





## **Declarations of Interest**

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

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

(Pages)

1. **Apologies for Absence**  
To receive any apologies for absence.
2. **Minutes**  
To confirm the minutes of the meeting held on 15 March 2017. **(5 - 8)**
3. **Declarations of Interest**  
To receive any declarations of interest.
4. **Applications and Plans**  
To consider the reports of the Head of Sustainable Development.
  - A. Committee decision required following a site visit and/or public speaking.  
*17/00063/FUL - Phil Whitaker Cars, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3NE* **(9 - 24)**
  - 17/00087/FUL - Farm Cottage, Collinswood Road, Farnham Common, Buckinghamshire, SL2 3LJ* **(25 - 38)**
  - 17/00307/FUL - 48 Fulmer Drive, Gerrards Cross, Buckinghamshire, SL9 7HL* **(39 - 46)**
  - B. Committee decision required without a site visit or public speaking  
*17/00064/FUL - 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE* **(47 - 54)**
  - 17/00161/LBC - 3 Iver Lodge, Bangors Road South, Iver, Buckinghamshire, SL0 0AW* **(55 - 58)**
  - 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 **(59 - 88)**  
To receive for information.

5. **Outstanding Enforcement Notices**

To receive for information.

(89 - 94)

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

To receive for information.

(95 - 98)

7. **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, 17 May 2017

**PLANNING COMMITTEE (SBDC)**

**Meeting - 15 March 2017**

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

Apologies for absence: Mr Egleton, Miss Hazell and Mr Samson

\*attended site visit

**61. MINUTES**

The minutes of the meeting held on 15 February 2017 were confirmed and signed by the Chairman.

**62. 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>	16/02250/FUL	R (AO)
<b>Applicant:</b>	Mr G Williams	
<b>Proposal:</b>	Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping at Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX.	
Notes:		
<ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. 1 further letter of objection from a neighbour, who had already written in, had been received.</li> <li>3. Members had received (via email) additional documents in support of the application from the applicants.</li> <li>4. Prior to consideration, Mr S Reed, on behalf of the objectors and Mr P Vicary, on behalf of the applicant, addressed the meeting.</li> <li>5. Comments had been received from Thames Water raising no objections.</li> <li>6. Comments had been received from Natural England raising no objections.</li> <li>7. Further comments from Environmental Health regarding concerns which had been raised in relation to potential noise disturbances from Airducts/ventilation were still</li> </ol>		

outstanding.

8. During the discussion, Members felt that the proposed development, by virtue of its height, form, scale, massing, siting and layout, would appear out of scale with and overdominant, overbearing and obtrusive when viewed from the properties located to the north, south and east of the site. Furthermore, the proposed development would also overlook these properties to the north and south and would result in an unacceptable loss of privacy and daylight to the occupiers of these properties. Members were also of the view that due to the lack of on-road parking provision in the locality, the development was likely to lead to non-residential on-street parking in residential areas in proximity to the site to the detriment of the residential amenities of those areas. Consequently, Members concluded that the proposal amounts to an overdevelopment of the site that would adversely affect the character and amenities of the locality in general, contrary to policies EP3, EP5, H9 and TR7 of the South Bucks District Local Plan (adopted March 1999).

It was accordingly

**RESOLVED** that the application be refused as the proposed development, by virtue of its height, form, scale, massing, siting and layout, would appear out of scale with and overdominant, overbearing and obtrusive when viewed from the properties located to the north, south and east of the site. The proposed development would also overlook these properties to the north and south and would result in an unacceptable loss of privacy and daylight to the occupiers of these properties. Furthermore, due to the lack of on-road parking provision in the locality, the development is likely to lead to non-residential on-street parking in residential areas in proximity to the site to the detriment of the residential amenities of those areas. Consequently the proposal amounts to an overdevelopment of the site that would adversely affect the character and amenities of the locality in general, contrary to policies EP3, EP5, H9 and TR7 of the South Bucks District Local Plan (adopted March 1999).

		Decision
<b>Plan Number:</b>	16/02435/FUL	P
<b>Applicant:</b>	Mr John Martin	
<b>Proposal:</b>	Construction of new two storey office building following demolition of existing buildings on site with associated road and parking at Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham, Denham, Buckinghamshire	

Notes:

1. A site visit was undertaken by Members.
2. 1 further letter of objection had been received.
3. Cllr Reed (District Ward Member) addressed the Committee in support of the application.
4. Comments of Bucks SUDS Officer had been received raising no objections subject to the addition of two conditions regarding the submission of a surface water drainage scheme and a whole life maintenance plan to the District Planning Authority for approval prior to the commencement of any construction works.

		Decision
<b>Plan Number:</b>	16/02437/FUL	R (AO)
<b>Applicant:</b>	Mr Jamshid Diwan	
<b>Proposal:</b>	Replacement dwelling and construction of vehicular access at 3 Clevehurst Close, Stoke Poges, Buckinghamshire, SL2 4EP.	

Notes:

1. A site visit was undertaken by Members.
2. Prior to consideration, Mr L Duncombe, on behalf of the objectors and Ms K Wall, on

<p>behalf of the applicant, addressed the meeting.</p> <p>3. During the discussion, Members felt that by virtue of a combination of its size, scale, massing, style and proximity to the sites flank boundaries, would appear overdominant, obtrusive and out of keeping, as well as appearing as a cramped overdevelopment of the site. As such, Members were of the opinion that it would have an adverse impact on the street scene and the character and visual amenities of the area and therefore the proposal is contrary to policies H9 and EP3 of the South Bucks District Local Plan (adopted March 1999), and policy CP8 of the South Bucks Core Strategy (adopted February 2011), and the NPPF. Furthermore, the proposed development would not reflect the form or height of existing buildings on this designated Formal Suburban Road, to the detriment of its appearance and character and contrary to the content of the South Bucks Townscape Character Study.</p> <p>It was accordingly</p> <p><b>RESOLVED</b> that the application be refused as the proposed development by virtue of a combination of its size, scale, massing, style and proximity to the sites flank boundaries, would appear overdominant, obtrusive and out of keeping, as well as appearing as a cramped overdevelopment of the site. As such, it would have an adverse impact on the street scene and the character and visual amenities of the area. Therefore the proposal is contrary to policies H9 and EP3 of the South Bucks District Local Plan (adopted March 1999), and policy CP8 of the South Bucks Core Strategy (adopted February 2011), and the NPPF. Furthermore, the proposed development would not reflect the form or height of existing buildings on this designated Formal Suburban Road, to the detriment of its appearance and character and contrary to the content of the South Bucks Townscape Character Study.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	17/00019/RVC	VG
<b>Applicant:</b>	Mr Nathan Craker	
<b>Proposal:</b>	Variation of Condition number 2 attached to Planning Permission Application Reference Number: 14/02417/FUL to allow amended house design on plot 2 at Brynawelon, Lanterns And Oak House, Hollybush Hill, Stoke Poges, Buckinghamshire, SL2 4PX.	
Notes:		
<p>1. Prior to consideration, Mr G Hayre, on behalf of the objectors and Mr N Craker, on behalf of the applicant, addressed the meeting.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	17/00098/FUL	P
<b>Applicant:</b>	Mr Gurpernam Dhariwal	
<b>Proposal:</b>	Part two part single storey front/side extension at 108 The Fairway, Burnham, Buckinghamshire, SL1 8DY.	
Notes:		
<p>1. A site visit was undertaken by Members.</p> <p>2. An email had been received from the Agent of their response on the neighbours' objections outlining examples of similar approved proposals.</p>		

**(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-**  
None.

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

None

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

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

**63. OUTSTANDING ENFORCEMENT NOTICES**

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

An update was provided on Plot 1 at Brynawelon, Lanterns And Oak House, Hollybush Lane, Stoke Poges, SL2 4PX.

