacement hedge of a suitable size and specie shall be agreed in writing by the District Planning Authority and planted in compliance with condition 6 set out above.

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
14 2366-1 Rev B	30.01.2015
505 Rev P1	04.10.2016
506 Rev P1	04.10.2016
14.2366-4	18.12.2014
VAN20281-11A	10.02.2016
4293-1001 Rev P2	12.02.2016
14 2351-1 Rev AB	15.12.2015
14 2351-1 Rev AC	15.12.2015
14 2351-1 Rev AA	15.12.2015

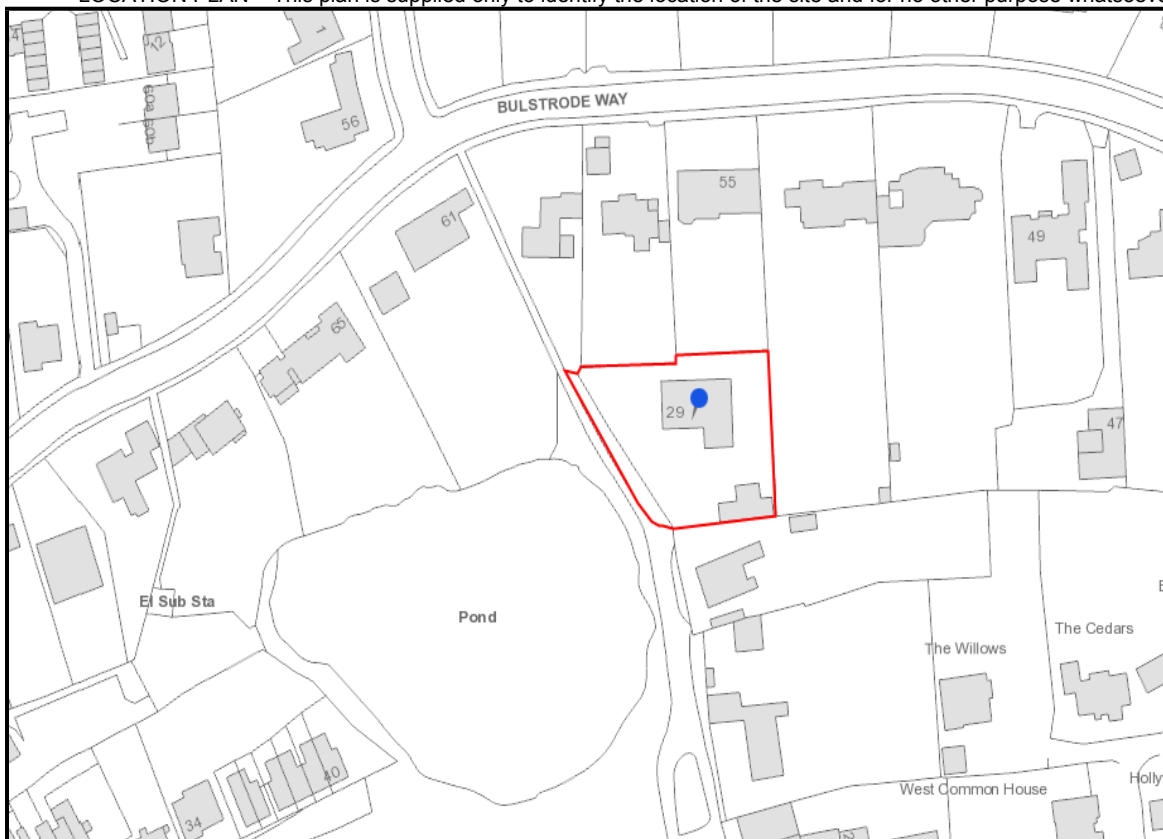
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**PART A****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 21 December 2016      **Parish:** Gerrards Cross Town Council

<b>Reference No:</b>	16/01824/FUL	Full Application
<b>Proposal:</b>	Four new dwellings with basement parking.	
<b>Location:</b>	The Coach House, 29 West Common, Gerrards Cross, Buckinghamshire, SL9 7QS	
<b>Applicant:</b>	Mr & Mrs D Stanning	
<b>Agent:</b>	Gino Ferdenzi	
<b>Date Valid Appl Recd:</b>	3rd October 2016	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Planning permission is sought for the redevelopment of the site, involving the demolition of the existing dwellinghouse and detached outbuilding, to provide four attached dwellinghouses with basement parking and ancillary living accommodation.

**LOCATION & DESCRIPTION OF SITE:**

The application site consists of a detached dwellinghouse and detached annexe building (originally a Coach House) within a sizable plot on the east side of West Common in Gerrards Cross. The detached outbuilding is identified as a positive unlisted building in Appendix K of the Gerrards Cross Conservation Area Character Appraisal.

The site is prominent within Gerrards Cross Common Conservation Area, bordering Gerrards Cross Centenary Conservation Area to the north and east. Several listed buildings lie to the south of the application site.

The site is served by a gravel access road that runs in front of neighbouring dwellings to the south of the application site. This access road then turns into a footpath at a point just beyond the entrance to the application site that runs towards Bulstrode Way.

**RELEVANT PLANNING HISTORY:**

- 16/01132/FUL:           Redevelopment of site to provide four dwellings with basement parking. Withdrawn.
- 11/01376/XFUL:        Conversion of coach house to provide annexe accommodation. (Extension of time limit imposed on planning application 08/01293/FUL).
- 08/01293/FUL:        Conversion of coach house to provide annexe accommodation. Conditional Permission.

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

Council object strongly to this application which is contrary to Policy C1 of the Local Plan:

Council objected to the previous Planning Application (16/01132/FUL), which was subsequently withdrawn. The current Application does not differ materially from the previous one and therefore Council's objections remain the same.

*The design is a 'mish-mash' of architectural styles and not in keeping with, or an enhancement to, the other fine buildings around Latchmoor Pond in this iconic location in Gerrards Cross. The proposal is contrary to Policy H9 of the Local Plan. The site is in a Conservation Area with views across the pond which is a much valued landmark for residents and visitors. It is an historic setting with listed buildings and many local residents and The Chiltern Society have objected to this proposal.*

*The proposed dwellings are an over-development of the site which would result in insufficient amenity space for each dwelling and would not be sympathetic to the surrounding buildings. The proposed footprint of the proposed development is significantly larger than the current footprint. This is contrary to Policy EP3 of the Local Plan.*

*The access ramp to the underground parking area would compromise the safety of pedestrians and cyclists using the footpath (No.10) which runs directly in front of the proposed access. This is contrary to Policy TR5 of the Local Plan.*

*There is no provision for any visitors or service vehicles.*

*The site is at the narrow end of an unmade track which will make access for an increased number of vehicles problematic both during construction and when the proposed dwellings are in use.*

*There is also great concern that the creation of such a large basement area will have serious and detrimental effect on Latchmoor Pond, disturbing the natural water levels and water feed points for the pond. This in turn could affect the viability of the endangered Starfruit habitat in and around the pond.'*

### CORRESPONDENCE:

Letters of representation have been received from the Chiltern Society and 42 neighbouring properties, which express the following concerns:

- Inappropriate development within a Conservation Area of local historic importance;
- The site is part of an iconic view of Gerrards Cross, of the Common and Latchmoor pond. This view will be lost;
- The proposal would upset the balance of the important group of buildings on this side of West Common;
- Overdevelopment of the site;
- Impact on the openness of the area;
- Impact on residential amenity;
- The footprint of the proposed development is significantly larger than existing;
- The Planning Authority must have special regard to the setting of adjacent listed buildings;
- The development almost fills the width of the plot;
- The housing density would be out of character with the immediate area;
- Increase in traffic to and from the site would result in increased noise and dust affecting the existing tranquil setting;
- Parking problems. Visitors would be forced to park on the access track. Inadequate turning. Dangerous for pedestrians and other highway users;
- Inadequate visibility;
- The development is too urban for the area;
- The development would be overbearing to neighbouring occupiers;
- The gravel access track would be damaged during construction. If approved the developers should be asked to maintain/repair the track;
- The changes to the previously withdrawn scheme are minor;
- Loss of trees and vegetation in the immediate area;
- Impact on the pond and water levels from the proposed basement;
- There may be covenants relating to the property;
- Provision of waste storage would be a nuisance to neighbouring occupiers;
- The construction of the basement could result in damage to the neighbouring property;
- The existing dwelling is a 'positive unlisted building' and should not be demolished;
- Contrary to local and national Planning policies;
- Impact on wildlife;
- Overlooking of neighbouring properties and gardens;
- The Council should consider a section 106 agreement to limit the number of vehicles per dwelling to one;
- Inaccuracies in the application forms;
- Approval of the application would set a dangerous precedent;

- The proposed development conflicts with the existing common edge settlement pattern resulting in a finer grain of development;
- The materials are not reflective of the prevalent building materials in the area;
- Existing sewer pipes would need to be re-routed;
- The Arboricultural report is lacking;
- Impact on services, drainage and infrastructure;
- The design of the dwellings is a pastiche and is mis-matched;
- The site location plan is inaccurate.

**SPECIALIST ADVICE:**

Conservation and Design Officer:

*The proposal site lies within the West Common Conservation Area and developments here would affect the settings of nearby Grade II listed buildings situated to the South.*

*Alterations to the conservation area and developments within the settings of listed buildings are not permitted without due regard to the character and appearance of the conservation area and the settings of listed buildings. These must be preserved and enhanced as the result of development.*

*The preliminary to any of the development in 16/01824/FUL is the demolition of the existing dwelling house on the site and its outbuilding on the South side of the same plot. This house was constructed in the second half of the 20thC and its style and materials are regarded as only 'neutral' in the context of the conservation area. It is neither particularly poor in design nor does it add any features of particular interest that could make positive additions to the conservation area. There are no overriding qualities of design or historical interest to justify its retention.*

*For these reasons, no objection is raised to the demolition. A vacant site would be produced and the question of filling this site at a somewhat increased density has been considered between the applicants and Council officers in the course of the two Pre-Applications shown above. It is widely recognised that no demolitions can be allowed in conservation areas without an acceptable scheme for the replacement of demolished buildings being put forward for LPAs to consider.*

*In this case a scheme for replacement has evolved over several months and the advice given to the applicants has culminated in the scheme shown in the plans and drawings in 16/01824/FUL.*

*The nature of the site revolves around the pond which is such an important part of the local scenery. The development site is to the NE of the pond with the Grade II listed buildings stretching to the South in a row from this point. The listed buildings overlook the Common and enjoy views of the pond.*

*On the other side of the site of 16/01824/FUL is the row of non-listed Victorian houses leading to the West and to the Oxford Road. These also look out towards the pond. Neither of the two existing groups of houses directly overlooks the site of 16/01824/FUL.*

*Looking across, however, from almost any point on the Common and around the pond the strategic importance of the site of 16/01824/FUL may be understood. The site is sandwiched between the row of listed buildings and the Victorian houses. The design of any replacement building here affects views of the pond and the settings of the all the other existing buildings.*



## Appendix

*Beginning at this point in the argument it was agreed that only high-quality design that could make a 'positive' contribution would be acceptable. It was also soon agreed that four new dwellings arranged as a terrace would not be appropriate for the reason that a terrace is out-of-character with the other houses and would form an incongruous group. The long mass of a terrace would attract attention and soon found to be visually deficient in a number of ways. Similarly a 'modern' style of architecture would fit in poorly.*

*The designs shown in the scheme and outlined in the Design and Access Statement that accompanies 16/01824/FUL were evolved on the stated theme (or 'narrative') of a late-Georgian plain brick frontage to a gentry house of medium size and three somewhat later accretions on both sides that could accommodate the other three units. These have been scaled in such a way as to avoid detracting from the nearby Grade II listed buildings or the pleasing frontages of the other Victorian houses to the West. At the same time it was felt that to diminish the scale too much would fail to enhance the conservation area by producing a meagre infill at this point.*

*Car parking is difficult on such a narrow site and the coach house style access door to an underground car park was found preferable to placing parking sites at the front and overlooking the Common.*

*It is felt that a suitable level of design has been achieved and that it is neither too plain nor too fussy. It is capable of being executed in readily-available materials but these should be subject to Conditions (see below).*

**Recommend: APPROVE.**

*Reasons: the designs as agreed in the Pre-Application process have been submitted in a suitable form with the application. It is felt that the proposed development to replace the existing dwelling house and its outbuilding is appropriate both for the location in the conservation area and with regard to the settings of nearby Grade II listed buildings in compliance with local and national guidance.'*

Arboriculturist:

No objections.

Transport for Buckinghamshire:

No objections.

Waste Efficiency Officer:

No objection.

Bucks County Council Archaeological Officer:

No objection.

Building Control Officer:

No objection. The proposed basement is acceptable in principle. The designers and contractors have a responsibility to comply fully with the Building Regulations for the construction of the basement

**ISSUES & POLICY CONSIDERATIONS:****RELEVANT POLICY:**

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

**Development Plan:**

South Bucks District Local Plan (adopted March 1999) (Saved policies):-Local Plan Policies C1, H9, EP3, EP4, EP5, L10, TR5 and TR7.

South Bucks Development Framework Core Strategy (adopted Feb 2011):-Core Strategy Policies:- CP1, CP2, CP3, CP8 and CP9.

**Other Material Considerations:**

Residential Design Guide SPD  
 Interim Guidance on Residential Parking Standards  
 Townscape Character Study  
 Gerrards Cross Conservation Area Character Appraisal

**1.0 KEY POLICY ASSESSMENT:**

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

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

2.1 One of the main considerations in this case is the site's location within Gerrards Cross Common Conservation Area and the impact the proposed development will have on the character/setting of the Conservation Area and the adjacent listed buildings.

2.2 In terms of policy, the NPPF sets out at chapter 12 that substantial harm or loss of a heritage asset should be given significant weight and should only occur in exceptional circumstances. Furthermore, new development must make a positive contribution to local character and distinctiveness. It is considered that this is reflected in local plan policy C1. Policy C1 requires that development within a Conservation Area that fails to preserve or enhance its character will not be permitted; this is consistent with the general duties set out in statute.

2.3 The site contains an unlisted dwellinghouse and outbuilding. The outbuilding is however identified as a positive building on the map in Appendix K of the Gerrards Cross Conservation Area Character Appraisal. Whilst it is not listed and described in the table of positive unlisted buildings, for the purposes of this assessment it must be assumed that the building poses sufficient architectural merit such that it has a positive impact on the character of the Conservation Area. There is no objection in principle to the loss of a positive building however, the replacement development must be of equal or greater quality to that which it replaces such that its loss cannot be harmful to the character of the area. The buildings form the edge of an 'iconic view' within Gerrards Cross (see page 3

of the Character Appraisal). It is important to emphasize at this point that the application site is not central or prominent within this iconic view, indeed the dwellinghouse appears very subservient to the more prominent listed buildings further south on West Common, which are the primary buildings that form part of this important view. Furthermore, the outbuilding is sited in the rear corner of the application site such that it is not clearly visible as you approach the row of buildings from the Oxford Road. Notwithstanding, in line with national and local planning guidance, any new development must make a positive contribution to the local character and must preserve or enhance the character of the Conservation Area.

2.4 Firstly, with regard to density, which has been highlighted as a key concern by local residents, the number of units on site would increase from 1 (plus a sizable annexe) to 4. This is an increase in density from 6.25 dph to 25 dph, which is still relatively low in the context of the locality. However, when you consider the densities of development in the immediate vicinity, the proposed density of the application site is lower than that of the Victorian terraces on the other side of the pond and similar to the site of the Vicarage, which has been divided into houses and apartments. As such, there can be no objection to the increase in density of the site as it is reflective of others in the vicinity and, furthermore, would seek to add to the much needed housing stock in the area. Furthermore, with regard to plot size, I am satisfied that each garden area is sufficient for the size of dwellinghouse proposed.

2.5 With regard to mass, it is true that the proposed development would be of a larger footprint and scale than the existing buildings on site. Level with the front elevation, the gaps to the front boundary would be 2.7m to the south and 4m to the north. The actual gap between the development and the nearest neighbouring dwellinghouse (to the south) is 10m at their closest point. The proposed dwellings would conform to the rough building line on this stretch of West Common. The context elevation demonstrates that the proposed development is in proportion to other buildings in the street scene, unit 3 being of similar proportions to new dwellinghouse, No, 27A, and smaller in proportion to Walpole House. In terms of height, units 1 and 3 are similar to the heights of other existing buildings in the street scene and units 2 and 4 are lower in height. With regard to the fact that the proposal results in a continuous spread of development across the site, there is no objection to this in principle, given that there are examples of terraces and wide buildings in the vicinity of the application site. Indeed Walpole House (No. 22), which makes up the other edge of the 'iconic view' is a wide development comprising different elements within the one building. As such, it is concluded that the size and scale of the proposed development is in context with the surrounding area.

2.6 Concerns have been raised regarding the depth of development, however it is my view that the depth of the development would not be fully appreciated from any public vantage points as the proposed development is largely in line with the neighbouring properties to the south, and from the north would be softened by the mature vegetation along the site frontage which is to be retained. Notwithstanding, the building depth is similar to others in the vicinity.

2.7 Finally, with regard to form and design, the Design and Access statement sets out that the scheme has evolved and is based on the surrounding architectural context. Some of the listed buildings in West Common started off as gentleman's residences, for example with a Georgian House, which was then subsequently added to over time by more subservient elements such as a Coach House or stables. This demonstrates the organic growth of the Conservation Area and a general lack of homogeneity. The design of the proposed development reflects this, the main building being unit 3, which is of the style of a Georgian farmhouse, similar to but of a smaller scale than Wapole House. The other elements of the development are subservient additions to appear as though they have been added over time and to reflect the organic growth of the Conservation Area. It is considered by Officers that the proposed design and form is reflective of the surrounding architectural context and would make a positive contribution to the character and appearance of the Conservation Area, without trying to upstage or compete with other buildings in the street scene, thereby not only preserving but also enhancing the character

and appearance of the Conservation Area. The important view of the buildings overlooking the pond in West Common would not be harmed as a result of the proposed development. It should be noted that the proposal has the full support of the Council's Conservation and Design Officer.

2.8 To summarise this section of the report, the proposed development has been found to accord with the density, scale, height mass and design of surrounding development and is considered to make a positive contribution to the character of the area thereby enhancing the character and appearance of the Conservation Area.

### 3.0 NEIGHBOUR IMPACT:

3.1 The closest neighbouring property, No. 28 West Common, lies immediately to the south of the application site and the dwellinghouse itself would be largely in line with unit 4, albeit it has a deeper footprint. The gap of separation is between 10m and 12.5m, indeed, unit 4 lies further away from the common boundary than the existing outbuilding. As such, I do not consider that the development would have an adverse impact on these neighbouring occupiers in terms of overdominance or loss of light. With regard to overlooking, unit 4 does not contain any windows in its flank elevation; however it contains two high level roof lights to provide additional light to the first floor lounge. No harmful overlooking could be achieved from these windows. There is also a glazed cupola or observatory which has been designed to have glazed panels to prevent any overlooking to the rear garden area. The details of the cupola can be sought via condition.

3.2 The site also shares a common boundary with Nos. 55 and 57 Bulstrode Way. The main rear elevations of these neighbouring dwellinghouses are approximately 30m from the common boundary. Whilst the flank elevation of unit 1 would be positioned between only 1m and 4m from this common boundary (the boundary is staggered), it would lie in a similar position to the existing dwellinghouse and thus I do not have any concerns regarding overdominance to these neighbouring occupiers. This flank elevation contains two obscurely glazed bathroom windows.

### 4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 Parking provision for the four dwellings would be within the basement. This is to draw the cars away from surface level so that they are not visible within this important setting. The basement would hold 9 parking spaces; 2 spaces for each 3-bed dwelling and 3 spaces for the 4-bed dwelling. This would accord exactly with the Council's car parking standards. Whilst local residents have raised concerns about lack of visitor parking, the Council's car parking standards allow for visitor parking. It would be unreasonable to require more parking than the standards set out, particularly for such a sensitive site that is in close proximity to the Town Centre. As such, there are no objections in this regard.

4.2 With regard to access, visibility and impact on the highway, the Highways Officer has commented favourably on the proposal. Whilst there would be an increase in vehicular traffic to and from the site, this is not considered to be of detriment to other highway users or pedestrians. Indeed, the access road finishes at a point just beyond the entrance to the site and therefore the only traffic in the vicinity of the footpath would be that accessing the application site.

4.3 The concerns regarding safety of pedestrians are noted, however no objections have been raised by the Highways Authority and it is considered that vehicles would be travelling at a slow speed and that consequently there would be minimal danger to users of the footpath.

## 5.0 TREES/LANDSCAPING:

5.1 The site contains mature trees and vegetation to the front and rear which would soften and screen the development. The Council's Arboriculturist is satisfied with the recommendations within the Arboricultural method statement and recommends a condition to ensure these are followed through. A landscaping scheme will be sought so that further screening and softening of the development may be provided.

5.2 It should be noted that whilst the basement extends further than the ground floor footprint of the development as shown on the Tree Protection Plan, the Arboriculturist has confirmed that the basement would remain outside the route protection zone (RPA) of the trees.

## 6.0 OTHER ISSUES:

6.1 The site is in close proximity to Latchmoor pond and concerns have been raised by neighbouring residents that the construction of the basement would result in flooding or drainage problems in the immediate vicinity. The site is not within a natural flood risk zone or a Strategic Flood Risk zone and as such, for an application of this scale, there is no obligation for the Local Authority to consult the Environment Agency or the Bucks County Council Flood Management Team. The Design and Access statement advises that the pond is clay lined 'sealed' and fed by rainfall and land drainage. In times of drought the pond has been topped up by the Town Council using the stopcock provided. Furthermore, a structural Design and Construction Logistics Statement and a Geological Statement have been provided by the applicant in support of the application. These technical reports have been subject to consultation with the Council's Building Control Officer. The advice is that the construction of a basement is acceptable in principle and that building regulations approval will need to be sought prior to construction. An informative will be attached to the decision to ensure that any materials to be used in the hard-surfacing of the site would be permeable.

6.2 Comments have been received regarding the impact on the gravel access track which leads to the site as a result of construction works. This issue is not a material planning consideration and any damage to this access road would be a civil matter between the developer and the land owner.

6.3 Whether there are any covenants relating to future development on the site is not a planning consideration.

6.4 Two neighbours have raised concerns that the front boundary has been annotated incorrectly on the site location plan. To address this issue the Planning Agent has submitted a copy of the land registry document and an amended location plan.

6.5 The Planning agent has also submitted a copy of a letter from Historic England which confirms that they are happy for the application to be determined at local level relying on the advice of the Council's Conservation and Design Officer.

6.6 Whilst the site area is 0.16 hectares and would result in a net increase in the number of dwellings, in accordance with the NPPG, affordable housing contributions should not be sought on developments under 1000 sq.m combined gross floor area.

## CONCLUSION:

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

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

**RECOMMENDATION:**

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule or Sample of Materials**
4. **NM02 Surface Materials**
5. **NT01 Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. NT18 Completion in accordance with Method Statement
8. NH46 Parking Full
  
9. No further windows shall be inserted at or above first floor level in the north or south elevations of the development hereby permitted. (ND17)

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

10. Notwithstanding any information on the approved drawings, no development shall take place until details of the glazing within the cupola 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 prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties;. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

11. ND04 Windows fitted with obscure glass - north - development - ies
12. **ND16A Details Of Soil Disposal From Basement**
13. **ND16 Details of Levels - dwellinghouses - dwellinghouses**
14. ND12 Exclusion of PD Part 1 Density of layout -any

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5, 12 and 13**
2. IN35 Considerate Constructor

**LIST OF APPROVED PLANS**

Plan number/name	Date received by District Planning Authority
P2.01A	08.11.2016
P2.02A	08.11.2016
P2.03	03.10.2016
P2.04	03.10.2016
3. IN39	Permeable Hard-Surfacing

P2.05	03.10.2016
P2.06	03.10.2016
P2.07	03.10.2016
P2.08	03.10.2016
P2.09	03.10.2016
P2.10	03.10.2016
P2.11	03.10.2016
P2. 12	03.10.2016
P2.13	03.10.2016

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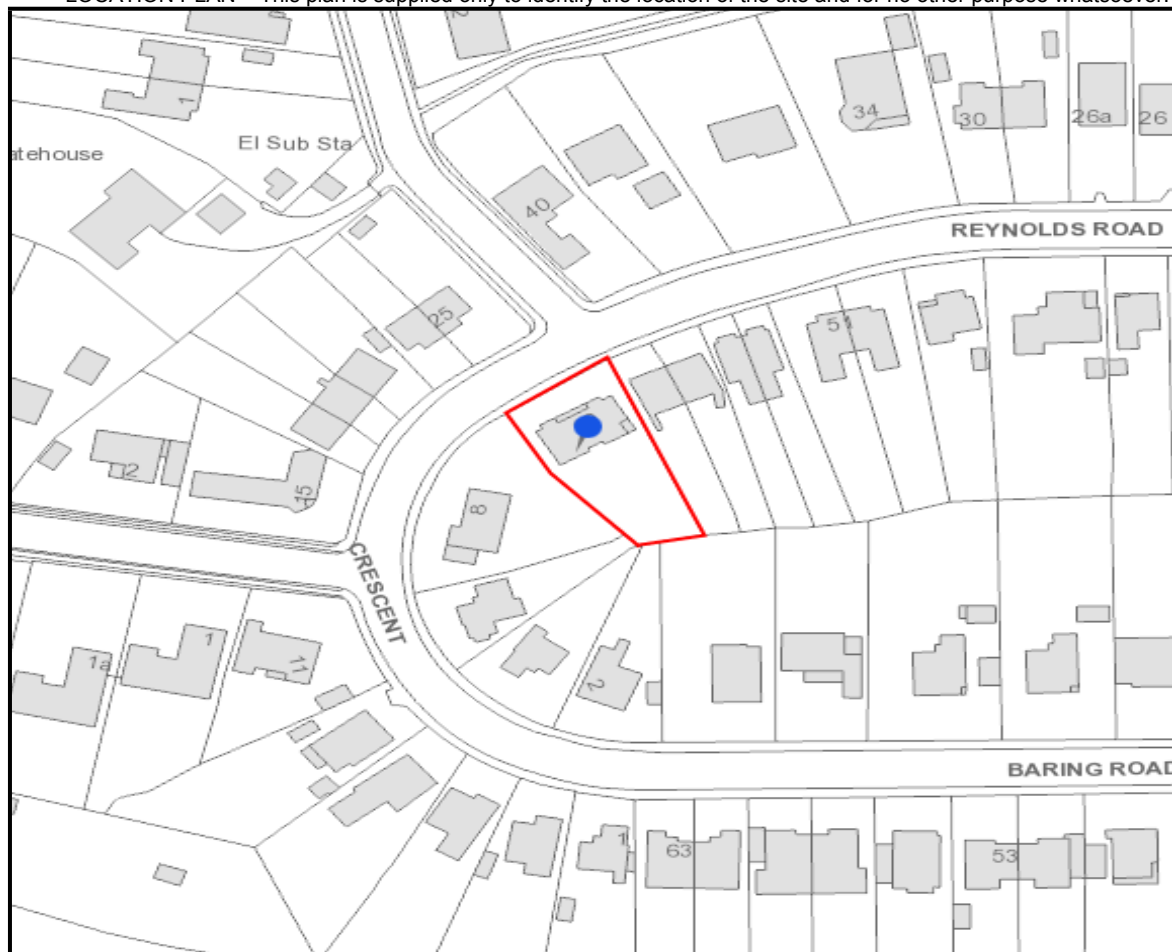


**PART A****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 21 December 2016      **Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	16/01957/FUL	Full Application
<b>Proposal:</b>	Replace detached dwelling with a pair of semi-detached dwellings with associated garaging and onsite parking.	
<b>Location:</b>	10 Baring Crescent, Beaconsfield, Buckinghamshire, HP9 2NG	
<b>Applicant:</b>	Logi Homes Ltd	
<b>Agent:</b>	David Russell	
<b>Date Valid Appl Recd:</b>	19th October 2016	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the replacement of the existing dwelling with a pair of semi-detached dwellings. This application follows a previously refused scheme, 16/00413/FUL, which also proposed the redevelopment of the site with a pair of semis, and which was refused on the following grounds:

1. The proposal constitutes a cramped over-development that is out of keeping with the character of the street scene. Use of the cramped parking arrangements will not be practical and the rear amenity areas are inadequate for dwellings of this scale. As such, this over-ambitious scheme is contrary to the requirements of policies EP3, H9 and TR7 of the South Bucks District Local plan (adopted March 1999).

The proposed dwellings would be sited in the same location as the existing dwelling, but would extend further back into the site due to their greater depth. The existing dwelling is a bungalow, whilst the proposed dwellings would be two storeys in height. One of the dwellings would incorporate an integral garage, and they would have a ridge height of 9.3m. A minimum distance of 1.1m would be retained to the flank boundary with No.8 Baring Crescent, whilst a minimum gap of 1.4m would be retained to the boundary with No.59 Reynolds Road. Due to the angle of this boundary, this gap would increase to 2.5m at the front point of the proposed dwellings.

The existing access point would be stopped up and a new central vehicular access point would be constructed which would serve both dwellings. This would require the removal of the existing hedging that runs along the front boundary, however a new hedge is proposed to be planted along the front boundary either side of the new access point.

The current scheme has been designed to address the above reason for refusal. The main differences with this current scheme are that the proposed dwellings have been reduced in depth at first floor level by up to 2.1m; the single storey rear element to the unit shown as 10a has been reduced by 3m; the roof design has been altered to provide a fully hipped roof; the pitch of the roof has also been reduced; the dwellings are both 3 bed units, parking and garage layout altered to prevent conflict.

**LOCATION & DESCRIPTION OF SITE:**

The application site comprises of a detached dwelling located on the south side of Baring Crescent, with the junction of Woodside Road being partly opposite the site. It is within the developed area of Beaconsfield and is also designated as a Suburban Road, as set out within the Townscape Character Study. The street scene is characterised by a mixture of dwellings of varying size and appearance. There is a hedge that extends along a majority of the front boundary.

**RELEVANT PLANNING HISTORY:**

16/00413/FUL: Replace detached dwelling with a pair of semi-detached dwellings with associated garaging and onsite parking. Refused.

**REPRESENTATIONS AND CONSULTATIONS:**

**TOWN COUNCIL COMMENTS:**

No objections.

**CORRESPONDENCE:**

Letters of objection have been received from 12 separate households. Concerns raised include:

- Height of roof;
- Use of roof for additional accommodation;
- Excessive size and scale - overbearing;
- Overdevelopment;
- Lack of parking;
- Highway implications/danger;
- Lack of notification;
- Lack of dimensions on plans;
- Garden sizes too small and out of character;
- Inaccuracies on drawings and application form;
- Increased pressure on public services;
- Additional details required to inform assessment;
- Out of keeping;;
- Density;
- Loss of trees/hedging;
- Surface water drainage;
- Loss of dwelling that meets needs of older generation;
- Adverse impact on amenities of neighbouring properties including loss of light, loss of privacy, overdominance/overbearing;
- Impact on existing infrastructure/utilities.

**SPECIALIST ADVICE:**

Transport for Bucks:

No objection subject to conditions and informative.

Building Control:

No objection.

SBDC Waste:

No objection.

**ISSUES & POLICY CONSIDERATIONS:**

**RELEVANT POLICY:**

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

Development Plan

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

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

Other material considerations:-

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

## 1.0 KEY POLICY ASSESSMENT:

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

## 2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 As set out in the previous application, the site is located within the developed area of Beaconsfield where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

2.2 The NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). The NPPF also suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para 53)'. This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as a suburban road, however, as set out in the assessment of the previous application, it is not considered that this designation prevents the introduction of any additional dwellings, providing they would not adversely affect the character and appearance of the site or locality in general.