**RESOLVED** that the report be noted.

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

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

**RESOLVED** that the report be noted

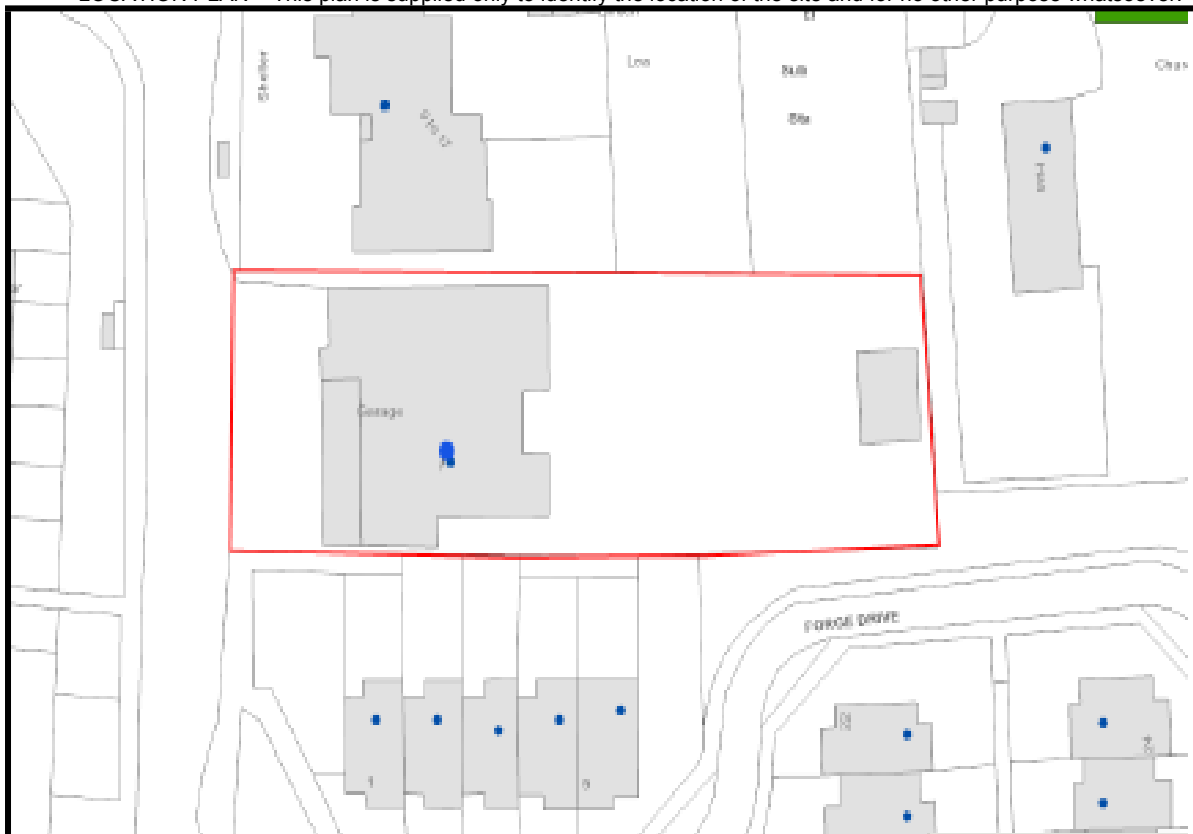
The meeting terminated at 5.58 pm



**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 12 April 2017**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	17/00063/FUL	Full Application
<b>Proposal:</b>	Redevelopment of site to provide one block comprising 20 apartments of 'Retirement Living' for the elderly. Associated communal facilities, parking and landscaping. Construction of vehicular access.	
<b>Location:</b>	Phil Whitaker Cars, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3NE	
<b>Applicant:</b>	McCarthy & Stone Lifestyles Ltd	
<b>Agent:</b>	Mr Gavin Cooper	
<b>Date Valid Appl Recd:</b>	10th February 2017	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the redevelopment of the site to provide a building comprising 20 apartments of 'Retirement Living' for the elderly, along with associated communal facilities, parking, landscaping and construction of a new vehicular access.

This application follows a previously refused scheme, 16/00346/FUL, which also proposed the redevelopment of the site with retirement living apartments, and which was refused on the following grounds:

1. The proposed development, by virtue of its height, form, scale, massing, siting and layout, would appear out of scale with and overdominant, overbearing and obtrusive when viewed from the properties located to the north and east of the site and in particular when considered in the context of the extant planning permissions for the residential redevelopment of sites to the north and east of the application site. The proposed development would also overlook these sites to the north and east and would result in an unacceptable loss of privacy and daylight to both the existing and future occupiers of these sites. Consequently the proposal amounts to an overdevelopment of the site that would adversely affect the character and amenities of both the existing and proposed developments in its vicinity and in the locality in general, contrary to policies EP3, EP5 and H9 of the South Bucks District Local Plan (adopted March 1999).
2. The proposal has failed to include the provision of a sufficient amount of useable amenity space to serve this form of development satisfactorily, to the detriment of the future occupiers of the proposed development. This is also indicative of the proposal amounting to an overdevelopment of the site contrary to policy H9 of the South Bucks District Local Plan (adopted March 1999).

The development would be formed of one large building that would front onto Beaconsfield Road. The building would comprise three distinct sections, a two and a half/three storey front section, a single storey middle section, and a further two and a half/three storey section at the rear. The front building line of the proposed building would be set back approx. 4.5m further from the highway than the immediately adjacent development to the north. The building has been designed to reduce in height and scale from north to south in an attempt to reflect the differing scale and heights of the neighbouring buildings. Two main areas of outdoor amenity space would be provided towards the middle of the site, to the north and south of the single storey section of the building. There would be a further smaller section to the very rear of the site providing a further area of outdoor amenity space.

Vehicular access would be taken from Beaconsfield Road, with a new vehicular access being created off centre towards the southern boundary of the site. A parking area consisting of 17 spaces would be provided at the front of the site.

This current application has been revised in the following ways in an attempt to overcome the previous reasons for refusal:

- Reduction in depth of overall building;
- Reduction in depth of front and rear buildings
- Reduction in size, scale and height of middle section;
- Increase in size of outdoor amenity space;
- Reduction in height, scale and massing of rear building;
- Increase in ridge height of front building;
- Removal of dormer window on front elevation;
- Removal of Juliette balconies and dormer windows, and significant reduction in

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number of windows in rear elevation;  
 Removal of dormer but introduction of balcony feature on southern elevation of rear building;  
 Introduction of balcony feature on northern elevation of rear building;  
 Revised position of vehicular access;  
 Revised parking layout.

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

The application site is located on the eastern side of Beaconsfield Road, which is within the developed area of Farnham Common, and an area designated as a 'Tightly formed centre' as set out in the South Bucks Townscape Character Study. The site is currently occupied by a part two storey part single storey structure, which is being used in connection with an unauthorised car wash facility as well as the unauthorised storage of vehicles. There is an area of hardstanding to the front of the site and the rear of the site, behind the main building, the site is entirely covered with hard-surfacing. The site is generally flat, and very open within the Beaconsfield Road street scene, with no real form of boundary treatment along the front. There are a number of trees within the curtilages of the adjoining properties that provide some form of screening into the site to the sides and rear.

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

16/00346/FUL:       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. Refused. Currently subject to appeal.

07/01065/FUL:       Redevelopment of site to provide two blocks comprising 14 apartments. Construction of vehicular access. Refused. Dismissed at appeal.

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

##### **PARISH COUNCIL COMMENTS:**

The Parish Council recommends that there should be conditions imposed to ensure that there will be no increase in footprint beyond this application, and no increase in height of any part of the building in the future."

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

##### **CORRESPONDENCE:**

Letters raising objections and concern have been received from 7 separate properties. Issues raised include the following:

- Insufficient parking provision;
- Parking congestion during construction;
- Overdevelopment of site;

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- Poor quality design and choice of materials;
- Impact on trees;
- Adversely impact upon approved and proposed development on adjoining properties;
- Overbearing/overdominant/obtrusive;
- Loss of privacy from overlooking.

**SPECIALIST ADVICE:**

Transport for Bucks:

Awaiting final comments.

Landscape Officer:

No objections - further details required.

SBDC Waste:

No comments received to date.

Environmental Health:

No objections.

Thames Water:

No objections.

Bucks County Council - Lead Local Flood Team:

No objections subject to conditions.

Natural England:

No objections subject to appropriate condition

Arboriculturalist:

No objections.

County Ecologist:

No objections

Building Control:

No comments received to date.

City of London:

Object on grounds relating to adverse impact on Burnham Beeches. They also advise that biodiversity net gain should be sought.

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

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

**Development Plan:**

South Bucks District Local Plan (adopted March 1999) (Saved policies) 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 NPPG sets out guidance and thresholds for when planning obligations relating to affordable housing can be sought on planning applications. This application exceeds the thresholds for when such obligations should be sought, therefore the Councils own affordable housing policy can be applied to the application.

2.2 Policy CP3 of the Core Strategy sets out the Councils affordable housing requirements. It requires 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 demonstrate and justify this, providing a viability assessment setting out what they consider to be a more appropriate amount or justifying zero provision.

2.3 The applicant has, as per the previous application, submitted a viability report as they consider that it is unviable for the scheme to provide 40% affordable housing. An independent viability assessment has also been undertaken by the DVS. The outcome of this process has established that whilst the scheme cannot provide a 40% provision, it can provide a reduced contribution towards affordable housing provision whilst remaining

viable. The applicants have again agreed to pay this reduced level of contribution, which will be secured by way of a legal agreement.

2.4 It is again considered that the provision of a financial contribution towards off site provision is appropriate in this instance, as opposed to on-site provision. This view is based on the mixed tenure implications that would arise due to 'affordable retirement housing' and 'open market retirement housing' being together in one building, such as maintenance and management fees and arrangements. This approach has been taken with other developments of this nature within the district, as well as at appeal.

2.5 It is considered therefore that this current application meets the requirements of policy CP3 in that it has successfully demonstrated that it is not viable to provide a 40% provision of affordable housing, but that a reduced financial contribution is possible.

### 3.0 LAWFUL USE OF THE SITE

3.1 It was previously considered that the lawful use of the site is sui-generis, and therefore the site does not constitute an employment generating site, and does not need to be assessed against policy CP10 of the South Bucks Core Strategy. This remains the case.

### 4.0 PROVISION OF RETIREMENT FACILITY

4.1 It was previously considered that this would be a suitable location for the type of housing being proposed, that there is a need for such housing, and given the fact that the site is surrounded by existing residential accommodation, it was considered that the principle of retirement homes in this location was acceptable. It is considered that this remains the case.

### 5.0 VISUAL IMPACT/IMPACT ON LOCALITY:

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

5.2 As per the previous application, the development again follows the general layout of development along Beaconsfield Road by providing a building fronting onto this road. The front building line of the development would be as per the previous scheme, set back slightly further from the highway than the adjoining development to the north, however, it is again considered that this building line still generally reflects that of the locality and would not appear incongruous or out of keeping. The provision of car parking to the front of the site is again considered to not be detrimental to the character and appearance of the site given that this simply continues the historic appearance of the site when it was used as a car showroom, whereby there was always numerous vehicles parked at the front of the site.

5.3 Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. The South Bucks Townscape Character Study 2015 sets the basis for the general typology for this site and immediate vicinity, which is designated as a 'Tightly formed centre', and this should help guide any proposed development. This study sets out that such areas are predominantly commercial and made up of buildings parallel to the road, with consistent building lines, tightly spaced

and displaying a variety of architectural styles and forms. This area of Farnham Common is made up of a variety of building types, sizes, and design, including two and three storey buildings, as well as well as a mix of commercial and residential.

5.4 Given this variation of built form, combined with the consideration of making the most efficient use of land within a sustainable location, it is again considered that the principle of redeveloping this site into a block comprising retirement homes, is an acceptable one, and one that meets the local planning policies of providing accommodation for older people. Members did not raise an objection on this ground previously.

5.5 It is also again considered that the architectural approach to the proposed building is an acceptable and appropriate one. The current scheme continues the same architectural approach as the previous scheme, to which no specific objections were raised by Members. As set out previously, there is a variety of architectural styles within the locality and as such it is considered therefore that this provides a wider scope in terms of what architectural styles and designs are appropriate for this locality. Notwithstanding this, the proposed architecture does, to some extent, follow a similar architectural style as the immediately adjoining property to the north, as well as proposing to use a mixture of a red multi brick, clay tiles and render, which reflects the materials used within the area. In light of this, it is again considered that the design and architectural appearance of the proposed building is an acceptable one, and one that would not impact adversely upon the visual amenities of the site or immediate locality. It is considered that the building would enhance the visual amenities of this site.

5.6 Members did however previously raise concerns regarding the size and scale of the proposed development, along with the overall level of development being proposed and concluded that it represented an overdevelopment of the site, detrimental to the character and appearance of the site and locality in general. In an attempt to address these concerns, the current scheme has been revised in a number of ways, which include a reduction in the footprint of the overall building, a reduction in the depth of the building, and a reduction in the height, scale and massing of various sections of the proposed building. It is still acknowledged that the proposed development would display greater ridge heights than the existing buildings do, and the overall scale and bulk of the proposed building would also still be significantly greater.

5.8 With specific regard to the overall level of development, this revised scheme does reduce the footprint of the proposed building, which in turn results in greater levels of the site remaining free from built form. The areas which benefit the most are those at the centre of the site and the area at the rear of the site, adjacent to the eastern boundary, as these areas, which are designated as outdoor amenity spaces serving the residents of the development, have been increased in size. It is considered that the increase in the amount of outdoor space being provided, combined with the reduction in the scale and massing of the building itself, help to improve the level of spaciousness that the development displays, over and above that of the refused scheme. It is again acknowledged that the scheme does cover a large extent of the surface of the site, however, it is considered that the proposed development does provide an acceptable level of spaciousness, and the size and scale of the proposed building is not disproportionate to the size of the site and the type of units that would be present on the site. As such, it is considered that the proposal would not appear as a cramped overdevelopment of the site.

5.9 It is considered that the level of outdoor amenity space being provided is adequate to serve the needs of the future occupants of the development. The applicant has provided details and evidence that demonstrates that the level of outdoor space being provided is sufficient to meet the expectations and requirements of their customers. The applicant is a specialist in providing this type of retirement accommodation, and therefore

is fully aware of the demands of their customers, including the level of outdoor space that is provided.

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

## 6.0 NEIGHBOUR IMPACT:

6.1 With regard to the neighbouring properties within Forge Drive, which is located to the south of the application site, no objections were previously raised by Members in terms of potential impacts on the amenities of these properties in terms of loss of light, loss of privacy or appearing overdominant or obtrusive. Whilst it is acknowledged that the scheme has been revised since that previous proposal, given that the proposed building would not extend any closer towards these properties, and the fact that it has been reduced in scale and massing, it is considered that the current proposal would still not result in any unacceptable loss of light, or appear overdominant or obtrusive. It is acknowledged however that the provision of first and second floor windows on the southern elevation has altered, including the introduction of a second floor terrace feature. Notwithstanding this, given the distances retained between these windows/terrace, and the rear of the properties within Forge Drive, combined with the angles at which they would be set to one another, it is considered that they would not lead to an unacceptable level of overlooking. It is noted that the first floor side window in the front building would be located only 15.4m from the rear of the closest dwelling within Forge Drive, but as this would serve a bathroom facility, it is considered that a condition requiring the window to be fitted with obscure glazing and a restrictive opener, would negate any issues of overlooking.

6.2 In terms of the flatted development immediately to the north, no concerns were raised previously by Members in terms of potential impacts on the amenities of the occupants of these existing flats. It is considered that the current proposal does not introduce any new windows, bulk or massing that would create new concerns over and above that of the previously refused scheme, and as such, it is considered that the proposal would again not adversely impact upon the amenities of these flats.

6.3 Members did however raise objection to the previous scheme on grounds relating to its impact on the amenities of residential properties to the north and east of the site, which were not present, but which were subject to extant planning permissions, and therefore could potentially be implemented, and if they were, would have been adversely impacted by the proposed development. Since the previous application, it is important to note that works on the site to the north, subject to planning permissions 16/00276/FUL and 16/00347/FUL, have now begun, and it is clear that the approved residential development on this site is being implemented and constructed. The site to the east, subject to permission 16/00741/OUT, remains as per the previous application, both physically and in terms of there only being an extant 'outline' permission.

6.4 In terms of the potential impacts on the extant scheme to the east, the current proposal has moved the proposed building further away from the common boundary at the rear, and an increased distance of 8m would now be retained between the proposed building and the closest extant dwelling. In addition to this, the overall height, scale and bulk of the rear building has been significantly reduced, and incorporates just two first floor windows, which are shown to be fitted with obscure glass, as opposed to the 14 first and second floor windows and Juliette balconies proposed on the previous scheme. It is considered that the current proposal provides a significant improvement over the previous scheme in terms of its impact on the extant permission to the east. Due to the increased



distances retained, combined with significant reduction in the height, scale and massing of the proposed building, it is considered that the proposal would not appear overdominant or obtrusive when viewed from the extant permission, nor would it lead to an unacceptable loss of light. The inclusion of just two first floor windows, which would be fitted with obscure glazing, would not result in unacceptable levels of overlooking towards the extant scheme. Overall therefore, it is considered that the current proposal does overcome Members concerns in relation to its impact on this extant permission.

6.5 In terms of potential impacts on the development to the north of the site which is currently being implemented, the reduction in the depth of the front building results in greater distances being maintained between this element, including the first and second floor windows and the extant permission. The proposed revisions to the middle and rear elements of the building result in a reduction in the size, height, scale and massing of these elements of the building. In terms of privacy, an increased distance of 19m would now be retained to the nearest ground floor element of the nearest dwelling within the extant scheme, whilst a distance of 20m would be retained to its first floor windows. It is acknowledged that the South Bucks Residential Design Guide sets out that a minimum distance of 21m should be retained between the backs of properties in order to prevent unacceptable overlooking opportunities. In this instance however, the buildings would not be set directly in alignment to one another, but rather would be set at a slight angle to one another. This would negate the ability to obtain clear and precise views between properties, and with this in mind, it is considered that on balance, these windows would not result in an unacceptable level of overlooking to the rear of the dwellings being constructed. It is acknowledged that there would be a first floor side window that could offer views into the rear gardens of the extant permission, but this window would serve as a secondary source of light to the room it would serve, and therefore could be conditioned to be fitted with obscure glass. It is noted that the nearest dwelling within the extant scheme has a first floor side window facing towards the application site, but this is conditioned to be fitted with obscure glass itself, therefore it is considered that there would be no loss of privacy to this window. Given the angles at which any other views would be possible from the remaining side windows in the proposed scheme, it is considered that they would not lead to any unacceptable overlooking opportunities.

6.6 The reductions in the size, height, scale and massing of the proposed development, in particular to those elements closest to the extant permission to the north, reduce the propensity of the scheme to appear overdominant or obtrusive.