2.3 It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 40dph. This obviously does not alter from the refused scheme, however, it is again considered that this is not out of keeping with the overall prevailing density of the wider area, and when balanced against the need to make efficient use of land in a location close to Beaconsfield town centre, which is a sustainable location, it is considered that the proposed density of the scheme would not appear inappropriate.

2.4 Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. It is considered that there is a mix in the type of dwellings within the immediate vicinity of the proposal site, consisting of detached and semi-detached properties, as well there being a mix of two storey, single storey and chalet style dwellings. As such, it is considered that the principle of providing a pair of semi-detached properties on this site would not adversely impact upon the character and appearance of the area or locality in general. The Committee did not previously object to the principle of providing a pair of semi-detached properties on this site.

2.5 As set out previously, it is considered that the proposed development would not appear out of context or out of keeping with the existing pattern of development in the immediate vicinity. The proposed dwellings would continue the provision of the dwellings fronting the highway, and as such, it is considered that the layout of the proposed dwellings would relate acceptably to the surrounding development and would not be detrimental to the existing pattern of development or character of the area. The Committee did not previously object to the layout of the proposed scheme.

2.6 Members did, however, have concerns with the overall level of development being proposed, and considered that due to the size and scale of the proposed built form, it would have appeared as a cramped overdevelopment of the site. As set out at the beginning of the report, this current scheme has been revised in an attempt to address these concerns. Whilst the maximum height of the dwelling remains as previously proposed, the bulk and massing of the proposed dwellings has been significantly reduced by virtue of the use of a fully hipped roof and omission of one of the front gable features. The extent of the two storey element of the dwellings has been reduced, as has the overall footprint by virtue of the reduction in the single storey rear element of one of the units.

2.7 Overall, it is considered that the ridge heights of the proposed dwellings would be comparable to existing dwellings within the vicinity, and would not be of a height so as to appear excessive and out of keeping for the area. The reduced scale and bulk of the proposed dwellings ensures that they would not appear overdominant or obtrusive within the locality or the existing street scene.

2.8 The level of spaciousness retained on site is considered acceptable, with the gaps retained to the site's boundaries being considered sufficient and comparable to many other dwellings within the locality. With regard to the resultant garden sizes, it is noted that the reason for refusal for the previous scheme does specifically advise that the rear amenity areas were inadequate for dwellings of this scale. The proposed garden for plot 10b would remain as previously proposed. However, this garden would serve a dwelling of reduced size and scale. The maximum length of this garden would be 16m, which is considered to be adequate to serve a dwelling of the size proposed, and would not be significantly out of keeping for the locality. The proposed garden for plot 10a would be 17m in length, which is a 3m increase over the refused scheme. It is again considered that this is adequate to serve a dwelling of the size proposed, and would not be significantly out of keeping for the locality. Overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

2.9 The surrounding area includes a variety of dwellings, styles and buildings and this forms part of its character and appearance. Given the variety of styles and architecture along this road, it is not considered that the application could be reasonably refused on the grounds of the visual appearance of the proposed dwellings.

2.10 It is acknowledged, as it was in the previous application, that the proposal would increase the level of hardstanding present at the front of the site and involve the loss of existing hedging and trees. Notwithstanding the guidance set out in the Townscape Character Study regarding increased levels of hardstanding to the front of properties, it is again considered that the proposal would reflect the general arrangement of an area of hardsurfacing and access drive to the front of properties which serves as an area for parking vehicles, which also exists at numerous other properties within the surrounding area. As such, it is still considered that this is not an uncommon feature or layout, and therefore would not result in unacceptable visual impacts on the character and appearance of the locality and street scene in any way that could justify refusal. In addition to this, a new hedge is proposed to be planted along the front boundary either side of the new access. It is again considered that this helps to retain an acceptable level of natural vegetation, a level that is similar to other properties within the locality. It is also important to note that the existing front boundary hedging could be removed without planning permission, therefore leaving the site entirely open with no natural characteristics present.

### 3.0 NEIGHBOUR IMPACT:

3.1 No concerns were raised by The Committee in terms of the previous application and its impact on the amenities of the neighbouring properties. It was considered that the proposal would not appear overdominant or obtrusive, nor would it lead to an unacceptable loss of light or privacy. Given that the current proposal has been reduced in terms of bulk and massing, as well as reduced in depth, it is considered that this current proposal would also not adversely impact upon the amenities of any neighbouring property. It is noted that there would again be one first floor side window facing directly towards No.8. However, as this would serve a bathroom, it is again considered that it would be acceptable for this window to be fitted with obscure glazing and a high level opener only. This would negate any unacceptable overlooking opportunities.

### 4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 Sufficient off street parking would be provided on site. Both of the dwellings are 3 bed units, therefore in accordance with the Council's parking standards, both should be served by 2 parking spaces. Plot 10a would be served by 2 spaces, whilst plot 10b would be served by 3 spaces. The development would therefore be served by an acceptable level of off street parking.

4.2 The County Highway Authority have advised that there is sufficient space within the site to enable vehicles to manoeuvre and exit the site in a forward gear, and it is important to note that the use of the garage for plot 10b would no longer conflict with the other parking spaces at the front of the site i.e. it can be accessed without having to travel over those other parking spaces.

4.3 The County Highway's Authority is satisfied that the proposed development would not lead to any unacceptable highway implications. They consider that the proposed visibility splays that would be achievable from the new access point are acceptable. It is noted that the previous application was not refused on grounds relating to highway safety.

4.4 In light of the above, it is considered that the proposal would not prejudice policies TR5 or TR7 of the Local Plan, it would provide a practical and useable parking layout, and it would not lead to any adverse highway implications.

### 5.0 TREES/LANDSCAPING:

5.1 Whilst not consulted on this current application, the Council's Arboriculturalist raised no objections to the previous application which included the loss of existing trees and hedging. A detailed landscape scheme can be secured by way of condition in order to ensure that an appropriate level of natural vegetation and planting is reintroduced to the site, including the provision of the sections of hedging along the front boundary, as indicated on the submitted plans.

### 6.0 OTHER ISSUES:

6.1 The Council's Building Control Section raise no objections to the proposals.

6.2 The Council's Waste Team raise no objections from the waste collection point of view.

6.3 The comments raised regarding neighbour notification are noted, however, the notification of this application was carried out in accordance with the Council's normal procedures and relevant timeframes.

6.4 Concerns have again been raised by some local residents regarding surface water drainage problems and pressure on existing utilities. However, there is no evidence to suggest that the provision of one additional dwelling would adversely impact upon existing utilities and infrastructure such as sewerage and drainage systems. The Bucks County Council flood team previously advised that the development should not add to any existing surface water flooding issues provided the development incorporates suitable SuDS (sustainable urban drainage system). It is considered that details of such a system can be secured by way of condition.

6.5 It is noted that the loss of the existing bungalow removes the provision of a type of accommodation that is suitable for people with certain needs i.e. accommodation all on one level. It is not considered that this constitutes a reason to prevent its replacement with two storey dwellings, as dwellings are able to be adapted to meet the needs of its occupier in a number of ways that enable full access of the property.

6.6 Concern has been raised in relation to the use of the roof for additional accommodation. It is considered however that the use of the roof for habitable accommodation can be controlled by of condition and the removal of permitted development rights which would remove the ability of the properties to be converted without first obtaining planning permission.

6.7 The comments raised relating to inaccurate plans are noted, and it is acknowledged that the elevation plans were not accurate. The applicant has subsequently submitted revised drawings to rectify the issue. These plans did not change the scheme in any way, but merely provide an accurate reflection of what is being proposed.

**CONCLUSION:**

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

The Committee has visited this site before and made a precise decision regarding what it considered acceptable and unacceptable about the proposal. In these circumstances it is not considered that value would be added to the decision making process by members making a further site visit.

**RECOMMENDATION:**

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01** **Schedule or Sample of Materials**
4. **NM02** **Surface Materials**
5. **NT01** **Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. ND12 Exclusion of PD Part 1 Density of layout -any
8. ND02 Garage Or Carport for Parking Only - integral garage within the dwelling shown as 10b - that dwelling

9. The first floor window in the southwest side elevation of the dwelling shown as 10a, hereby approved, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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

10. No further windows shall be inserted at or above first floor level in any of the elevations of the dwellings hereby permitted. (ND17)

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

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

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

12. NH46 Parking Full

13. No other part of the development shall be occupied until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number 16.41.02 and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013. (NH19)

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

14. No other part of the development shall be occupied until visibility splays have been provided on both sides of the access between a point 2 metres along the centre line of the access measured from the edge of the carriageway to the maximum achievable visibility to the west and east from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

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

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

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



16. Development shall not begin until details of a suitable surface water drainage scheme for the site, incorporating Sustainable Urban Drainage Systems, has been submitted to and approved in writing by the District Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and thereafter it shall be maintained in accordance with those approved details.

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

Informatives:-

- |    |             |  |
|----|-------------|--|
| 1. | <b>IN02</b> | <b>Details Required Pursuant to Conditions - 3, 4, 5, and 16</b> |
| 2. | IN35        | Considerate Constructor  |
| 3. | IH23        | Mud on the Highway   |
| 4. | IH24        | Obstruction of the Highway                                       |
5. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.
- Transport for Buckinghamshire  
Handy Cross Depot  
Marlow Hill  
High Wycombe  
Buckinghamshire  
HP11 1TJ
6. In order to meet the requirements of Condition 14, any proposed new hedging should not obstruct the visibility splay from 2m back. Any new hedging falling within the required visibility shall be no more than 0.6m above ground. The clear visibility splay shall be maintained in perpetuity.

**LIST OF APPROVED PLANS**

Plan number/name	Date received by District Planning Authority
Location Plan	19.10.2016
16.41.02	19.10.2016
16.41.01	19.10.2016

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 21 December 2016**Parish:** Gerrards Cross Town Council

<b>Reference No:</b>	16/02015/FUL	Full Application
<b>Proposal:</b>	Single storey rear extension	
<b>Location:</b>	9 Bentinck Close, Gerrards Cross, Buckinghamshire, SL9 8SQ	
<b>Applicant:</b>	Mr & Mrs Adrian	
<b>Agent:</b>	Mr Daren Goldsmith	
<b>Date Valid Appl Recd:</b>	2nd November 2016	
<b>Recommendation:</b>	PER	

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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Planning permission is sought for a single storey rear extension measuring 3.59m in length by 8.7m in width, incorporating a flat roof and aluminium roof lantern. The proposed eaves height is 2.5m and the maximum height would be 3.55m.

**LOCATION AND DESCRIPTION OF SITE:**

This application site lies to the east of Bentinck Close and consists of a terraced dwellinghouse that lies within the developed area of Gerrards Cross. The site maintains curtilage to the front and rear of the property and adjoins the Gerrards Cross Centenary Conservation Area to the rear.

**RELEVANT PLANNING HISTORY:**

16/01777/GPDE: Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension(Dimensions D 3.59m, MH 3.55m, EH 2.5m). Refused.

**REPRESENTATIONS AND CONSULTATIONS:**

**TOWN COUNCIL COMMENTS:**

No objection.

**CORRESPONDENCE:**

Letters of objection have been received from the occupiers of 13 neighbouring dwellings on the grounds:

- Proposal would leave no practical garden space;
- There are no similar developments and therefore a precedent would be set if approved;
- Proposal contravenes Policy H9 of the Local Plan;
- Proposal would result in over-dominance, loss of views and loss of light;
- Proposal would adversely affect the character of the area and amenities of neighbouring properties;
- Development within Conservation Area should enhance character and appearance but this proposal does not;
- The extension doubles the area of the existing house;
- TPO's reduce the amount of light already reaching the amenity areas.

**SPECIALIST ADVICE:**

None sought.

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

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

**Development Plan:**

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

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

**Other material considerations:**

Residential Design Guide SPD  
 South Bucks Townscape Character Study 2014

**1.0 KEY POLICY ASSESSMENT:**

1.1 The first consideration in this case is whether the proposed single extension would result in a loss of amenity to neighbouring properties.

1.2 When assessing the scheme it is worth having regard to the fact that the extension is of a scale allowed for under part (g) of Schedule 2, Part 1 of the General Permitted Development Order. The previous application 16/01777/GDPE for approval as permitted development was only refused on the grounds that construction works had already started; not on the grounds that the works were too large or would have any adverse impact.

1.3 It is also considered important to note that had this extension only protruded from the rear elevation by 3m and not the proposed 3.59m, the development would have been lawful under permitted development, and therefore could have been constructed without prior approval from the District Council.

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

2.1 The proposed rear extension would not be visible from the street scene of Bentinck Close. It is understood that the parapet walls which extend the flank walls in height by 0.57m above the level of the eaves, are for the purposes of harmonisation, to prevent incongruity and further respect the style and character of the original dwellinghouse. This is considered to work, making the extension a better design than if it had a basic flat roof.

2.2 Whilst it is acknowledged that a large amount of the rear garden would be encompassed by this proposed extension, more than half the garden would remain free from development. Under modern permitted development rights properties can have large proportions of their gardens covered with development if occupiers so choose. Under Permitted Development rights, the curtilage to the front of the property is also considered when assessing that 50% of the curtilage would remain free from development and the ground area of the original dwelling is excluded from that consideration.

2.3 The proposed extension is considered to be of a reasonable scale in relation to the existing dwellinghouse and the overall height is considered to be in line with the height of neighbouring extensions. Under permitted development rights the extension could be up to 4m in height, whereas it is a maximum of 3.55m in height.

2.4 It is therefore considered that the proposed extension complies with policies EP3 and H11 of the Local Plan Saved Policies and that there are no sustainable design grounds to justify refusing the application.

### 3.0 NEIGHBOUR IMPACT:

3.1 It is my opinion that no loss of privacy would occur to neighbouring properties due to the fenestration of the proposed extension. The glass folding doors proposed would result in no advantageous views of neighbouring properties as the outlook would be directly towards the remaining garden area of the application site.

3.2 The main concern in relation to this proposal is the level of daylight that would be lost as a result of this development and whether the development would cause loss of amenity to the nearest habitable rooms of neighbouring properties to an extent that could justify refusal. The neighbouring property to the south, No. 10 Bentinck Close has a conservatory sited on the boundary of the application site. This flank wall of the conservatory consists mainly of brick and extends approximately 1.3m from the rear elevation of the application site. This proposal would extend beyond the rear elevation of the neighbouring property by approximately 2.3m. Therefore any impact on this neighbour would be from the additional 2.3m wall however it is also important to note that a fence was present previously, therefore the key consideration is in relation to the height of this proposal.

3.3 The neighbouring property to the north, No. 8 Bentinck Close would suffer greater material loss of light due to its siting. Again it is noted that a fence exists on this flank boundary and the key concern is in relation to the height of this extension. It is considered that had the parapet walls not been proposed, the impact would be less however as already mentioned above, the parapet walls are for the purposes of harmonisation and parapet walls are acceptable under permitted development.

3.4 As both neighbouring properties have a conservatory extension to the rear, it is accepted that some material loss of light would occur to these extensions due to the conservatories composite being mainly of glass. It is, however, noted that a 60 degree light angle would not be breached when measured from either of these neighbouring extensions. Furthermore, as well as there not being a breach of the normal standards the Council would apply, it has to be recognised that a higher extension could be constructed under permitted development rights. Given these circumstances, whilst I sympathise with the concerns regarding impact on the amenity of neighbouring properties, I would not recommend that this Planning Authority pursued a reason for refusal on such grounds.

### 4.0 OTHER ISSUES/MISREPRESENTATIONS:

4.1 Many of the concerns raised related to a precedent being set as a result of this proposal being given approval. Whilst the District Council is conscious of any development that may lead to a precedent being set, which will ultimately make it difficult to resist future development, as already explained above, any property that benefits from permitted development rights could propose a similar extension with any development equal or less than 3m in length and 4m in height not requiring approval from the District Council. Therefore a Planning Authority has limited, if any, control over issues of precedent in a case such as this.