6.7 Overall, it is considered that the proposal has successfully addressed the concerns of the previous application in terms of its impact on the residential development to the north. It is considered that it is of a size, scale and siting so as to not appear overdominant or obtrusive, and by virtue of the increased distances now proposed, would not result in an unacceptable level of overlooking.

## 7.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

7.1 In terms of parking provision, the application is proposing to provide 17 parking spaces, which is one more than the previous scheme that incorporated a greater number of units. The parking standards within the Local Plan sets out that retirement accommodation consists of self-contained accommodation which has specific features for persons over 60 years of age, but does not include the services of a resident warden. This type of accommodation is required to provide 1 space for every 2 dwellings. The units proposed in this scheme are to be retirement units for people aged 55 years and over. It is acknowledged that this is a slightly lower age than that set out in the Local Plan, however, it is not considered an unreasonable age for retirement units, and therefore, when taking into consideration the location of the site within the centre of Farnham Common village, which is served by public transport and shopping and leisure amenities,

the application of this parking standard for retirement accommodation is appropriate. On this basis, it could be argued that a proposal of this nature should be providing at least 11 parking spaces. The application is proposing to provide a total of 17 spaces, therefore exceeding the standards of the Local Plan, and providing more than the previous proposal. On balance, it is considered that the provision of 17 spaces can be justified for a development of this nature in this location, and that there are no grounds to object to the scheme under policy TR7.

7.2 A condition can be included on any permission that restricts the use of the units to persons aged 55 years and older to ensure that this approach to the level of parking is maintained.

7.3 The County Highways Authority has assessed the application and has requested a minor alteration to the layout of the parking area and pedestrian access to minimise conflict between vehicles and pedestrians. At the time of drafting this report, the applicant was in the process of amending the relevant plan to address this matter. Upon receipt of this amendment, the County Highway Authority has advised that they would have no objections to the proposed development. In addition to this, they have requested that a small financial contribution be made towards improvements to public transport infrastructure, and this can be obtained by way of a legal agreement.

7.4 In light of the above, it is considered that a final view on highway matters should be taken upon receipt of the further comments of the County Highways Authority.

#### 8.0 TREES/LANDSCAPING:

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

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

#### 9.0 OTHER ISSUES:

9.1 The Environmental Health Section raises no objections to the proposals subject to the inclusion of a number of conditions including the submission of a contamination report.

9.2 The local water company raise no objections to the proposals from a sewerage/infrastructure/surface water point of view.

9.3 The comments of the Building Control Section have yet to be received, however they raised no objections or concerns to the previous scheme, and the current scheme provides the same level of disabled access and access from the point of view of the Fire Brigade and other emergency services. Such matters would be dealt with at the building control stage in any case.

9.4 Under Core Policy 6, education contributions will be sought for development proposals of 4 or more dwellings. However, the County Council confirmed in the previous application that due to the nature of the units being proposed, i.e. restricted to occupants over 55 years of age and over, there would be no requirement for a contribution towards education provision. This remains the case with this application.

9.5 The comments of the Council's Waste Department have yet to be received however they advised on the previous scheme that they did not have any issues on the basis that the development appeared to provide sufficient space for the number and size of refuse/recycling bins required to serve the development and that the bins would be taken by staff to a position adjacent to the highway on the day of collection. The current application proposes a larger bin store area, and the bins would again be taken to the highway on the day of collection. On this basis, it is considered that current proposal has adequately addressed the issue of waste storage and collection.

9.6 The proposed inclusion of Solar PV and various other methods such as energy efficient building fabrics and insulation will minimise CO2 emission and supply at least 10% of the energy required for the site from renewable/low carbon sources, in accordance with Core Policy 12.

9.7 It is set out within the application that the development would achieve the minimum water efficiency target of 105 litres per person per day as set out in Core Policy 13.

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

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

9.10 The comments of City of London with regard to the nearby Burnham Beeches are noted, however, the Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC) as a result of additional development in this locality. The current proposal to build additional residential development in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings would not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. Natural England has assessed this current application and has raised no objections to the proposal, subject to an appropriately worded condition being included that addresses the issue of contamination, and advise that it would not adversely impact upon the SAC or SSSI at Burnham Beeches. In these circumstances the Council do not consider there would be any likely significant effect on the SAC or SSSI. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken.

9.11 The application does not fall within one of the water catchment areas that feed into Burnham Beeches. Therefore there is no requirement for the scheme to provide a Hydrology Assessment. Notwithstanding this, the scheme does propose a surface water drainage strategy which would increase natural infiltration over and above that which currently exists.

**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. Members will recall that they undertook a site visit to this site in connection with their determination of the previous application prior to their meeting on 28<sup>th</sup> September 2016. Consequently it is not considered that a further site visit is necessary in this case.

**RECOMMENDATION:**

Full Planning Permission

If the Committee is minded to approve the application subject to completion of legal agreements for affordable housing and infrastructure improvements -

Recommendation -

**APPLICATION 17/00063/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FURTHER FAVOURABLE COMMENTS FROM TRANSPORT FOR BUCKS AND THE SATISFACTORY COMPLETION OF PLANNING OBLIGATION AGREEMENTS RELATING TO AFFORDABLE HOUSING AND INFRASTRUCTURE IMPROVEMENTS. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. NM01 Schedule or Sample of Materials
4. NM02 Surface Materials
5. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a biodiversity/ecological enhancement and landscape scheme.

The scheme shall include the provision of bat roosting and bird nesting opportunities as well as indications of all proposed trees, shrubs and hedgerows to be planted on the site with details of their locations, size and species, with a preference for native species of local provenance. None of the trees, shrubs or hedgerows to be planted shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

Reason: To protect and enhance the biodiversity and ecology of the site and to ensure satisfactory landscaping of the site in the interests of visual amenity. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) and Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

6. All planting, seeding or turfing and other works comprised in the approved details of landscaping/ecological/biodiversity enhancement 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 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.

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.)

7. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the District Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Ground investigations (including infiltration rate tests in accordance with BRE365, ground water levels with subsequent monitoring);

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

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

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

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

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

8. Development shall not begin until a whole life maintenance plan for the site has been submitted to and approved in writing by the District Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction with details of who is to be responsible for the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

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

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

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

10. All external lighting units intended for this site, shall be erected and directed so as to avoid nuisance to residential or other accommodation in close proximity to the site. The main beam angles of all lights must be kept below 700 from vertical to keep off site glare to a minimum. A maximum of 5 lumens shall be received at ground level at any point on or beyond the boundary.

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

11. The operation of all fixed plant and equipment associated with air moving equipment, refrigeration, compressors or equipment of a like kind within or associated with the building hereby approved, received at one metre from the nearest residential properties shall not exceed a level of 5dB(A) below the existing Background Levels, or 10dB(A) if there is a particular tonal quality, at any time when calculated to or measured in accordance with British Standard 4142 2014.

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

12. **NT08 Walls & Fencing details - building**

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

- i) A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors;
  - potentially unacceptable risks arising from contamination at the site.
- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed)

including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

- iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the district planning authority in writing. The scheme shall be implemented as approved.

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

- 14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the District Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the District Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the District Planning Authority in accordance with condition 13.
- 15. The first floor window serving unit 10 in the southern side elevation of the building 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 with obscure glass. Thereafter the window shall be permanently maintained as described.

**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.)

- 16. The first floor window serving the living room in unit 12 in the northern side elevation of the building 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 with obscure glass. Thereafter the window shall be permanently maintained as described.

**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.)

17. The first floor windows serving units 13 and 14 in the eastern rear elevation of the building 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 with obscure glass. Thereafter the windows shall be permanently maintained as described.

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.)

18. No further windows shall be inserted at or above first floor level in any elevations of the building 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.)

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5, 7, 8, 9, 12, and 13**
2. **IN35 Considerate Constructor**
3. A legal agreement has been entered into with the District Council and County Council in conjunction with this grant of planning permission to ensure the provision of a financial contribution towards affordable housing and infrastructure improvements. (IN10)

**LIST OF APPROVED PLANS**

<b>Plan number/name</b>	<b>Date received by District Planning Authority</b>
NL 2238 02 03 AC 09	10.02.2017
NL 2238 02 03 AC 010	10.02.2017
NL 2238 02 03 AC 06	10.02.2017
NL 2238 02 03 AC 07	10.02.2017
NL 2238 02 03 AC 04	10.02.2017
NL 2238 02 03 AC 05	10.02.2017
NL 2238 03 DE 001	10.02.2017
NL 2238 03 LA MCS573/ 01	10.02.2017
NL 2238 02 03 AC 02	10.02.2017
NL 2238 02 03 AC 03	10.02.2017
NL 2238 02 03 AC 08	10.02.2017
NL 2238 02 03 AC 01	10.02.2017



## PART A

### South Bucks District Council Planning Committee

**Date of Meeting:** 12 April 2017

**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	17/00087/FUL	Full Application
<b>Proposal:</b>	Three detached dwellinghouses with garages and alterations to existing access.	
<b>Location:</b>	Farm Cottage, Collinswood Road, Farnham Common, Buckinghamshire, SL2 3LJ	
<b>Applicant:</b>	Mr & Mrs Grazebrook	
<b>Agent:</b>	Mr B Hall	
<b>Date Valid Appl Recd:</b>	16th January 2017	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

The application proposes the erection of three new detached dwellings with garages, along with the erection of a detached garage for the existing dwelling together with alterations to the existing vehicular access.

The proposed new dwellings would be accessed via a new vehicular access drive taken from the existing access drive that leads into Farm Cottage, running adjacent to the western flank boundary.

The proposed dwellings would be two storey buildings, with accommodation within the roof space. Plots 1 and 2 are orientated on an east west axis, whilst plot three, which would be the most southerly sited dwelling, would be orientated on a north south axis. All of the dwellings would have a maximum ridge height of 8.65m.

Plots 1 and 3 would be served by detached garages, whilst plot 2 would incorporate an integral garage.

A further new detached garage would be erected to the front of the existing dwelling at Farm Cottage, which would replace an existing detached building.

The existing access drive that extends from Collinswood Road is to be widened at its entrance point, as well as a further section of widening taking place opposite the dwelling known as 'Little Waltham'.

It should be noted that amended plans have been received during the course of this application. The revisions relate to alterations to the footprint and design of the dwelling on plot 2 and the position of the dwelling on plot 3.

**LOCATION & DESCRIPTION OF SITE:**

The application site consists of Farm Cottage which is a residential property located within the developed area of Farnham Common, and accessed from Collinswood Road. It forms a group of dwellings served by a single track access drive. The existing site consists of a detached dwelling located at the northern end of the plot, with a very large garden extending to the south. The Green Belt lies immediately to the north, as does designated ancient woodland. The site falls within an area designated as a 'Woodlands Road' as set out in the South Bucks Townscape Character Study.

**RELEVANT PLANNING HISTORY:**

None.

**REPRESENTATIONS & CONSULTATIONS:****PARISH COUNCIL COMMENTS:**

The Parish Council are concerned that the development does not adversely affect the amenities of adjoining properties, and that it should be ensured that additional demand on services such as schooling and medical facilities are addressed. They consider that the scheme does not relate to surrounding properties or reflect the scale of the surroundings, and as such, consider that it would appear overdominant and lead to overlooking. They also consider that the proposals do not provide

sufficient information to demonstrate that potential flooding will be catered for. They state that the Council should be satisfied that there would be no adverse highway impacts.

In addition to these specific comments, a set of standard comments relevant to applications within the parish of Farnham are also submitted and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

#### **CORRESPONDENCE:**

Letters of objection have been received from 25 separate sources. The concerns raised within the letters of objection include the following:

- Backland development contrary to policy;
- Dwellings out of keeping and context;
- Loss of trees;
- Scheme not deliverable as access falls outside ownership of applicant and works to it will not be allowed to take place;
- Adverse impact on ecology and biodiversity;
- Loss of privacy;
- Increase in noise and light disturbance;
- Overbearing and overdominant;
- Adverse highway implications;
- Inconsistent with local landscape and visual character of area;
- Loss of light/overshadowing;
- Size and height of dwellings;
- Drainage;
- Lost views;
- Disturbance and disruption during construction;
- Impact on Green Belt;
- Loss of spaciousness;
- Density out of keeping;
- Inadequate sewerage system;
- Set a Precedent;
- Overdevelopment of site;
- No demand for houses;
- Inappropriate layout.

#### **SPECIALIST ADVICE:**

The Woodlands Trust:

The adjacent ancient woodland should be protected from the development

Arboriculturalist:

Awaiting further comments.

Transport for Bucks:

No objections.

Classification: OFFICIAL

Natural England:

No objection.

Building Control:

No comments received to date.

City of London:

Object to the application on grounds relating to its adverse impact on Burnham Beeches, and on wildlife.

County Ecologist:

Awaiting comments.

SBDC Waste:

No comments received to date.

## **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, GB1, L10, H9, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011) CP1, CP2, CP3, 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

Classification: OFFICIAL

considered appropriate to still assess this current application against the relevant local policies set out above. The exceptions to this include 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:

2.1 It would appear that two very small sections of the application site fall within the Green Belt, with those sections being at the points where it is proposed to widen the existing vehicular access drive. As such, the proposal does involve the laying of a small amount of hard-surfacing within the Green Belt. 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 Para. 90 goes on to set out the other forms of developments that are also not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Amongst the forms of development set out in this paragraph as not being inappropriate, are 'engineering operations'.

2.3 It is considered that the proposed works, which consists of two narrow sections of additional hard-surfacing to an existing access drive, do constitute an 'engineer operation', and therefore could constitute appropriate development within the Green Belt. The proposed works would not adversely impact upon the openness of the Green Belt given the flat nature of the works, and given the limited extent of the works, they would not conflict with the 5 purposes of including land within the Green Belt. As such, it is considered that the proposed works do not constitute inappropriate development within the Green Belt, and would not prejudice its purposes or reduce its openness. The proposed development is therefore considered acceptable from a Green Belt point of view.

## 3.0 VISUAL IMPACT/IMPACT ON AMENITY:

3.1 The main residential site is located within the developed area of Farnham Common 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 the occupants 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 being a 'Woodlands Road'; however, it is not considered that this designation prevents the introduction of additional dwellings provided they would not adversely affect the character and appearance of the site or locality in general.

3.3 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. When taking the area of the application site as a whole, the proposal would result in a density of approx. 8.3dph. Whilst obviously an increase over what currently exists, it remains very low, and when seen in the context of the wider locality, especially the residential development immediately to the south, it is not considered to be out of keeping with the prevailing density of the area. Furthermore, when balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.

3.4 With regard to the proposed layout of the development and siting of the dwellings, it is acknowledged that some backland development can be inappropriate because it can have the propensity not to have regard to the context in which it is set, and to fill up space at the expense of the character of an area. Notwithstanding this, new development should have regard and be influenced by development on a wider context. There are many examples of this form of backland development within the district, as it is a form of development that has generally been deemed acceptable in principle, provided that it would not be detrimental to the character of the area. In this instance, and notwithstanding guidance set out within the Townscape Character Study, given the layout of the immediately surrounding properties, which also do not front the highway, but instead are accessed via the same access drive that leads off of the highway, it is considered that the proposed layout is an acceptable one which would not significantly impact upon the existing character and visual appearance of the locality.

3.5 Due to their location and significant level of separation from the highway, it is considered that views of the proposed dwellings within the street scene would be minimal, and therefore they would not be prominent or obtrusive within the locality. It is considered therefore that the proposed scheme would not alter the visual amenities of the Collinswood Road street scene, and therefore they would not adversely impact upon the character and appearance of the 'Woodlands Road' designation.

3.6 The level of spaciousness retained on site is considered acceptable. The gaps retained to the site's boundaries and between the dwellings themselves are considered sufficient and adequate for the locality. Residential outdoor amenity space for the proposed dwellings and retained dwelling are also considered sufficient, and whilst the resultant plot sizes are smaller than existing, it is considered that they would still be sizeable, much larger than those seen immediately to the south within Cranwells Meadows, and therefore would not adversely impact upon the character or appearance of the locality. As such, overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

3.7 It is considered that the design and appearance of the proposed dwellings is appropriate, and when combined with their set back from the highway and their limited presence within the street scene, the application could not reasonably be refused on the grounds of the visual appearance of the proposed dwellings. Whilst the proposed dwellings are large, it is still considered that they would be of a size, height, and scale that would not be excessive or inappropriate for the context within which they sit and, when compared to the height and size of the existing neighbouring dwelling at 'Springdale', they would not appear overdominant or obtrusive in the locality or the existing street scene.

3.8 Overall, it is considered that the proposed development would have no material adverse impacts on the character and appearance of the street scene and locality in general, and neither would it threaten the areas characteristics as set out in the Townscape Character Study.

3.9 Each application is assessed on its own merits and individual set of circumstances; therefore it is not considered that the approval of this application would set an undesirable precedent.

#### 4.0 NEIGHBOUR IMPACT:

4.1 With regard to the neighbouring properties to the east, which are made up of 'Disney Cottage', 'Pondside', and 'Willow Cottage', it is acknowledged that the proposed development would result in the introduction of new dwellings that are visible from these properties. It is also acknowledged that whilst there is some existing boundary screening in place made up of trees and hedging, there would be an exchange of views between these properties and the proposed new dwellings. Notwithstanding, a minimum distance of 31m would be retained between 'Disney Cottage' and the proposed dwelling on plot 1. Given this level of separation, it is considered that the proposed new development would not appear overdominant or obtrusive when viewed from this property, and when combining the juxtaposition of the dwellings to one another, would not lead to an unacceptable loss of light. In terms of overlooking, a distance of 31m is considered sufficient not to lead to an unacceptable loss of privacy.