4.2 One objector has stated that the application site is within a Conservation Area however this is not correct. The site does adjoin the Gerrards Cross Conservation Area to the rear, however a proposal of this scale is not considered to have any detrimental impact on the Conservation Area.

4.3 An objector stated that the proposal would result in doubling the existing floor space. This is not the case, as the resultant floor space would represent an increase of less than half the existing ground floor area.

4.4 An objector has stated that the walls on the flank boundaries would be 3.7m tall. The correct measurement as per the submitted plans is 3.07m.

5.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

5.1 The submitted plans indicate that the proposed extension would be for use as a kitchen and living area. Therefore, as no additional bedrooms are proposed as part of this application, no further off-street parking is required in order to adhere to the District Councils Parking Standards and this proposal is therefore considered to adhere to policy TR7.

**CONCLUSION:**

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.

Due to the strong objections from local residents it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

**RECOMMENDATION:**

Full Planning Permission

Conditions & Reasons:

1. NMS09A Development To Accord With Application Drawings
2. NM03 Matching Materials
3. ND11 No Amenity Use Of Roof -single storey rear

Informatives:-

1. IN35 Considerate Constructor
2. IN06 No Encroachment Beyond Site Boundaries

**LIST OF APPROVED PLANS**

Plan number/name	Date received by District Planning Authority
16-103-01 REV 2	02.11.2016
16-103-05 REV2	02.11.2016

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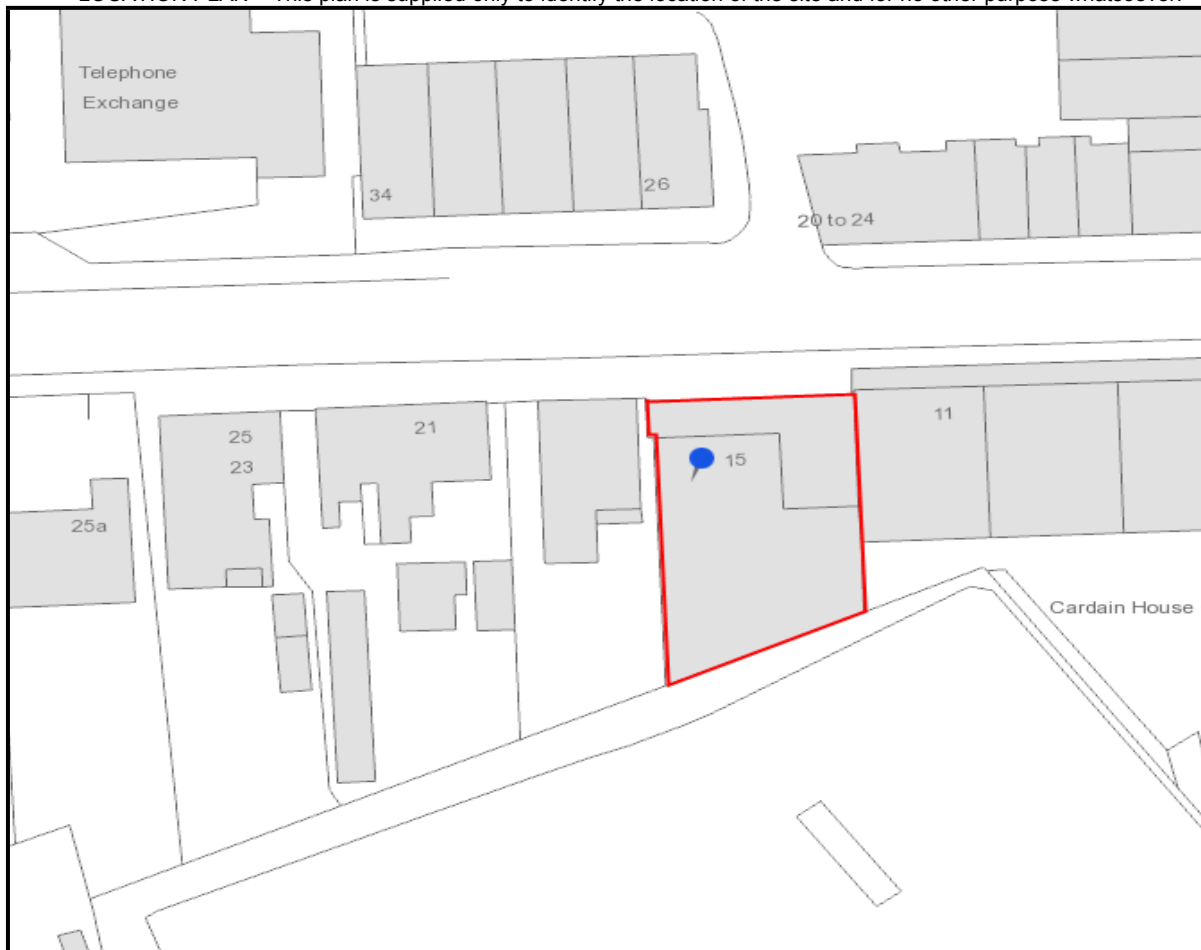


**PART B****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 21 December 2016      **Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	16/01945/FUL	Full Application
<b>Proposal:</b>	Change of use from motor vehicle showroom, repairs and maintenance and retail showroom ( Sui Generis use and A1 use) to restaurant (Use Class A3).	
<b>Location:</b>	15-21 Gregories Road, Beaconsfield, Buckinghamshire, HP9 1HH	
<b>Applicant:</b>	Mr J Leo	
<b>Agent:</b>	Martin Crook	
<b>Date Valid Appl Recd:</b>	18th October 2016	
<b>Recommendation:</b>	REF	

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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Planning Permission is sought to change the use of a former vehicle showroom, repairs and maintenance workshop (sui generis) and a retail window showroom (Class A1) to a restaurant (Class A3).

The premises extend over 2 floors and it is proposed to include the provision of a ground floor sitting out area at the front of the premises.

External alterations including a new entrance onto the car park at the rear, replacement windows with doors and new glazing at the front of the building are also shown on the drawings. However no elevation drawings have been supplied and these physical alterations will therefore need to be considered under a separate application.

This application follows a previous refusal under application number 16/01385/FUL. The first floor sitting out area has now been deleted from the application to overcome reason for refusal number 2 (set out in full below).

**CLLR DUNCAN SMITH HAS REQUESTED THAT THIS APPLICATION BE REPORTED TO COMMITTEE IN THE EVENT THAT IT IS RECOMMENDED FOR REFUSAL.**

**LOCATION AND DESCRIPTION OF SITE:**

The site is situated on the southern side of Gregories Road within Beaconsfield Town Centre and lies within the developed area and a Secondary Shopping frontage.

The site is surrounded by retail and restaurant uses at ground floor with residential above. The retail units with flats above at Cardain House lie immediately to the east of the site and comprise a four storey building. The site backs onto Alton's car park which is owned by the Council. Laithwaites' wine shop and car park lie to the west of the site.

Part of the premises is already in A1 retail use and is occupied by The Heritage Window Company. The rest of the building is currently vacant with the exception of a few vehicles being stored within the building. The site is predominantly a single storey structure with a forward projecting covered canopy area at the front. There is a small first floor element.

**RELEVANT PLANNING HISTORY:**

- 05/01477/FUL: Change of use of ground floor from motor vehicle showroom to Class A1 at numbers 17-21 Gregories Road. Permitted.
- 06/00679/OUT: Redevelopment of site to provide block containing ground floor shops with office suites above with 2 storey decked parking at rear. Consent granted.
- 08/01153/FUL: Change of use from car showroom to A1 retail at 15 Gregories Road. Permitted.
- 16/01385/FUL: Change of use from motor vehicle showroom, repairs and maintenance and retail showroom (sui generis use and A1 use) to restaurant (use Class A3). Refused for the following reasons:

1. The applicant has failed to demonstrate how a suitable extraction system can be designed in this location given the particular relationship of the subject building to the adjacent four storey building, in order to avoid odour nuisance to nearby residents and to ensure that there is no adverse impact on the visual appearance of the site and its surroundings. As such the proposal is

considered to be contrary to saved policy EP3 of the South Bucks District Local Plan (adopted March 1999).

2. The applicant has failed to demonstrate how the first floor sitting out area could be utilised in a way that would protect the amenities of the adjoining residential properties. There is concern that the siting and size of the first floor sitting out area could give rise to an unacceptable impact on the living conditions of the adjoining residential properties in terms of noise and disturbance and the potential for overlooking and loss of privacy to the flats opposite. As such the proposal is considered to be contrary to saved policy EP3 of the South Bucks District Local Plan (adopted March 1999).

**REPRESENTATIONS AND CONSULTATIONS:**

**PARISH / TOWN COUNCIL COMMENTS:**

No objection.

**CORRESPONDENCE:**

None.

**SPECIALIST ADVICE:**

**Transport for Buckinghamshire:-**

No objection.

**Environmental Health:**

Object.

**Building Control:**

No objection.

**ISSUES AND POLICY CONSIDERATIONS:**

**RELEVANT POLICIES:**

National Policy  
National Planning Policy Framework  
National Planning Policy Guidance.

**Development Plan:**

South Bucks District Local Plan (adopted March 1999) (Saved Policies) - TC1, S1, EP3, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) -CP8 and CP11.

## 1.0 KEY POLICY ASSESSMENT

1.1 The application has been submitted to address the previous reasons for refusal; reason for refusal 2 attached to planning application 16/01385/FUL has been addressed by the omission of the first floor sitting out area. With regard to reason for refusal number 1 the agent has provided a covering letter in which he has argued that 'until we have an occupier for the premises with a known requirement for kitchen equipment and the type of food to be prepared, it is impossible to design an extraction system that would be of any value in resolving the issues'. He is therefore suggesting that it would be appropriate in this case to impose a condition on any planning permission to require the submission and approval of an appropriate extraction system prior to any development commencing.

1.2 During the course of the application the agent has been given the opportunity to provide examples of a practical extraction system which could be used on this site given the rather unique relationship between the application site and the 4 storey apartment building next door. However the agent declined to provide any additional information and considers that a condition would suffice in this instance.

1.3 Once again the Environmental Health section has raised serious concerns about the likelihood of a restaurant operating at this site generating unacceptable odour nuisance to neighbouring residents. The magnitude or otherwise of odour emissions are affected by the size of the cooking facility, the intensity of use, the type of food prepared and the cooking appliances used. At this stage the applicant is unable to supply any of this information.

1.4 Under some circumstances it would be appropriate to attach a condition to any planning consent granted requiring the submission of details of odour abatement plant (complying with Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems) to be installed prior to the operation of the restaurant. However in this case the Environmental Health officer has concerns due to the layout of buildings in the area and is of the opinion that it may not be possible to install an appropriate system. As such it is not considered appropriate in this instance to impose a condition relating to the extraction system if there is any doubt about the ability to comply with the condition.

1.5 The concerns in this case stem from the fact that the application building is part single story/part two storey and adjoins a four story building, the top three floors of which are used for residential purposes. The Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems recommends that the stack from an extract system shall not be less than 1m above the roof ridge of any building within 20m of the building housing the commercial kitchen and states at paragraph 4.7.8 on page 60 'Inadequate height of the discharge stack is one of the main reasons the emissions from a kitchen give rise to odour nuisance. The stack design is paramount to achieving good dispersion.'

1.6 The Environmental Health officer considers that it is difficult to see how appropriate stack height could be achieved at this site given the layout of the buildings. The applicant has failed to demonstrate whether a suitable extraction system can be installed so as to avoid odour nuisance to nearby residents and therefore in these circumstances it is not appropriate to approve the application with a condition as there is no clear evidence that an acceptable duct system could be provided at this building. It will be necessary to assess the visual impact of any extract duct system in terms of its siting and appearance and it is likely that the requisite tall flue could be unacceptable on visual amenity grounds. Further details would need to be included in any future applications. If an applicant cannot provide precise details of the intended system then they will at least have to demonstrate that there are realistic options for consideration; at this stage the applicant has declined to do that.

2.0 OTHER ISSUES:

2.1 As before, no objection is raised to the proposal on highway or parking grounds. Saved policies TC1, S1 and Core Policy C11 seek to retain key uses which enhance the vitality and viability of the town centre. The proposal would bring back into use an empty car garage/repairs workshop and in this regard would enhance the vitality of the centre and would not detract from the viability or retail attractiveness of the centre.

2.2 The drawings indicate a new entrance directly onto the car park at the rear. The Council's Car Park section has confirmed that they would not agree to this entrance onto the Council owned car park and an informative will need to be added to inform the applicant accordingly.

**CONCLUSION:**

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

**RECOMMENDATION**

Refuse

Reason:

1. The applicant has failed to demonstrate how a suitable extraction system can be designed in this location given the particular layout of the subject building to the adjacent four storey building in order to avoid odour nuisance to nearby residents and to ensure that there is no adverse impact on the visual appearance of the site and its surroundings. As such the proposal is contrary to saved policy EP3 of the South Bucks District Local Plan (adopted March 1999).

Informatives:-

1. The applicant is advised that a separate planning application for the external alterations to the building would be required to be submitted for our consideration.
2. The applicant is advised that the Council's Car Park section would not agree to the creation of a new entrance at the rear of the premises directly onto Alton car park.

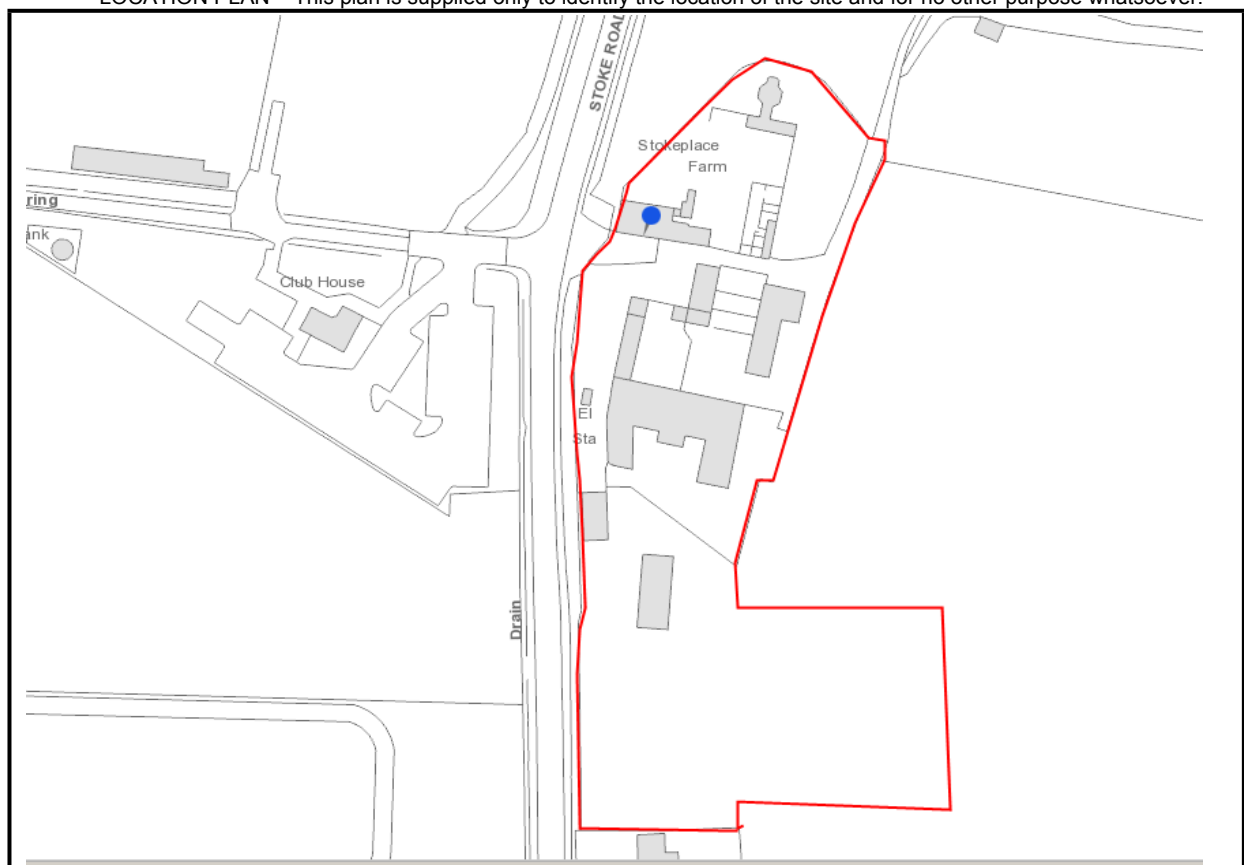
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**PART B****South Bucks District Council  
Planning Committee****Date of Meeting:** 21 December 2016**Parish:** Stoke Poges Parish Council

<b>Reference No:</b>	16/02082/FUL	Full Application
<b>Proposal:</b>	Retrospective Change of Use of agricultural land to a dog run in conjunction with kennels business.	
<b>Location:</b>	Stoke Place Farm, Stoke Road, Stoke Poges, Buckinghamshire, SL2 4NL	
<b>Applicant:</b>	Mr Martin Higgins	
<b>Agent:</b>	Mr A B Jackson	
<b>Date Valid Appl Recd:</b>	2nd November 2016	
<b>Recommendation:</b>	PER	

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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the retrospective change of use of agricultural land to an area of land where dogs can be exercised in conjunction with the kennels business at Stoke Place Farm

This 'dog run' consists of an area measuring 50m by 50m of an existing field, which is immediately adjacent to Stoke Place Farm, and which has simply been enclosed by 2m high chain link fencing. No other works have been undertaken, therefore the area within the fencing still consists of an area of un-manicured grass, which is the same as the land immediately surrounding the fencing. There are no structures within the fenced area.