4.2 With regard to the neighbouring property 'Pondside', minimum distances of 24m would be retained from the proposed new dwellings, therefore as set out above, it is considered that this level of separation is sufficient not to lead to an unacceptable loss of privacy, nor would it result in the development appearing overdominant or obtrusive when viewed from this property. Given these distances, combined with the juxtaposition of the dwellings to one another, it is also considered that 'Pondside' would not suffer from an unacceptable loss of light as a result of the proposed development.

4.3 In terms of the neighbouring property 'Willow Cottage', this property would be the closest to the proposed new built form, and at present, has the clearest exchange of views with the application site due to recent removal of vegetation. Notwithstanding this, given the distances retained, combined with the angles at which views from the proposed first floor windows towards this property would be set, it is considered that they would not lead to an unacceptable loss of privacy to this property. The one first floor side window that faces directly towards 'Willow Cottage' can be conditioned to be fitted with obscure glazing and a high level opener in order to negate any issues of overlooking. Given the siting of the nearest proposed dwelling to the west of 'Willow Cottage', combined with the level of separation, it is considered that the proposed development would not lead to an unacceptable loss of light to this property. It is acknowledged that the proposed dwelling on plot 3 would result in the introduction of a large built form that would be clearly visible from 'Willow Cottage'; however, the nearest two storey element of the dwelling on plot 3 would be set 5.4m from the flank boundary with 'Willow Cottage', whilst a distance of 12.7m would be retained to the actual dwelling at 'Willow Cottage'. Given these levels of separation, combined with the angle at which the dwellings would be set from one another, it is considered that, on balance, the proposed dwelling would not appear overdominant or obtrusive when viewed from 'Willow Cottage'. It is also considered that a similar argument can be made for the proposed detached garage that would serve plot 3, in that it would not adversely impact upon the amenities of 'Willow Cottage'.

4.4 The neighbouring property to the west, is 'Springdale', and this dwelling is set out a right angle to the proposed dwellings on plots 1 and 2, whilst the dwelling on plot 3 would face towards its rear elevation. The distances retained from plot 3 are in excess of 30m, therefore it is considered that this dwelling would not adversely impact upon the amenities of 'Springdale'. The dwelling on plot 1 would retain a distance of 21m to the area of garden immediately to the rear of the conservatory on 'Springdale' therefore it is considered that this distance is sufficient enough to prevent any unacceptable impacts in terms of loss of privacy, loss of light, or appearing overdominant or obtrusive. The

proposed dwelling on plot 2 would retain a minimum distance of 19.2m to the area rear of the existing conservatory. It is considered that on balance, this level of separation, when combined with the angle at which the dwellings would be set, as well as the presence of some natural vegetation that does restrict views further in certain places, would not lead to an unacceptable loss of privacy to 'Springdale'. Given these distances, it is also considered that the proposal would not lead to an unacceptable loss of light or appear overdominant or obtrusive.

4.5 It is also acknowledged that the introduction of the new dwellings would increase the intensity at which this land and access would be used, over and above that of its existing use, and therefore there may be a greater level of noise and disturbance created. However, any increase in levels of noise and disturbance would not be significant, as the number of dwellings is limited, and therefore associated activities and vehicular movements would not be substantial enough to cause a nuisance to the residents of neighbouring properties.

4.6 Given the significant distances retained to all other neighbouring properties, it is considered that the proposed development would not have any adverse impacts on the amenities of those properties in terms of loss of light or loss of privacy and neither would the proposed development appear overdominant or obtrusive when viewed from those properties.

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

5.1 Sufficient off street parking would be provided for on-site for both the proposed and existing dwellings, a level that is considered appropriate for the size of the proposed dwellings and in accordance with the parking standards as set out in the Local Plan.

5.2 The County Highway Authority raises no objections to the proposal and considers that it is acceptable from a highway safety point of view. They advise that the proposed access drive is of sufficient width and suitable levels of visibility are provided at the junction with Collinswood Road. They also raise no objections to the space provided for the parking and turning of vehicles.

5.3 It is considered that the scheme therefore meets the requirements of policies TR5 and TR7.

#### 6.0 TREES/LANDSCAPING:

6.1 The Council's Arboriculturist raised an initial concern over the potential impact on trees within the site due to the siting of the proposed dwellings. In response to these concerns, the applicant has submitted revised plans which reduce the footprint of the dwelling on plot 2, in order to move it away from an existing mature tree, whilst the dwelling on plot 3 has been moved northwards. The Council's Arboriculturist has reviewed these amended plans and has advised that they should address his concerns, however his final comments are awaited until an updated arboricultural statement has been submitted to justify the works, including the work to the access which will require the pruning back of existing vegetation.

6.2 It is noted that notwithstanding the comments of the Woodland Trust regarding the adjacent Ancient Woodland, the Council's Arboriculturist has advised that the proposals, including the detached garage to serve the existing dwelling, would not adversely impact upon this woodland.



6.3 A detailed landscape scheme can be secured by way of condition.

## 7.0 AFFORDABLE HOUSING ASSESSMENT

7.1 It is noted that the application site exceeds 0.16ha and therefore means that the requirements of Core Policy CP3 may be applicable. However, it is considered that if the Council were to seek to secure more units on this site, in order to obtain some form of affordable housing provision, then it would create a development that could result in a level of density and increased impacts on the character and appearance of the site and locality in general that would be harmful. Therefore, it is considered that the applicant's design does not seek to circumvent the requirement for affordable housing by proposing an inappropriately low density of development.

## 8.0 OTHER ISSUES:

8.1 The comments of the Building Control Department can be dealt with at the building control stage.

8.2 With regard to the issue of setting a precedent, due to the varying circumstances of individual sites, each application is assessed on its own merits, as the potential impacts may vary. As this scheme does not give rise to any significant harm, it would not be setting an undesirable precedent in any case.

8.3 In terms of refuse collection, the comments of the Council Waste Team are still awaited.

8.4 Disruption/noise/disturbance/congestion during the construction phase will unfortunately occur, however it is not considered to constitute a reason for refusal to prevent development as it is only a temporary impact.

8.5 In terms of the proposed development's potential impact on wildlife and ecology, the application has been accompanied by an ecological appraisal/survey, and this has been sent to the County Ecologist to review. At the time of drafting this report, the comments from the County Ecologist have yet to be received; therefore any decision taken by members should be subject to the receipt of favourable comments being received from the Ecologist.

8.6 It is acknowledged that the application site is located a short distance from Burnham Beeches, and the objections raised by the City of London are noted. However, the Council produced a Habitats regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC). The current proposal to build dwellings in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings will not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. It is important to note that the advice from Natural England on this current application is that they do not consider that it is likely to have a significant impact on the SAC. In these circumstances the Council do not consider there will be any likely significant effect. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken. The site does lie within the Nile Stream Catchment Area, however a Hydrological Assessment has been undertaken. Natural England have assessed the details submitted, and they considered that if the techniques recommended within the hydrological report were implemented,

then the proposed development would not adversely impact upon Burnham Beeches from a hydrological point of view.

8.7 Concerns have been raised about potential drainage issues, especially in light of the removal of the existing pond on site. However, the application has been accompanied by a detailed water drainage assessment that also sets out how surface water will be dealt with without risk of flooding or implications to neighbouring properties. In light of this, provided the recommended drainage strategy is implemented, which can be secured by way of condition, then it is considered that there are no grounds to object to the proposal in terms of inadequate drainage.

8.8 There is no evidence that warrants the application being refused on grounds relating to increased pressure on local infrastructure including the existing sewerage system.

8.9 It is noted that some of the objections received contend that there is not a need for additional housing within this area. National and Local planning policies seek to increase the provision of residential accommodation via the efficient use of land. This proposal is considered to meet the requirements of the relevant housing policies that encourage the provision of new housing, and there are no grounds to resist it based on there no longer being a demand.

8.10 Objection has been raised on the grounds that the scheme is not deliverable as the access falls outside ownership of applicant and works to it would not be allowed to take place. It is important to note that land ownership is not a material planning consideration. Physically, the proposed development could be constructed, there are no physical constraints that make the scheme non-implementable. The issue in this case is a legal one, and does not render a scheme unacceptable. Agreement could be reached between the landowners that meant the scheme could be constructed.

#### **CONCLUSION:**

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

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

#### **RECOMMENDATION:**

Full Planning Permission

**APPLICATION 17/00087/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM THE COUNCIL'S ARBORICULTURALIST, SBDC WASTE DEPARTMENT, AND THE COUNY ECOLOGIST. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE**

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. NM01 Schedule or Sample of Materials
4. NM02 Surface Materials
5. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a biodiversity/ecological enhancement and landscape scheme.

The scheme shall include indications of all existing/proposed trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows to be planted or shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

**Reason:** To protect and enhance the biodiversity and ecology of the site and to ensure satisfactory landscaping of the site in the interests of visual amenity. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) and Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

6. All planting, seeding or turfing and all other works comprised in the approved details of landscaping/ecological/biodiversity enhancement 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 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.

**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.)

7. Notwithstanding the provisions of Article 3 and Classes A, B, C, & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to 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. (ND12)

**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.)

8. The first floor window in the eastern side elevation of the dwelling on plot 3 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 with obscure glass. Thereafter the windows shall be permanently maintained as described.

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

9. No further windows shall be inserted at or above first floor level in the eastern side elevation of the dwelling on plot 3 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. The development hereby approved shall be implemented in accordance with the recommendations as set out in the Water Drainage Assessment produced by ECUS Environmental Consultants, submitted and approved as part of this application.

Reason: To protect and prevent harm to the hydrology of Burnham Beeches Special Area of Conservation. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.)

11. Prior to the occupation of the development hereby permitted, minimum vehicular visibility splays of 113m from 2.4m back from the edge of the carriageway from both sides of the modified access onto Collinswood Road shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction exceeding 0.6m above ground level.

Reason: To provide adequate forward visibility to enable drivers to see a potential hazard in time to be able to slow down or stop before reaching it. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. No other part of the development shall be occupied until the existing means of vehicular access has been altered in accordance with the approved plans and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001 as varied or amended/replaced from time to time. (NH28)

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. NH46            Parking Full

#### Informatives:-

- |    |             |  |
|----|-------------|--|
| 1. | <b>IN02</b> | <b>Details Required Pursuant to Conditions - 3, 4, and 5</b> |
| 2. | IN35        | Considerate Constructor                                      |
| 3. | IH11        | Surface Water Drainage                                       |
| 4. | IH23        | Mud on the Highway   |
| 5. | IH24        | Obstruction of the Highway                                   |

Classification: OFFICIAL

6. 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.

Transportation for Buckinghamshire  
 London Road East  
 Little Chalfont  
 Amersham  
 Buckinghamshire  
 HP7 7DT

#### LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
16 2399-1 Rev C	22.03.2017
16 2399-Access	16.01.2017
16 2399-4	16.01.2017
16 2399-3 Rev A	22.03.2017
16 2399-2	16.01.2017
8931 001	16.01.2017

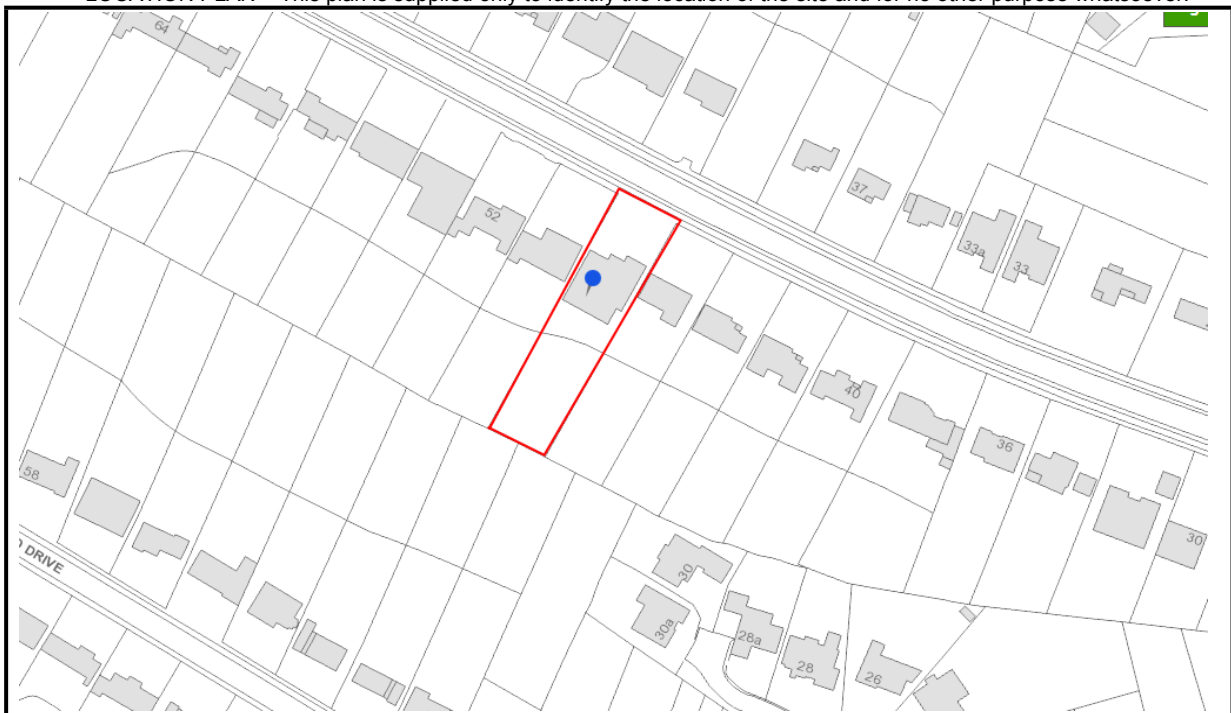
Classification: OFFICIAL

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 12 April 2017**Parish:** Gerrards Cross Town Council

<b>Reference No:</b>	17/00307/FUL	Full Application
<b>Proposal:</b>	Detached outbuilding.	
<b>Location:</b>	48 Fulmer Drive, Gerrards Cross, Buckinghamshire, SL9 7HL	
<b>Applicant:</b>	Mr Dhillon	
<b>Agent:</b>	Mr Brian Laver	
<b>Date Valid Appl Recd:</b>	24th February 2017	
<b>Recommendation:</b>	PER	

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



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South Bucks District Council  
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**SCALE : NOT TO SCALE**

**THE PROPOSAL:**

Permission is sought for a detached outbuilding located towards the rear of the curtilage of the dwellinghouse.

The outbuilding measures 6m in depth, 13.98m in width with a porch feature that measures 1.2m by 2.9m. The outbuilding would be single storey with a dual pitched roof incorporating hipped ends, an eaves height of 2.25m and a maximum height of 4m. The outbuilding would be sited 2.1m from each flank boundary and 2.1m from the rear boundary.

**LOCATION AND DESCRIPTION OF SITE:**

The application site consists of a large detached dwellinghouse located within the developed area of Gerrards Cross. The property has a relatively large curtilage to the rear where this proposed outbuilding would be sited.

**RELEVANT PLANNING HISTORY:**

- 05/00135/FUL: Erection of replacement detached dwelling with integral double garage (No.48). Two storey front/ rear extension, first floor side extension, loft conversion incorporating three rear dormers (No.50). Permitted.
- 13/01073/FUL: Rear conservatory and store room. Permitted.
- 13/01547/COND: Application for approval of details reserved by condition 6 on planning application 13/01073/FUL. Condition formally discharged.
- 16/02291/CLOPED: Application for a Certificate of Lawfulness for proposed Detached outbuilding. Refused.

**REPRESENTATIONS AND CONSULTATIONS:**

**TOWN COUNCIL COMMENTS:**

Gerrards Cross Town Council objects on the following grounds:

- No Arboriculturist survey submitted;
- Overdevelopment;
- If permitted, should only be for purposes ancillary to main dwelling.

**CORRESPONDENCE:**

21 letters of objection have been received from the occupiers of 19 neighbouring dwellings on the following grounds:

- Outbuilding would result in overdevelopment of the site;
- If permitted, this application will set a precedent for further developments which would alter the appearance of the woodland area;
- Loss of outlook;
- Loss of privacy, proposed fenestration would allow for views of neighbouring dwellings;
- No Arboriculturist survey has been submitted with the application;
- Trees may have been removed previously without permission;
- The existing hardstanding is contrary to the removal of Permitted Development Rights;



- The use of the outbuilding could be for business purposes or as an annexe;
- Development would further exacerbate the drainage issues;
- Proximity of the building and use of the building will impact upon bats in the area;
- The main dwelling is already one of the largest on the street.

**SPECIALIST ADVICE:**

Arboriculturist:

There is a woodland designation Tree Preservation Order which covers trees in the rear garden of the above property known as no.46, 2001. There are also a number of other Orders that cover individual trees known as no. 21 2001 and no. 21, 2004.

The siting of the outbuilding appears to be on an existing concrete foundation so it would appear that no further excavations are required. There are a number of cypress trees (hedge) on the rear boundary that help with screening/privacy from neighbouring property as well as a mix of holly, yew and birch on the eastern boundary. A mature beech is situated to the front of the outbuilding and all of these trees are shown as being retained.

I have no objection in arboricultural terms as no trees are being removed and no excavations within RPA of retained trees which form an important screen/privacy to adjoining properties. If any works to these trees is required written consent is required from the Council.

Bucks County Council Ecologist:

No comments received to date.

**ISSUES AND POLICY CONSIDERATIONS:**

NATIONAL POLICY:

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

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies) EP3, EP4, L10, EP5, H13 and TR7.

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

Other material considerations:

Residential Design Guide SPD  
South Bucks Townscape Character Study 2015

1.0 KEY POLICY ASSESSMENT:

1.1 One of the key considerations in determining this application is whether the proposed outbuilding and its associated use would constitute an overdevelopment of the site. The secondary consideration would be the potential impact on the protected trees to the rear of the site, where this outbuilding is proposed to be sited.