**THIS APPLICATION HAS BEEN BROUGHT TO PLANNING COMMITTEE BECAUSE SOUTH BUCKS DISTRICT COUNCIL ARE THE OWNERS OF THE SITE.**

**LOCATION & DESCRIPTION OF SITE:**

The application site is located within the Parish of Stoke Poges and the Metropolitan Green Belt. It is also an archaeological site and a biodiversity opportunity area. The site is owned by South Bucks District Council. The area of the site within which the application specifically relates is an open field to the east of the property. It consists of uncultivated grassland and a section of this field has been enclosed by 2m high chain link fencing.

**RELEVANT PLANNING HISTORY:**

13/01514/FUL: Single storey side extensions. Conditional Permission.

13/00785/FUL: Two single storey front/side extensions. Refused.

**REPRESENTATIONS AND CONSULTATIONS:**

**PARISH COUNCIL COMMENTS:**

Raise concerns relating to potential effect on the neighbouring property.

**CORRESPONDENCE:**

A letter of objection has been received from one neighbouring property. Concerns raised include the following:

- Inappropriate development within the Green Belt;
- Adverse impact on Green Belt;
- Case law supporting refusal of such schemes;
- Adverse impact on amenities of neighbouring properties;
- Breach of human rights.

**SPECIALIST ADVICE:**

Conservation and Design Officer:

No objections.

Environmental Health:

No objections.



Transport for Bucks:

No objections.

Slough Borough Council:

Any intensification of the site might lead to adverse highway implications.

## **ISSUES & POLICY CONSIDERATIONS:**

### **RELEVANT POLICY:**

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

### **Development Plan:**

South Bucks District Local Plan (adopted March 1999) (Saved policies) GB1, GB2, EP3, EP4, EP6, R5, TR5 and TR7.

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

### **1.0 KEY POLICY ASSESSMENT:**

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

### **2.0 GREEN BELT ASSESSMENT:**

2.1 The site falls within the Green Belt where the types of development that are deemed acceptable are very limited. Policy GB1 of the Local Plan, together with the National Planning Policy Framework (NPPF) set out the types of development that are deemed acceptable. Where there is a conflict, then the NPPF takes precedence. Section 9 of the NPPF sets out the Governments guidance on development within the Green Belt, as well as identifying its five purposes.

2.2 Policy GB1 does allow for outdoor sport, leisure and recreation activities to take place within the Green Belt, as well as other uses of the land which would not compromise the purposes of including land within the Green Belt and which would permanently retain its open and undeveloped character. However, whilst the NPPF allows for the provision of appropriate facilities for outdoor sport and recreation, it does not allow for the change of use of land to serve an outdoor sport or recreation facility.

2.3 In light of these policy requirements, it is considered that the exercising of dogs does represent an outdoor leisure or recreation activity. As such, it is considered that it would constitute an appropriate use as set out in policy GB1. However, the NPPF does not allow for such changes of use, and where there is conflict between the policies, the NPPF takes precedence. On this basis, the change of use of the land constitutes inappropriate development within the Green Belt.

2.4 The NPPF reiterates that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

### 3.0 VERY SPECIAL CIRCUMSTANCES

3.1 The use of the land for exercising dogs would be directly connected to and associated with the existing kennels business at Stoke Place Farm.

3.2 In addition to this, it is considered that this use of the land does constitute an outdoor recreation/activity which is deemed to be an appropriate activity within the Green Belt, as this is demonstrated by the fact that the NPPF allows for the provision of facilities to serve such activities within the Green Belt, indicating that such activities are acceptable and appropriate within the Green Belt.

3.3 Further to this, the use is one that does not materially impact upon the openness of the Green Belt, but rather it maintains its openness. The area consists of open grassland, with the only structures involved being the non-solid chain link fence which is not considered to materially impact upon the openness of the Green Belt. Fences up to 2m in height can be erected without the need for planning permission and their impact must be assessed having regard to this fact.

3.4 On balance therefore, it is considered that the proposed use of the land for the exercising of dogs outweighs the impact of its inappropriateness by way of the fact that it does not prejudice the purposes of including land within the Green Belt, nor does it adversely impact upon its openness. It represents an outdoor activity/recreation that is common place throughout the Green Belt, one that maintains its openness. It is considered therefore that very special circumstances exist in this instance, sufficient to warrant a relaxation in the current national Green Belt policies.

3.5 It is acknowledged that reference has been made by an objector to a planning application where a dog run in the Green Belt was refused. This application was not within South Bucks, but it is acknowledged that it would have been subject to the same national Green Belt policies. However, it is considered that there are significant differences between that scheme and the one being sought in this instance, with that being the amount of physical built form involved. The refused scheme that is referred to involved a number of separate dog runs, all individually fenced off, had been laid with hardsurfacing, and incorporated the use of corrugated steel fencing. As already set out, this current application simply involves the creation of one large area, fenced in with a non-solid type of fencing around the perimeter. As such, this proposal has significantly less impact on the openness of the Green Belt, and is therefore materially different. It is therefore considered that the highlighted refused scheme should be afforded limited weight in the assessment of this application.

### 4.0 VISUAL IMPACT/IMPACT ON LOCALITY:

4.1 It is considered that the proposed development does not have an adverse impact on the character or appearance of the surrounding landscape and it is considered that this includes the Green Belt. The creation of the enclosure for the exercising of the dogs consists of fencing only, and this fencing is of a non-solid nature as it is chain link fencing. It is therefore considered that it would not adversely impact upon the character and appearance of the locality.

5.0 NEIGHBOUR IMPACT:

5.1 The application site is set within a fairly isolated location, however, there is a residential property, to the southwest, in very close proximity to the application site, and the occupants of this property have raised concern over the adverse impact that the proposal would have on their property.

5.2 The Council's Environmental Health Department have been consulted on this proposal and they have undertaken an assessment of the operation taking place and provided advice as to the acceptability of the proposal from a noise impact point of view. They do not raise any concerns over the impact that the proposal would have on residential amenities in terms of noise due in part to the absence of any noise or other complaints about the use of the land.

5.3 In light of the comments from the Environmental Health Department, it is considered that the use should not have a significantly adverse impact on the residential amenities of the adjoining or surrounding properties to any degree that could justify refusal. However, it is acknowledged that the view of the Environmental Health department is partly based on the lack of any complaints. Therefore, in this instance, it is considered that a temporary planning permission would be a more appropriate approach, as opposed to granting a permanent permission. This approach will enable the Council to review the situation in the future and assess further whether the facility is or isn't having an acceptable impact on the surrounding residential properties in terms of noise disturbance. Furthermore, given the concerns raised by the neighbour it is considered that a daily time restriction should be put on the use of the land to prevent any use too early or late in the day.

6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

6.1 The proposal would not require any additional parking provision due to the fact that it is directly related to the existing kennel facility, and is not a standalone separate facility.

6.2 The County Highway's Authority has advised that the proposal would not lead to a material increase in traffic movements. As such, they have advised that the proposal would not lead to any adverse highway implications.

7.0 TREES/LANDSCAPING:

7.1 None.

8.0 OTHER ISSUES:

8.1 The Conservation and Design Officer raises no objections from the point of view of the setting of the adjacent listed buildings.

**CONCLUSION:**

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

**RECOMMENDATION:**

Full Planning Permission

Conditions & Reasons:

1. This permission shall be for a limited period only, expiring on 21st December 2019. On or before that date the use hereby permitted shall be discontinued and any works carried out under this permission shall be removed, and the land re-instated to its former condition on or before 1st December 2017 unless permission has in the meantime been renewed via the submission of a further application. (NL01)

Reason: To enable the District Planning Authority to review the suitability of the development in the light of circumstances prevailing at the end of the above period. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refer.)

2. The use of the land for the exercising of dogs, hereby approved, shall only operate between the hours of 09:00 hrs and 17:00 hrs Monday to Friday.

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

3. There shall be no erection or positioning of any lights, structures or buildings whatsoever on the site.

Reason: To safeguard the visual amenities of this part of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. NMS09A                      Development To Accord With Application Drawings

**LIST OF APPROVED PLANS**

Plan number/name	Date received by District Planning Authority
whole site plan 2 rev a	02.11.2016
plan of dog run 1 rev a	02.11.2016

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01117/FUL	Beaconsfield Town Council	EAB Homes And Developments C/o Mr M Longworth	Piebalds Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Replacement dwelling and detached garage with first floor habitable accommodation.	Application refused	23.11.16
16/01295/FUL	Beaconsfield Town Council	Mr Henry Cripps C/o Mr Chester Field	5 London End Beaconsfield Buckinghamshire HP9 2HN	Erection of kitchen extract ductwork and fresh air intake unit on first floor flat roof to the rear of the building.	Application Permitted	05.12.16
16/01296/LBC	Beaconsfield Town Council	Mr Henry Cripps C/o Mr Chester Field	5 London End Beaconsfield Buckinghamshire HP9 2HN	Listed Building Application for: Erection of kitchen extract ductwork and fresh air intake unit on first floor flat roof to the rear of the building.	Application Permitted	05.12.16
16/01517/FUL	Beaconsfield Town Council	Fusion Residential C/o Mr R Clarke	Northfield 40 Penn Road Beaconsfield Buckinghamshire HP9 2LT	Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access.	Application Permitted	18.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01566/CC	Beaconsfield Town Council	Buckinghamshire County Council	Holtspur Primary School Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BH	Proposed demolition of existing Scout hut and pre-school building; erection of a two-storey building comprising of pre-school accommodation and associated external play areas on the ground floor and facilities for the 1st Holtspur Scout Group new crossovers, gates and car parking; bin stores; extension to existing playground; new external door to existing primary school courtyard; single-storey extension of existing dining hall including relocation of existing canopy; single-storey extensions to primary school building to create 3no. additional classrooms with associated footpath and caretaker office infill; erection of temporary single classroom mobile unit and access ramp/steps and removal of unit upon completion of the proposed classroom block.	No Objection	28.11.16
16/01591/RVC	Beaconsfield Town Council	Mr H & Mrs S Mason	31 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JJ	Variation of condition 2 of planning permission 13/01820/FUL to allow: Alterations to fenestration, remove two chimney stacks, incorporate a dormer window, change bay window to doors including single storey rear extension and increase to height of part of roof.	Application Permitted	16.11.16
16/01684/LBC	Beaconsfield Town Council	Mr T Hopkins	17 - 19 Wycombe End Beaconsfield Buckinghamshire HP9 1LZ	Listed Building Application for: external and internal renovations.	Application Permitted	11.11.16
16/01749/FUL	Beaconsfield Town Council	Mr & Mrs Cook C/o Mr Mark Pearce	26 Crossways Beaconsfield Buckinghamshire HP9 2HX	Rear loft dormer.	Application refused	15.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01402/CLOP ED	Beaconsfield Town Council	Mr Julian Evans	53 Lakes Lane Beaconsfield Buckinghamshire HP9 2JZ	Application for a Certificate of Lawfulness for proposed: Rear dormer.	Refusal of Lawful Use	11.11.16
16/01740/FUL	Beaconsfield Town Council	Mr David Lees	Zero 2A Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LL	Detached dwelling and construction of vehicular access.	Application Permitted	17.11.16
16/01793/CAN	Beaconsfield Town Council	Charles Jarnet	Kebbell House 21 London End Beaconsfield Buckinghamshire HP9 2HN	T1 Beech - Crown (Beaconsfield Conservation Area)	Application Withdrawn	30.11.16
16/01752/FUL	Beaconsfield Town Council	Mr & Mrs Adam Jarvis C/o Mr Neil Stantiall	1 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Construction of secondary vehicular access with associated hardstanding.	Application refused	16.11.16
16/01754/FUL	Beaconsfield Town Council	Mr & Mrs A Gowland C/o Mr D Webb	Blaydon House 83 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	Single storey side/rear extension, front and rear dormers and part first floor/part two storey extension to garage incorporating front dormers.	Application Permitted	22.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01782/FUL	Beaconsfield Town Council	Mr & Mrs M Chicken C/o Mr Paul Lugard	4 Crabtree Close Beaconsfield Buckinghamshire HP9 1UQ	Part two storey, part single storey front, side, rear extension. First floor rear extension.	Application Permitted	23.11.16
16/01796/FUL	Beaconsfield Town Council	Mr & Mrs P Whitehead C/o Mr Simon Davis	4 Caledon Road Beaconsfield Buckinghamshire HP9 2BX	Part single storey, part two storey front/side/rear extensions.	Application Permitted	18.11.16
16/01770/LBC	Beaconsfield Town Council	Hall Barn Trustees C/o Mr G Paddison	1 Woodlands Cottages Burnham Road Beaconsfield Buckinghamshire HP9 2SF	Listed Building Application for: Replacement of defective roof coverings, structural repairs to roof, upgrade of insulation to roof and repairs to masonry and joinery.	Application Permitted	25.11.16
16/01808/FUL	Beaconsfield Town Council	N Chetty C/o John Parry	7 Hoe Meadow Beaconsfield Buckinghamshire HP9 1TD	Single storey rear extension	Application Permitted	16.11.16
16/01827/FUL	Beaconsfield Town Council	Mr D Short C/o Mr Sam Tiffin	Land Adj 119 Maxwell Road Beaconsfield Buckinghamshire HP9 1RF	Redevelopment of land adjacent to 119 Maxwell Road to provide a pair of two, two bedroom semi-detached dwellings.	Application Permitted	25.11.16



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01813/FUL	Beaconsfield Town Council	Mrs Ann Delaney C/o Mr Roger Turner	Qumran Riding Lane Beaconsfield Buckinghamshire HP9 1BT	Replacement barn for use as stables.	Application Permitted	29.11.16
16/01828/FUL	Beaconsfield Town Council	Mr & Mrs Cutler C/o Mr S Chan	2 Wheeler Place Beaconsfield Buckinghamshire HP9 1GY	Alterations to boundary treatment.	Application Permitted	18.11.16
16/01809/FUL	Beaconsfield Town Council	Mr Les Birkenhead C/o Mr Ian Cornelius	4 The Broadway Penn Road Beaconsfield Buckinghamshire HP9 2PD	Rear extension to first and second floors.	Application Permitted	25.11.16
16/01842/FUL	Beaconsfield Town Council	David Howells	180-182 Maxwell Road Beaconsfield Buckinghamshire HP9 1QX	Change of use from (A1) shop to (A3) restaurant incorporating a single storey side extension.	Application Permitted	01.12.16
16/01875/CLOPED	Beaconsfield Town Council	Mr A Dean	53 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BN	Application for a Certificate of Lawfulness for proposed: Construction of vehicular access and associated hardstanding.	Certificate of Lawful Use granted	21.11.16
16/01882/FUL	Beaconsfield Town Council	Mr Steve Saunders C/o Mr Niall Green	65 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SQ	Porch, single storey side extension, rear timber canopy structure, first floor side incorporating rear balcony with glass balustrading, front dormers and reconstruction of vehicular access.	Application Permitted	01.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01883/FUL	Beaconsfield Town Council	Mr Kam Saran C/o Mr David Parry	21 Heath Road Beaconsfield Buckinghamshire HP9 1DD	Single storey rear extension.	Application Permitted	28.11.16
16/01904/FUL	Beaconsfield Town Council	Mr R Shukla	1 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TX	Change of Use of land to residential.	Application Withdrawn	02.12.16
16/01893/FUL	Beaconsfield Town Council	Mr Johnny Gray C/o Ms Sandra Orlando Payne	Bradgate Longbottom Lane Beaconsfield Buckinghamshire HP9 2UQ	New triple garage.	Application Permitted	06.12.16
16/01912/RVC	Beaconsfield Town Council	Mr And Mrs Hammond Mason	6 Woodside Road Beaconsfield Buckinghamshire HP9 1JG	Variation of Condition 4 of Planning Permission 14/00761/FUL to reduce the extent of obscure glazing at first floor level.	Application Permitted	06.12.16
16/01874/FUL	Beaconsfield Town Council	Mr & Mrs Phelan C/o Mr Richard Hill	22 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Two single storey rear extensions.	Application Permitted	07.12.16
16/01905/FUL	Beaconsfield Town Council	Ms S Adams C/o Mr Paul Lugard	74 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Single storey side extension.	Application Permitted	07.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01915/FUL	Beaconsfield Town Council	Mr Peter Warren C/o Mr Guy Fielding	Land Adjacent To Meadow End 24A Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Detached bungalow and garage.	Application Permitted	07.12.16
16/01924/TPO	Beaconsfield Town Council	Mr S Tollgard C/o Mr J Bell	53 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EL	T15 - Hornbeam, cut back overhang. T18 - Hornbeam, cut back to boundary. T26- Cypress Leyland - cut back to boundary. T28 -Oak, Fell. T33- Ash, cut back to boundary. T48- Ash, cut back to boundary. T51 - Oak, crown by 30%. (SBDC TPO NO 6, 1995)	Application Permitted	23.11.16
16/01933/TPO	Beaconsfield Town Council	Mrs Sharpe C/o Miss Helen Taylor	Conifers 36 Copperfields Beaconsfield Buckinghamshire HP9 2NT	T1 - Willow - Crown to statutory height. (TPO/SBD/0733)	Application Permitted	23.11.16
16/01881/TPO	Beaconsfield Town Council	Mr Hobkirk C/o Mrs J Macbeth	48 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JH	(T1) & (T2) - Copper Beeches - Crown reduce in height by 6m and sides by 2-3m and (T4) Beech - Crown reduce by 7-8m and shorten sides by 5-6m (SBDC TPO No. 19, 2001).	Application refused	23.11.16
16/01943/TPO	Beaconsfield Town Council	Mrs Bull C/o Mrs J Macbeth	Rosebriers 4 Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	(T1) Oak - Fell (SBDC TPO No. 14, 1995).	Application Permitted	23.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01969/TPO	Beaconsfield Town Council	Mr P Newton C/o Mr J Bell	Site Of Former 81 Gregories Road Beaconsfield Buckinghamshire	(T14) Beech - Crown reduce by 1.5m off tips, crown thin by 20% and lift crown base to a height of 7m (SBDC TPO No. 14, 1995).	Part Consent/Part Refusal (See decision)	23.11.16
16/01984/GPDE	Beaconsfield Town Council	C/o Mr J Rush	30 Hyde Green Beaconsfield Buckinghamshire HP9 2EP	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5.2m, MH 3.6m, EH 2.8m).	Prior approval is not required	18.11.16
16/01988/TPO	Beaconsfield Town Council	Miss S Green C/o Mr R Dickinson	31 Copperfields Beaconsfield Buckinghamshire HP9 2NT	(T1) Beech - crown reduce by 3-4m and crown lift (SBDC TPO No. 33, 2007).	Part Consent/Part Refusal (See decision)	28.11.16
16/01992/TPO	Beaconsfield Town Council	Mr P Mayhew C/o Mr A Wilkinson	Calumet Reynolds Road Beaconsfield Buckinghamshire HP9 2LZ	(T1) Oak - remove trunk epicormic growth on main trunk, (T5) Oak - fell and (T6) Holly - removal of leaning stem. (SBDC TPO No. 10, 1975).	Application Permitted	23.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01997/TPO	Beaconsfield Town Council	Mr R Gelling C/o Mr N Denton	4 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	(T1) - Oak Remove low branch over drive and crown lift up to 3m from ground level (T2) - Tulip Crown lift up to 3m from ground level (T3) - Maple Crown lift up to 3m from ground level (T4) - Birch Crown lift up to 3m from ground level (T5),(T6),(T8) - Beech Crown lift up to 3m from ground level and clearance from building 2-3m (T7),(T9),(T11) - Beech Crown lift up to 3m from ground level (T10) - Yew Crown lift up to 3m from ground level (SBDC TPO No. 14, 1995).	Application Permitted	23.11.16
16/01939/NMA	Beaconsfield Town Council	National Film And Television School C/o Anton Foster	National Film And Television School Station Road Beaconsfield Buckinghamshire HP9 1LG	Non-Material Amendment to Planning Permissions 14/02160/FUL and 15/01991/VC for: steel external doors on ground floor altered to glazed doors.	Application Permitted	18.11.16
16/02026/NMA	Beaconsfield Town Council	Mrs F Hodges C/o Mr O Francis	25 Wilton Road Beaconsfield Buckinghamshire HP9 2DE	Non Material Amendment to Planning Permission 15/02152/FUL for: Addition of chimney stack to house log burning stove flue.	Application Permitted	23.11.16
16/02014/GPDE	Beaconsfield Town Council	Mrs A Hanlon C/o Mr S Brittain	180 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BA	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6m, MH 4m, EH 3m).	Application refused	23.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02136/CLOP ED	Beaconsfield Town Council	Ms Mun Peng Phang C/o Mr James Rush	30 Hyde Green Beaconsfield Buckinghamshire HP9 2EP	Application for a Certificate of Lawfulness for proposed single storey rear extension.	Application Withdrawn	18.11.16
16/01224/FUL	Burnham Parish Council	FPT Commercial Properties LLP C/o Jane Carter	73 High Street Burnham Buckinghamshire SL1 7JX	Change of use of part of first floor and second floor to create two apartments, with internal alterations, single storey extension to create bin store and associated works.	Application Permitted	11.11.16
16/01225/LBC	Burnham Parish Council	FPT Commercial Properties LLP C/o Jane Carter	73 High Street Burnham Buckinghamshire SL1 7JX	Listed Building Application for internal and external alterations to facilitate a change of use of first and second floor to create two apartments including the removal of a staircase, demolition of a single storey rear extension and the erection of a single storey extension to create a bin store.	Application Permitted	11.11.16
16/01687/CLUE D	Burnham Parish Council	Mr M Willis C/o Mrs J Carter	Knights Farm Dropmore Road Burnham Buckinghamshire SL1 8NE	Application for a Certificate of Lawfulness for existing: Use of land and buildings for the trade, lease and hire of vehicles, repair, maintenance and servicing of vehicles and parking and storage of vehicles and equipment used in connection with a landscaping and driveway business.	Certificate of Lawful Use granted	25.11.16
16/01226/CLOP ED	Burnham Parish Council	Mrs Neha Sharma	31 Eastfield Road Burnham Buckinghamshire SL1 7EH	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Certificate of Lawful Use granted	11.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01559/FUL	Burnham Parish Council	Atkinson C/o Mr Joe Atkinson	Land Adjacent To Brick House Brickfield Lane Burnham Buckinghamshire SL1 8LF	Demolition of existing stable blocks and replace with a new custom build dwelling with associated garage block and stables.	Application refused	14.11.16
16/01746/FUL	Burnham Parish Council	Butlers Cross Properties Ltd C/o Brown Associates	8A High Street Burnham Buckinghamshire SL1 7JH	Subdivision of existing two bedroom maisonette into two one bedroom flats with associated external alterations.	Application Permitted	14.11.16
16/01651/FUL	Burnham Parish Council	Burnham Beeches Golf Club Limited C/o Mr R Brown	Burnham Beeches Golf Club Green Lane Burnham Buckinghamshire SL1 8EG	Replacement outbuilding.	Application Permitted	16.11.16
16/01789/FUL	Burnham Parish Council	Mr And Mrs B Hicks	41 Hag Hill Rise Burnham Buckinghamshire SL6 0LT	Single storey rear extension.	Application Permitted	16.11.16
16/01801/FUL	Burnham Parish Council	Mr E Hancock	21 Lincoln Hatch Lane Burnham Buckinghamshire SL1 7HA	Part single/part two storey side/rear extension to create two additional apartments.	Application refused	24.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01814/FUL	Burnham Parish Council	Mr & Mrs S Sneddon C/o Mr J Kilner-smith	48 Aldbourne Road Burnham Buckinghamshire SL1 7NJ	Single storey front extension.	Application Permitted	21.11.16
16/01807/CLUE D	Burnham Parish Council	Mr P Chandler C/o Mr Emrys Williams	Greenfields Farm Grove Road Burnham Buckinghamshire SL1 8DP	Application for a Certificate of Lawfulness for existing use as: Residential occupation of a mobile home for over 10 years.	Refusal of Lawful Use	28.11.16
16/01841/CLOP ED	Burnham Parish Council	Mr N Hurley C/o Mr P Mackrory	18 Wymers Wood Road Burnham Buckinghamshire SL1 8JJ	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Application Permitted	02.12.16
16/01857/FUL	Burnham Parish Council	Mr Colin Light C/o Mr Richard Lewis	Walnut Tree Cottage The Priory Stomp Road Burnham Buckinghamshire SL1 7LR	Single storey rear link extension to new outbuilding incorporating velux windows and solar tubes. New hard landscaping with courtyard wall and entrance gate.	Application Permitted	29.11.16
16/01863/FUL	Burnham Parish Council	Mr Inderjit Singh Dhillon C/o Mr Rajinder Chana	Land Adjoining 1 Shenstone Drive Burnham Buckinghamshire SL1 7HJ	Two storey detached dwelling with integral garage.	Application refused	05.12.16



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01884/FUL	Burnham Parish Council	Mr T Whitehorn C/o Mr R Chambers	35A Tockley Road Burnham Buckinghamshire SL1 7DQ	Single storey side extension.	Application Permitted	05.12.16
16/01886/CLOP ED	Burnham Parish Council	Mr Howard Reay	Acorns Hawthorn Lane Burnham Buckinghamshire SL2 3TA	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Certificate of Lawful Use granted	21.11.16
16/01896/FUL	Burnham Parish Council	Mr & Mrs L Hill C/o Mr Graham Wheeler	95 Dropmore Road Burnham Buckinghamshire SL1 8AY	Part single/part two storey front, side and rear extensions incorporating rear juliette balcony and front dormers and construction of a detached garage (Amendment to planning permission 16/00188/FUL).	Application Permitted	29.11.16
16/01876/FUL	Burnham Parish Council	Mrs F Dunne	24 Eastfield Road Burnham Buckinghamshire SL1 7PE	Construction of vehicular access.	Application refused	07.12.16
16/01891/FUL	Burnham Parish Council	Mr J Hillen C/o R Fletcher	1 Shoreham Rise Burnham Buckinghamshire SL2 2LG	First floor side extension and repositioning of existing garden wall.	Application Permitted	07.12.16
16/01921/GPDE	Burnham Parish Council	Ms S Ramachandran C/o Mr M Patel	2 Alvista Avenue Burnham Buckinghamshire SL6 0PG	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6.0m, MH 3.4 m, EH 3.0m).	Prior approval is not required	14.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02040/NMA	Burnham Parish Council	Mr I Mennie C/o Emily Codrington	72 Coalmans Way Burnham Buckinghamshire SL1 7NX	Non-material amendment to planning permission 16/01067/FUL: To allow white render finish to two storey rear extension and dormer cheeks.	Application Permitted	25.11.16
16/01688/FUL	Denham Parish Council	Mr J Mann	Deluxe Laboratories Ltd Denham Film Laboratories Denham Media Park North Orbital Road Denham Green Buckinghamshire UB9 5HQ	Construction of detached dwelling and associated garage with first floor habitable accommodation.	Application Permitted	22.11.16
16/01737/LBC	Denham Parish Council	Mr M Smith	Deluxe Laboratories Ltd Denham Film Laboratories Denham Media Park North Orbital Road Denham Green Buckinghamshire UB9 5HQ	Listed Building Application for: Removal of signage, chimney to the rear and external escape stairs to rear and side elevation.	Application Permitted	18.11.16
16/01781/FUL	Denham Parish Council	Mr & Mrs Goddard C/o Mr Andrew Brown	9 Denham Green Close Denham Buckinghamshire UB9 5NA	Two storey side extension and part two storey/part single storey rear extension.	Application Permitted	06.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01835/FUL	Denham Parish Council	Mr S Makwana C/o Mr S Dodd	Oakwood Hollybush Lane Denham Buckinghamshire UB9 4HG	Single storey front extension and part single/part two storey rear extension	Application Permitted	24.11.16
16/01846/ADV	Denham Parish Council	Co Op Food C/o Miss Katarzyna Rozanska	Co-Operative North Orbital Road Denham Green Buckinghamshire UB9 5HA	1 x Non-illuminated acrylic letters. 1 x Internally Illuminated Logo. 1 x Non-Illuminated wall mounted panel. 1 x Internally illuminated projector.	Application Permitted	24.11.16
16/01887/FUL	Denham Parish Council	Mr Samini C/o Mr David Webb	1A Ford End Denham Buckinghamshire UB9 5AL	Detached double garage.	Application Permitted	29.11.16
16/01862/FUL	Denham Parish Council	Mr & Mrs Perricone C/o Mr Mark Pottle	36 Penn Drive Denham Green Buckinghamshire UB9 5JP	Proposed single storey front and side extension.	Application Permitted	24.11.16
16/01897/FUL	Denham Parish Council	Mr & Mrs O'Malley C/o Miss M Donati	3 Denham Close Denham Buckinghamshire UB9 4EE	Part two storey/part first floor rear extension and roof extension.	Application refused	07.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01916/FUL	Denham Parish Council	Mr & Mrs M Magowan C/o Mr D Nutchey	30 Lower Road Higher Denham Denham Buckinghamshire UB9 5EA	Single storey side/rear extension (Amendment to planning permission 16/01480/FUL).	Application Permitted	06.12.16
16/01832/TPO	Denham Parish Council	Mr R Hill C/o Mr A Walsh	Land Opposite The Falcon Village Road Denham Buckinghamshire	(T1) Ailanthus Altissima - Crown lifting 2.5m from ground level and 1.5m clearance from overhead telephone cable with a reduction of lateral limbs not to exceed 2-3m. (SBDC TPO No. 02, 1980).	Application Permitted	23.11.16
16/01994/TPO	Denham Parish Council	Mr Mark Smith C/o Mr Richard Hyett	Deluxe Laboratories Ltd Denham Film Laboratories Denham Media Park North Orbital Road Denham Green Buckinghamshire UB9 5HQ	T139 - Sweet Chestnut -Fell and Replace. G137 Hornbeam - Fell and replace. G137 Elm - Fell. 1 x Oak- Replace. Laurel 1 in G127 - Fell. Laurel 2 within G137 - Fell. (SBDC TPO NO 15, 2002)	Application Permitted	23.11.16
16/02080/ADJ	Denham Parish Council	London Borough Of Hillingdon	Out Of Area Land Adjacent To The Abrook Arms Harefield Road Uxbridge Hillingdon	Consultation re: Demolition of the existing public house and erection of a new building comprising 18 residential units and a basement car park (Hillingdon Council ref 18505/APP/2016/3534).	No Objection	28.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01870/FUL	Dorney Parish Council	Mr & Mrs J Clifford C/o Mr R Hillier	4 Harcourt Close Dorney Reach Buckinghamshire SL6 0DY	Single storey side extension.	Application Permitted	05.12.16
16/01060/FUL	Farnham Royal Parish Council	Mrs Ashcroft C/o Ms Joanna Lindley	New Acre House Beeches Road Farnham Common Buckinghamshire SL2 3PS	Construction of two detached dwellings together with associated garaging and landscaping.	Application Permitted	21.11.16
16/01745/FUL	Farnham Royal Parish Council	Mr Tonny Dhillon C/o Mr Dalraj Bancel	Pleasant Corners Stoke Park Avenue Farnham Royal Buckinghamshire SL2 3BJ	Front porch. Part two storey/part first floor front, side/rear extensions. Increase in ridge height incorporating rear dormers.	Application Permitted	18.11.16
16/01709/FUL	Farnham Royal Parish Council	Mr H Sangha C/o Mr D Parker	Fairholme Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Redevelopment of site to provide two detached dwellings with detached garage on Plot 1.	Application Permitted	25.11.16
16/01829/FUL	Farnham Royal Parish Council	Mr R Randev C/o Mr K Bashir	The Glade Templewood Lane Farnham Common Buckinghamshire SL2 3HQ	Single storey rear extension to existing garage.	Application Permitted	25.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01704/FUL	Farnham Royal Parish Council	Mr & Mrs Mark Furman C/o Mr D Russell	Keepers Cottage Egypt Lane Farnham Common Buckinghamshire SL2 3LD	Detached outbuilding	Application Permitted	30.11.16
16/01855/RVC	Farnham Royal Parish Council	Nationcrest C/o Mr M Longworth	Lamorna Scott Close Farnham Common Buckinghamshire SL2 3HT	Variation of Conditions 2, 7 and 9 of planning permission 14/01011/FUL: To allow repositioning and alterations to the roof of the garage to plot 1, alterations to the landscaping plan and alterations to the vehicular access.	Application Permitted	01.12.16
16/01836/ADV	Farnham Royal Parish Council	Mr Shahbaz Khan	Flat 1 The Clock House The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	1 x non-illuminated fascia sign.	Application Permitted	28.11.16
16/01880/FUL	Farnham Royal Parish Council	Mr & Mrs Kumar C/o Mr S Dodd	Maple House Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	Single storey front, side and rear extensions incorporating integral garage and creation of first floor incorporating front and rear dormers.	Application refused	02.12.16
16/01522/FUL	Gerrards Cross Town Council	Mr Iqbal Johal C/o Mr Mohinder Kalsi	Woodview 5 Dale Side Gerrards Cross Buckinghamshire SL9 7JF	Detached dwellinghouse and detached garage.	Application Permitted	11.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01555/FUL	Gerrards Cross Town Council	Mrs Gudka C/o Mr Harmeet Minhas	Kelvin 17 Windsor Road Gerrards Cross Buckinghamshire SL9 7NB	Retrospective application for replacement dwelling.	Application Permitted	14.11.16
16/01666/FUL	Gerrards Cross Town Council	Mr S Bridbury C/o Mr S Rogers	Land To The Rear Of 55 Packhorse Road Gerrards Cross Buckinghamshire	Change of use from storage for A1 Unit to parking for nearby B1 Unit. Increase in ridge height and associated internal vehicle lift.	Application Permitted	24.11.16
16/01712/FUL	Gerrards Cross Town Council	Heatherside Property Ltd C/o Mr R Clarke	Heatherside 26 East Common Gerrards Cross Buckinghamshire SL9 7AF	Erection of a pair of semi-detached dwellings and construction of vehicular access (Amendment to planning permission 14/02296/FUL).	Application Permitted	05.12.16
16/01772/FUL	Gerrards Cross Town Council	Mr & Mrs V Vedi C/o Mr R Hillier	30A Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HN	Roof extension and rear dormer.	Application Permitted	14.11.16
16/01806/FUL	Gerrards Cross Town Council	Mr & Mrs B Lane C/o Mr P Lugard	23 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Part single/part two storey front/side/rear extensions incorporating integral garage and replacement roof incorporating front and rear dormers.	Application Permitted	23.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01800/SOLN OT	Gerrards Cross Town Council	Mr A Gilbert	Margaret Smythe House 12 Vicarage Way Gerrards Cross Buckinghamshire	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J: For the installation of Solar Photovoltaic equipment on the roof.	Approval is granted	22.11.16
16/01852/CLOPED	Gerrards Cross Town Council	Mr Alexander Paton C/o Mr Stephen Payne	29 Bulstrode Court Gerrards Cross Buckinghamshire SL9 7RS	Replacement doors and windows.	Certificate of Lawful Use granted	28.11.16
16/01868/RVC	Gerrards Cross Town Council	Mentmore Homes Ltd C/o Mr B Hall	Oakley 12 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Variation of Condition 2 of planning permission 15/01311/FUL: To substitute two front rooflights with one dormer.	Application Permitted	24.11.16
16/01837/ADV	Gerrards Cross Town Council	Mr Craig Noel C/o Miss Julia Mitchell	83 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PQ	Replacement 3 x non illuminated fascia signs 1 x hanging sign.	Application Permitted	24.11.16
16/01865/FUL	Gerrards Cross Town Council	Mr A Monga C/o Mr Harmeet Minhas	Trevellas 15 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	Replacement dwelling	Application Permitted	28.11.16



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01866/FUL	Gerrards Cross Town Council	Mr & Mrs Keeler C/o Gino Ferdenzi	Jastanna 24 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Single storey side extension.	Application Permitted	24.11.16
16/01834/FUL	Gerrards Cross Town Council	Mr B Bains C/o Mr R Plummer	39 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Two storey front and rear extensions incorporating rear dormer.	Application refused	28.11.16
16/01900/FUL	Gerrards Cross Town Council	Mr Bhardwaj C/o Mr Sunjive Corpaul	31 Birchdale Gerrards Cross Buckinghamshire SL9 7JB	Part two storey/part single storey front and rear extensions.	Application Permitted	30.11.16
16/01911/FUL	Gerrards Cross Town Council	Mr S Walia C/o Mr K Panesar	Knole House 17 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NP	Detached garage with first floor habitable accommodation incorporating front dormers.	Application Permitted	02.12.16
16/01864/FUL	Gerrards Cross Town Council	Mr Prosser C/o Mr Richard Hill	The Wyke 16 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Single storey rear infil extension.	Application Permitted	06.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01920/FUL	Gerrards Cross Town Council	Mr & Mrs Graham C/o Mr J Broderick	Galleywood 18 East Common Gerrards Cross Buckinghamshire SL9 7AF	Single storey rear extension incorporating roof lantern.	Application Permitted	06.12.16
16/01944/CAN	Gerrards Cross Town Council	Mr Derek Hooper	Linden 26 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	1 x Purple Plum-fell - Remove (Gerrards Cross Conservation Area)	No TPO is to be made	23.11.16
16/01951/TPO	Gerrards Cross Town Council	Mr A Babber C/o Mr S Mann	Infinitus 103 Windsor Road Gerrards Cross Buckinghamshire SL9 7HA	(T29) Silver Birch - Fell and (T35) Silver Birch - Fell (SBDC TPO No. 06, 2003).	Application Permitted	23.11.16
16/01968/CAN	Gerrards Cross Town Council	Mr N Woollacott C/o Mr T Evered	The Clare House 29 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QE	Front garden T1 and T2 - Leyland reduce by 2m. T3 and T4- Leyland cut back to boundary. Rear garden T5 and T6 Yew reduce by 1-1.5m. T7 - Magnolia -reduce by 1m. T8 and T9 Leyland - Reduce by 1-2m. T10- Budlia -Coppice. T11 and T12 Apple- Reduce canopy. T13- Quince - Prune canopy. (Gerrards Cross Conservation Area)	No TPO is to be made	23.11.16
16/02013/TPO	Gerrards Cross Town Council	Mr D Weidner	23 The Chyne Gerrards Cross Buckinghamshire SL9 8HZ	(T3) Oak - Reduce road side branches by 15% and (T6) Birch - Crown reduction by 15% and reduce height by 4m (SBDC TPO No. 21, 1988).	Part Consent/Part Refusal (See decision)	23.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02029/CAN	Gerrards Cross Town Council	Mr R Thexton C/o Mr N Whyte	Mill End 21 Mill Lane Gerrards Cross Buckinghamshire SL9 8AZ	(T1) Conifer x 3 - Fell and (T2) Holly - Reduce to below Oak branch (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	28.11.16
16/02054/FUL	Gerrards Cross Town Council	Mr Nick Kebbell C/o Christopher Pickering	Misbourne House 31 Oak End Way Gerrards Cross Buckinghamshire SL9 8DA	Redevelopment of site to provide 8 apartments served by new access off Lower Road	Application Withdrawn	16.11.16
16/02103/NMA	Gerrards Cross Town Council	Mrs Catriona White	Glenville 6 EThorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Non Material Amendment to planning permission 15/00780/FUL to omit a dummy chimney and install a sectional up and over garage door.	Application Permitted	02.12.16
16/02102/NMA	Gerrards Cross Town Council	Mrs Catriona White	Glenville 6 EThorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Non Material Amendment to planning permission 12/01631/FUL to permit installation of 3 velux windows during construction.	Application Permitted	02.12.16
16/02120/NMA	Gerrards Cross Town Council	Mr & Mrs Bodkin C/o Mr T Czachur	26 Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JT	Non Material Amendment to remove condition 4 of planning permission 16/01695/FUL to permit removal of obscure glazing.	Application Permitted	06.12.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01647/FUL	Hedgerley Parish Council	Mrs Jenny Hewitt C/o Miss Liz Russell	Shell Petrol Station Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	Construction of a new hydrogen storage and vehicle refuelling system unit and associated signage.	Application Permitted	14.11.16
16/01953/TPO	Hedgerley Parish Council	Mr S Jones C/o Miss L Benson	Hedgerley Park Farm Collum Green Road Stoke Poges Buckinghamshire SL2 4AS	(T1) Willow - Fell (SBDC TPO No. 06, 1993).	Application Permitted	28.11.16
16/01254/FUL	Iver Parish Council	Mr James Coffey C/o N.J Joyce (Surveyors) Limited	Belle Farm Sevenhills Road Iver Heath Buckinghamshire SL0 0PB	Construction of warehouse/vehicle store and boundary fencing and erection of 2m high metal racking.	Application refused	14.11.16
16/01727/FUL	Iver Parish Council	Mr Salman Iftikhar C/o Mr Kam Chhokar	Zarina 49 The Poynings Iver Buckinghamshire SL0 9DS	Boundary wall with infill iron railings.	Application Permitted	25.11.16
16/01643/FUL	Iver Parish Council	Mr And Mrs Sleep C/o Mr G Pottle	7 Thorney Mill Road Iver Buckinghamshire SL0 9AQ	Single storey rear extension and garage conversion to habitable accommodation.	Application Permitted	14.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01725/CLOP ED	Iver Parish Council	Southall Travel Ltd C/o Kenneth W Reed And Associates	20 - 22 High Street Iver Buckinghamshire SL0 9NG	Replacement twenty-two windows, modify three existing window openings and forming new openings to external walls. Lowering brick north boundary wall and installation of metal railings.	Certificate of Lawful Use granted	14.11.16
16/01768/FUL	Iver Parish Council	Ms D Boddy C/o Mr S Brittain	74 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB	Single storey side extension.	Application Permitted	14.11.16
16/01776/CLUE D	Iver Parish Council	Mrs D Stokes C/o Mr B Hall	Brackenwood Pinewood Road Iver Heath Buckinghamshire SL0 0NJ	Application for a Certificate of Lawfulness for existing: Construction and works of alteration/extension of/to a conservatory and four separate outbuildings.	Certificate of Lawful Use granted	14.11.16
16/01766/FUL	Iver Parish Council	Mr Vic Jagdev C/o Mr Manpreet Matharoo	9 Richings Way Iver Buckinghamshire SL0 9DA	Replacement dwelling.	Application Permitted	18.11.16
16/01783/FUL	Iver Parish Council	Mr N Aggarwal C/o Mr H Minhas	57 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Replacement dwelling.	Application Permitted	21.11.16
16/01803/FUL	Iver Parish Council	Mr A Verma C/o Mr Tim Isaac	20 Old Slade Lane Iver Buckinghamshire SL0 9DR	Two storey front extension incorporating porch and part single/part two storey side/rear extension.	Application Permitted	14.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01811/CLOP ED	Iver Parish Council	Mr Paul Kelly C/o Mr A B Jackson	Bellswood Farm Bellswood Lane Iver Buckinghamshire SLO OLU	Application for Certificate of Lawfulness for proposed: storage units for agricultural machinery, shelter for animals and feed in association with agricultural use on site.	Refusal of Lawful Use	14.11.16
16/01736/CLOP ED	Iver Parish Council	Mr F Dempsey C/o Mr J Rush	Kalamara Church Road Iver Heath Buckinghamshire SLO ORW	Application for a Certificate of Lawfulness for proposed: Roof extension incorporating rear dormer and front rooflights.	Certificate of Lawful Use granted	14.11.16
16/01840/FUL	Iver Parish Council	Mr & Mrs D Cull C/o Mr P Mackrory	28 Whitehouse Way Iver Heath Buckinghamshire SLO OHB	Part single/part two storey side/rear extension.	Application refused	14.11.16
16/01869/GPDE	Iver Parish Council	Mr I Kalsi C/o Mr R Marchant	244 Swallow Street Iver Buckinghamshire SLO OHT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 5.5m, MH 2.85m, EH 2.85m)	Approval is granted	15.11.16
16/01890/FUL	Iver Parish Council	Mrs M Dhillon C/o Mrs P Singh	8 Anslow Gardens Iver Heath Buckinghamshire SLO OBW	Part single/part two storey side/rear extension.	Application Permitted	24.11.16
16/01888/CLOP ED	Iver Parish Council	Mr & Mrs S Brown C/o Mr L Tugwood	2 Oak End Drive Iver Heath Buckinghamshire SLO OSE	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Certificate of Lawful Use granted	30.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01972/CROS	Iver Parish Council	Crossrail Limited C/o Crossrail Ltd	Thorney Lane South Bridge Thorney Lane South Iver Buckinghamshire	Alterations to metal parapet wall and fencing - SBU/4/8NR	Application Permitted	25.11.16
16/02024/NMA	Iver Parish Council	Mr M Shaw	117 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Non-material amendment to planning permission 15/00526/FUL: To allow alterations to fenestration.	Application Permitted	28.11.16
16/02036/NMA	Iver Parish Council	Mr R Dixon C/o Mr J Kilner-Smith	Yew Tree Cottage 16 Thorney Lane North Iver Buckinghamshire SL0 9JY	Non Material Amendment to Planning Permission 16/01416/FUL for new bi fold door to rear and side door.	Application Permitted	28.11.16
16/02090/AGN OT	Iver Parish Council	Mr L Anderson C/o Mrs K Hill	Bangors Park Farm Bangors Road South Iver Buckinghamshire SL0 0AZ	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: Machinery storage building.	Application refused	06.12.16
16/01686/ADJ	Stoke Poges Parish Council	Neetal Rajput	Out Of Area Wexham Park Hospital Wexham Street Wexham Slough SL2 4LH	Construction of an Emergency Department and Medical and Surgical Assessment Unit, installation of Combined Heat and Power Plant at the existing energy Centre and associated service infrastructure, provision for 198 permanent visitor and 200 temporary staff car parking spaces, together with associated access, roads, hard landscaping and infrastructure works.	Objections	11.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01696/FUL	Stoke Poges Parish Council	Mr & Mrs D. Chandler C/o Mr Robert Hillier	18 Sefton Close Stoke Poges Buckinghamshire SL2 4LJ	Part two storey, part single storey front, side and rear extensions.	Application Permitted	10.11.16
16/01741/FUL	Stoke Poges Parish Council	Mr Colin Hughes C/o Mr Philip Norvill	38 Pennylets Green Stoke Poges Buckinghamshire SL2 4BT	Single storey rear extension.	Application Permitted	11.11.16
16/01839/FUL	Stoke Poges Parish Council	Mr H Tawana C/o Mr P Davey	Anand Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	First floor rear balcony to master bedroom.	Application Permitted	25.11.16
16/01823/CLOP ED	Stoke Poges Parish Council	Mr N Craker	Oak House Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Application Permitted	05.12.16
16/01861/FUL	Stoke Poges Parish Council	Mr J S Khaira C/o Mr Stephen Parfitt	20 Clevehurst Close Stoke Poges Buckinghamshire SL2 4EP	Single storey rear extension.	Application Permitted	06.12.16



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01995/GPDE	Stoke Poges Parish Council	Mr And Mrs Stephen Pike C/o Miss Emma-Lisa	Parkfield Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 8.00m, MH 4.00m, EH 2.87m).	Approval is granted	01.12.16
16/02004/GPDE	Stoke Poges Parish Council	Mr R Gill C/o Mr A Hallan	43 Vine Road Stoke Poges Buckinghamshire SL2 4DW	.0Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.00m, MH 3.90m, EH 2.55m).	Prior approval is not required	01.12.16
16/01526/RVC	Taplow Parish Council	Tesco Stores Limited C/o Mr S Mackay	Tesco The Bishop Centre Bath Road Taplow Buckinghamshire SL6 0NX	Variation of Condition 21 of Planning Permissions 11/01625/FUL _ 12/01982/VC and condition 17 of planning permission 14/01620/VC : To extend delivery hours to food store between 05:00 and 00:00 hours Monday to Saturday and from 08:00 until one hour after the store ceases trading on Sundays and Bank Holidays.	Application Permitted	01.12.16
16/01739/FUL	Taplow Parish Council	Mr Ali C/o Mr R Clarke	Abbott Wood Heathfield Road Dropmore Taplow Buckinghamshire SL1 8NY	Single storey rear extension to existing garage and conversion of one garage bay to habitable accommodation.	Application Permitted	14.11.16
16/01758/LBC	Taplow Parish Council	Hitchambury Manor Limited C/o Mr R Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Listed Building Application for: Demolition of existing dwelling within the curtilage of a listed building.	Application Permitted	16.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/01757/FUL	Taplow Parish Council	Hitchambury Manor Limited C/o Mr R Clarke	4 Awdry Cottage Hunts Lane Taplow Buckinghamshire SL6 0HH	Replacement dwelling.	Application refused	16.11.16
16/01815/FUL	Taplow Parish Council	Mr & Mrs Hatch C/o Miss N Gandhi	4 Railway Cottage Approach Road Taplow Buckinghamshire SL6 ONP	Change of use of agricultural land to residential.	Application Withdrawn	25.11.16
16/01670/NMA	Taplow Parish Council	Ms S Horne	1 Rose Cottage Marsh Lane Taplow Buckinghamshire SL6 0DQ	Non-material amendment to planning permission 15/00404/FUL: To allow an increase in depth of the single storey rear extension.	Application Permitted	10.11.16
16/01794/FUL	Wexham Parish Council	Mr Dave Kanis-Buck C/o Mr Samuel Hardy	The Old Stables Langley Park Uxbridge Road George Green Wexham Buckinghamshire	Retrospective Application for detached summer house.	Application refused	24.11.16
16/01885/TPO	Wexham Parish Council	Mr John James	19 August End George Green Wexham Buckinghamshire SL3 6RP	T1 - Horse Chestnut - Crown reduction by 30%	Application Permitted	11.11.16

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
/01771/FUL	Wexham Parish Council	Mr M Jassar C/o Mr N Rose	Land Rear Of Sunnyview Wexham Woods Wexham Buckinghamshire	Detached dwelling with associated access.	Application Permitted	29.11.16

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**OUTSTANDING ENFORCEMENT NOTICES**  
**(AS AT 12<sup>TH</sup> DECEMBER 2016 FOR 21<sup>ST</sup> DECEMBER 2016 PLANNING COMMITTEE)**

SINCE JANUARY 1983 A TOTAL OF **874** ENFORCEMENT NOTICES HAVE BEEN AUTHORISED. THOSE INCLUDED IN THIS SCHEDULE ARE THOSE IN RESPECT OF WHICH THE CONTRAVENTION HAS NOT BEEN RESOLVED.

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

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

BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD.

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

**REMARKS**

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

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

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

PROPERTY	JASMINE COTTAGE, WOOD LANE	IVER (1188)		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
UNAUTHORISED EXTENSIONS AND GARAGE	24.9.08	25.9.08	24.1.10	
REMARKS				
<p>REFUSAL OF PP 7.7.08 – 08/00853/FUL. APPEAL GROUNDS A, C AND F. W.REPS. DECISION LETTER 24.7.09 – DISMISSED – 6 MONTHS TO COMPLY. HIGH COURT – SEEKING PERMISSION TO APPEAL PINS DECISION. HEARING 14.12.09 - ADJOURNED TO 24.3.10. REFUSED. EN NOW DUE FOR COMPLIANCE – ROLLED FORWARD COMPLIANCE PERIOD 6 MONTHS FOR WORKS – (SEPT 10). S.V. 29.9.10 CAUTIONED ON SITE – INTERVIEW UNDER CAUTION TO BE UNDERTAKEN 27.10.10. DELAYED TO 6.12.10 AT OWNERS AGENTS REQUEST FOR LEGAL ADVICE AND ALSO MEDICAL CERTIFICATE SUBMITTED ON BEHALF OF THE OWNER. FURTHER MEDICAL CERTIFICATE SUBMITTED TO 3.2.11 – INTERVIEW 7.2.11. INSTRUCTIONS TO PROSECUTE SUBMITTED TO WYCOMBE DC. COURT HEARING 10.8.11 – DEFENDANT DID NOT ATTEND – ADJOURNED TO 6.9.11 AND THEN TO 21.9.11 – 11AM. FURTHER ADJOURNED TO 22.12.11 – 2PM - DUE TO DEFENDANTS DOCTORS NOTE. DEFENDANT DID NOT ATTEND – ADJOURNED TO 11.1.12 AT 2PM UNDER THREAT OF WARRANT FOR ARREST IF NOT ATTEND. NOT ATTEND – ARREST WARRANT ISSUED NOT BACKED BY BAIL – SURRENDERED TO COURT. WARRANT CANCELLED. HEARING 19.1.12 – PLEADED NOT GUILTY – CASE PROGRESSION HEARING ON 30.5.12 AND ANOTHER 24.7.12 - FULL TRIAL 25.7.12 – FOUND GUILTY IN ABSENCE – FINE £4000 PLUS £15 VICTIM SURCHARGE AND £4000 COSTS. INFORMED APPEAL PENDING – FORMS RE APPEAL OUT OF TIME PROVIDED BY COURT.</p> <p>JUDICIAL REVIEW HIGH COURT APPLICATION FOR PERMISSION JULY 2012 TO PURSUE A CLAIM RE DECISION NOT TO WITHDRAW EN/PROSECUTION. 8.2.13 PERMISSION FOR JR REFUSED. RENEWAL APPLICATION MADE ON 15.2.13. MATTER LISTED FOR AN ORAL HEARING ON 10.5.13.</p> <p>NEW CLAIM ON BEHALF OF MINORS – DEFENCE LODGED WITH LONDON COUNTY COURT NOVEMBER 2012. MATTER DEFERRED TO READING COUNTY COURT. CASE CONFERENCE 18. 02.2013. MATTER STAYED FOR 28 DAYS TO AGREE DIRECTIONS. DIRECTIONS TO BE</p>				

FILED BY 2.4.13\_COURT DIRECTIONS NOT ADHERED TOO BY CLAIMANT. MATTER STRUCK OUT 2.4.13.

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

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

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

PROPERTY	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.		WEXHAM (1333)	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS	7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)	
REMARKS				
<p>LONG STANDING HISTORY ON SITE. PLANNING BREACHES CONTINUING. ENFORCEMENT NOTICE ISSUED 9.5.14. APPEAL SUBMITTED TO PINS 19.06.14 . WRITTEN REPRESENTATION PROCEDURE REQUESTED BY APPELLANT. PLANNING INSPECTORS SITE VISIT SCHEDULED FOR 21.4.15. 28.4.15 – APPEAL DISMISSED – EN VARIED RE CONCRETE BASE AMENDED TO CONCRETE SUPPORTS. REVISED DATE FOR COMPLIANCE 28.7.15. 10.6.15 – PCN ISSUED AND SERVED IN RESPECT OF ALLEGED UNAUTHORISED USES AND DEVELOPMENT. 3.8.15 – SITE VISIT – EN NOT COMPLIED WITH. PCN REPLIES NOT RECEIVED – TWO CHASER LETTERS SENT. OFFICERS CASE CONFERENCE BEING HELD TO REVIEW FURTHER APPROPRIATE ACTION. 7.9.15 – ON GOING NEGOTIATIONS WITH OWNER OF THE PROPERTY RE COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OWNER IS UNDERTAKING WORKS TO REMEDY BREACHES AND OFFICERS ARE REGULARLY MONITORING PROGRESS. 1.2.16 – ON GOING MONITORING TAKING PLACE. 27.6.16 – PROSECUTION PROCEEDINGS COMMENCED AGAINST OWNERS RE NON-COMPLIANCE WITH 2014 ENFORCEMENT NOTICE. HEARING DATE – 20<sup>TH</sup> JULY 2016. PROSECUTION SUCCESSFUL WITH FULL COSTS BEING AWARDED. FINE OF £210.00 MADE AGAINST EACH DEFENDANT ALONG WITH £25 VICTIM SURCHARGE FINE FOR EACH DEFENDANT. DEFENDANT HAS DEMOLISHED THE UNAUTHORISED BUILDING WITH ONLY A SMALL AMOUNT REMAINING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16<sup>TH</sup> SSEPTEMBER 2016. 16.9. .2016 – OFFICERS REVIEWING EVIDENCE FOLLOWING SV IN ORDER TO RECOMMEND APPROPRIATE ENF ACTION. 26.10.2016- DELEGATED AUTHORITY TO THE HEAD OF SUSTAINABLE DEVELOPMENT/HEAD OF LEGAL AND DEMOCRATIC SERVICES REGARDING THE ISSUE OF FURTHER ENFORCEMENT NOTICE/S AND A S215 NOTICE. 12.12.16 – ENFORCEMENT MANAGER REVIEWING EVIDENCE AND DRAFTING APPROPRIATE NOTICES.</p>				



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

PROPERTY		BEACONSFIELD		
14 WOOBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE		SB000216		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.	21.4.16	27.4.16	8.12.16 (SUBJECT TO APPEAL)	
REMARKS				
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE.2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION.				

PROPERTY		DENHAM		
APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF		SB000371		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE FROM TWO WORKSHOPS WITH ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND WORKSHOP.	3.8.16	4.8.16	15.3.2017 (SUBJECT TO APPEAL)	
REMARKS				
4.8.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.9. 2016. 14.9.16 - APPEAL RECEIVED - GROUND A – WRITTEN				

REPS REQUESTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 17.10.16 – STIL AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS.

<b>PROPERTY</b>	61 SAVAY CLOSE, DENHAM, BUCKS UB9 5NQ		DENHAM SB000075
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>
WITHOUT PLANNING PERMISSION, CONSTRUCTION OF BALCONY AT THE REAR OF THE DWELLING HOUSE.	31.8.16	2.9.16	15.1.2017
<b>REMARKS</b>			
2.9.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.10. 2016. 14.11.16 – NO APPEAL LODGED. NOTICE TO BE COMPLIED WITH BY 15.1.2017.			

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

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

**Appeal Statistics for the period 1 April 2016 – 30 November 2016**

**Planning appeals allowed (incl enforcement)**

29.4% (15 out of 51 ) against a target of 30%.

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

30.3% (17 out of 56). No target set.

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

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

**Appeals Lodged**

**Planning Appeals Lodged**

			<u>Date</u>
			<u>Received</u>
(a)	16/01291/FUL Mr L Westhoff	First floor side extension and single storey rear extension. <b>8 Jones Way, Hedgerley</b>	16/11/2016
(b)	16/01322/FUL Mr H Kahlon	First floor side extension. <b>1 Stoke Cottages, Bangors Road South, Iver</b>	19/11/2016
(c)	16/01734/FUL Mr & Mrs Appelbe	Part single/part two storey/part first floor side/rear extension, roof alterations incorporating increase in ridge height and rear juliette balcony and alterations to vehicular access. <b>11 Somerset Way, Iver</b>	21/11/2016

**Appeal Decisions**

**Planning Appeal Decisions**

		<u>Date of decision</u>
(a)	16/00791/FUL Alexandra Homes Ltd  <b>Land At Bridge Cottage, 45A Baring Road, Beaconsfield</b>	Replacement of dwelling with 6 apartments for the over 55's, with associated access, parking, hard and soft landscaping.  10/11/2016
	<b><u>Appeal Allowed – D</u></b>	
(b)	16/00569/TPO Mr Egan  <b>Piebalds, Burkes Road, Beaconsfield</b>	Oak (T1) - Fell (SBDC TPO No. 15, 1994).  14/11/2016
	<b><u>Appeal Dismissed- D</u></b>	
(c)	15/02207/TPO Ms Thorpe  <b>Taplow Quays, River Road, Taplow</b>	T2 (Horse Chestnut) and T4 (London Plane): Reduce, reshape and balance crown by 5m by cutting back to secondary branches.  14/11/2016
	<b><u>Appeal Dismissed- D</u></b>	
(d)	15/01734/RC Mr N Jarvis  <b>42 - 44 Oak End Way, Gerrards Cross</b>	Removal of Condition 10 of 14/02345/FUL to allow application 14/00770/FUL to be developed at the same time.  16/11/2016
	<b><u>Appeal Allowed- D</u></b>	
(e)	15/02053/FUL Mr N Jarvis  <b>34-36 Oak End Way, Gerrards Cross</b>	Replacement residential building comprising of 3 self contained dwellings, 15 vehicle parking system and associated external works.  16/11/2016
	<b><u>Appeal Dismissed- D</u></b>	
(f)	15/02239/FUL Mr N Jarvis  <b>34-36 Oak End Way, Gerrards Cross</b>	Redevelopment of site to provide four self-contained dwellings and associated external works.  16/11/2016
	<b><u>Appeal Allowed- D</u></b>	
(g)	16/00907/FUL Mr & Mrs Morrisroe  <b>Kulm, Stoke Wood, Stoke Poges</b>	Part single storey/part two storey/part first floor side/rear extensions incorporating attached garage and orangery (Amendment to Planning Permission 15/02397/FUL).  17/11/2016
	<b><u>Appeal Allowed- D</u></b>	

**Planning Appeal Decisions (cont)**

			<u>Date of decision</u>
(h)	16/01298/FUL Mr R Bika	Front porch. Part single part two storey part first floor front/side/rear extension incorporating integral garage. <b>41 St Huberts Close, Gerrards Cross</b>	05/12/2016
		<b><u>Appeal Dismissed- CC</u></b>	
(i)	16/01033/FUL Ms N Dereza	Front porch and part single storey/part first floor/part two storey side and rear extensions incorporating front/side/rear dormers (amendment to planning permission 16/00308/FUL). <b>Holly Cottage, 10 South Park Crescent, Gerrards Cross</b>	06/12/2016
		<b><u>Appeal Dismissed- D</u></b>	

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

- CC - Committee decision to refuse permission contrary to officer recommendation
- D - Delegated officer decision to refuse permission

**SCHEDULE OF OUTSTANDING MATTERS**

**PUBLIC INQUIRIES**

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

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