1.2 It should be noted that this proposal was previously submitted as a Certificate of Lawfulness application under application ref: 16/02291/CLOPED but was subsequently refused as the property had its Permitted Development Rights (in relation to Schedule 2, Part 1, Classes A, B and E) removed under condition 6 of the decision notice. The application was for a replacement dwelling ref: 05/00135/FUL.

1.3 The reason for removing Permitted Development Rights was stated as:

1.4 *"In the opinion of the District Planning Authority, 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)".*

1.5 This is considered to be a standard condition included in decisions where a replacement dwelling has been granted approval and whereby the resultant dwelling represents a significant increase in development when measured against the development as existing. Whether this proposal is contrary to the inclusion of this condition is further evaluated below.

## 2.0 VISUAL IMPACT/ IMPACT ON LOCALITY:

2.1 The majority of objectors raise concern that this proposal represents an overdevelopment of the site and is contrary to Local Plan policies. Policy EP3 of the Local Plan states that development will only be permitted where its scale, layout, siting, height, design, materials and use are compatible with the character and amenities of the site, adjoining development and the locality in general.

2.2 With reference to the proposed scale of the outbuilding, it is considered to be small when measured against surrounding development in the locality. The outbuilding is not considered to adversely affect the character or amenities of nearby properties due to its proposed siting at the rear of the dwelling. Furthermore, the proposed outbuilding would not impact upon spaces between buildings.

2.3 With reference to the height of the proposed outbuilding, 4m is the maximum allowed under permitted development and it would therefore be unreasonable to object to an outbuilding which does not propose to exceed this height. A height of 4m is therefore deemed acceptable as dwellings on this road could erect outbuildings of this height under permitted development.

2.4 With reference to the proposed fenestration, this is further covered below. The materials used in the construction of the outbuilding and the use of the building can be controlled through a planning condition so no concerns are raised in relation to this. The proposed use of the outbuilding is also discussed further below.

2.5 With regard to Policy H13 of the Local Plan, the proposal is considered to comply with the criteria listed and is further supported by evaluation under the relevant headings of this report.

2.6 The South Bucks Townscape Character Study designates Fulmer Drive as a Green Suburban Road. This guidance document refers mostly to the appearance of properties from the street scene, however the part relevant to this application, states that some areas within this designation have mature woodland backdrops. It is considered that the application would not impact upon this woodland backdrop as the outbuilding would not likely be visible from the street scene and no trees are proposed for removal.

### 3.0 PROPOSED USE:

3.1 The majority of objectors have raised concern to the proposed use of this outbuilding. It is presumed that an outbuilding of this size would be used for residential purposes, however there is no indication of this and the use of the outbuilding can be enforced through a planning condition, ensuring it is for ancillary purposes. It is considered that this is necessary to prevent the outbuilding from resulting in uses that are not incidental to the dwellinghouse.

3.2 Having sought further justification from the applicant as to why an outbuilding of this size is required for incidental purposes, it was stated that the outbuilding would be used for the storage of gardening tools, garden furniture, storage of plants during winter, gym equipment and for games equipment such as a pool table. All of the above uses are considered incidental, not dissimilar from permitted uses elsewhere in Gerrards Cross and the size of the proposed doors also forms a consideration when assessing what could be stored within the proposed outbuilding.

3.3 Notwithstanding the above, it is also considered unlikely that the building could become a separate dwelling as suggested by objectors, as there does not appear to be any access to this outbuilding from the highway. The main dwellinghouse already extends to the full width of the plot and it would not therefore be possible to achieve vehicular access. The inclusion of a planning condition would also ensure that no business use can occur within the outbuilding without a further planning permission being sought from the District Planning Authority.

3.4 The building is not proposed to be used as an annexe and the plans do not indicate as such. Therefore, it is not considered appropriate to assess the proposal under Policy H12 of the Local Plan.

### 4.0 NEIGHBOUR IMPACT:

4.1 One of the key concerns raised by objectors, in relation to neighbour impact, is the potential loss of privacy that may result from the development. First it should be noted that there are two windows and a pair of doors proposed in the front elevation of the outbuilding. There are no other windows or doors proposed. The front elevation is that which fronts the dwellinghouse of the application site.

4.2 I do not consider that a loss of privacy is a substantial reason for refusal, as the applicant would have a more advantageous view of the neighbouring windows simply by standing in their rear garden. Conversely, the views from inside this proposed outbuilding would therefore have less advantageous views of neighbouring windows.

4.3 One objector makes reference to drainage issues that occur to the rear of the dwellinghouses. A proposal of this size and scale would not require a Flood Risk Assessment to be carried out. In addition, it has been established that the hardstanding already exists at this location, so the proposed outbuilding is not considered to exacerbate any flooding issues when compared with the hardstanding that has the appearance of occupying the site for several years.

### 5.0 IMPACT ON TREES:

5.1 Several objectors make reference to the fact that no arboricultural report was submitted with the application. Whilst it is agreed that this is not favourable, as a result of the Area TPO located to the rear of the site, the Council's Arboriculturist has carried out an independent site visit and raises no objection to the proposal. The comments are copied above where it states that, inter alia, there are no proposed works to the trees occupying the site, or to the Root Protection Area's (RPA's) of the retained trees, and therefore no concerns are raised.

5.2 An objector makes reference to trees that may have been removed unlawfully in the past. However, having liaised with the Council's Arboriculturist and the Council's Enforcement Team, they have advised that it would not be expedient for the District Planning Authority to take action against the removal of trees that may have occurred several years ago. As part of this application, the applicant has been made aware of the protected status of the trees occupying the site and in this respect residents are advised any unlawful removing of trees should be reported immediately so that the District Planning Authority can investigate. It is not therefore considered relevant as part of this application.

#### 6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

6.1 No concerns are raised in relation to parking provision. The existing hardsurfacing to the front of the dwelling is sufficient for at least three vehicles and complies with policy TR7 and the Council's Car Parking Standards. It should also be noted that none of the objections received make reference to concerns over parking provision. This would not therefore substantiate a reason for refusal.

#### 7.0 OTHER ISSUES/MISREPRESENTATIONS:

7.1 The majority of objectors have stated that this proposal, if permitted, would set a future precedent for other properties in the locality to achieve similar developments. Firstly, it should be noted that each application is determined on its individual planning merits and considerations and would vary according to site circumstances and juxtaposition with neighbouring properties. Secondly, it is accepted that proposals such as this could likely be achieved through exercising Permitted Development Rights if the other properties in the locality benefit from such rights. Thirdly, the District Planning Authority should consider whether some form of precedent has already been established through other developments within the locality, which have already received approval, whilst also considering that this part of Gerrards Cross is designated as a 'Developed Area'. Such examples include ref: 11/00718/FUL and ref: 14/01940/FUL. Both of these applications relate to outbuildings of a similar size and use, as well as a similar siting and on plots of a similar size comprising similar sized dwellings within Gerrards Cross. As such, it is not considered that a precedent would be set by the outcome of this application in relation to similar applications within the locality.

7.2 Some of the objectors make reference to a potential loss of outlook from the neighbouring windows as a result of this proposal. A loss of view/outlook is not a material planning consideration.

7.3 A neighbouring property has suggested that the existing hardstanding is unlawful as a result of Permitted Development Rights being removed. The condition referred to above did not include Class F which relates to hardsurfacing. If the existing hardsurfacing was constructed for a purpose incidental to the enjoyment of the dwellinghouse, then it would not be reasonable for the District Planning Authority to question its lawfulness. Similarly, it would not be expedient for the District Planning Authority to prove the incidental use of the hardsurfacing that exists.

7.4 One neighbouring residence has made reference to the potential impact of this proposed development on the bats that can be seen in the area during evening and night times. A proposal such as this would not result in an ecology report being required, especially as the development does not involve the demolition of an existing building, or impact upon existing trees, which could have bat roosts within them. Notwithstanding this, the Buckinghamshire County Ecologist has been consulted on this issue and their comments are awaited.

**CONCLUSION:**

In 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

Recommendation -

**APPLICATION 17/00307/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM BUCKINGHAMSHIRE COUNTY COUNCIL'S ECOLOGIST. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED, REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.**

Conditions & Reasons:

- |    |          |  |
|----|----------|--|
| 1. | NS01     | Standard Time Limit - Full Application                             |
| 2. | NMS09A   | Development To Accord With Application Drawings                    |
| 3. | NM04     | Matching Materials Detached Buildings In Curtilage - dwellinghouse |
| 4. | NO05 Use | Ancillary Uses Only -a single family dwellinghouse                 |

Informatives:-

- |    |      |                         |
|----|------|-------------------------|
| 1. | IN35 | Considerate Constructor |
| 2. | IN41 | Building Regulations    |

**LIST OF APPROVED PLANS**

Plan number/name

Date received by District  
Planning Authority

BL/2013/1 REV 1

24.02.2017

.....

31 March 2017

Head of Sustainable Development

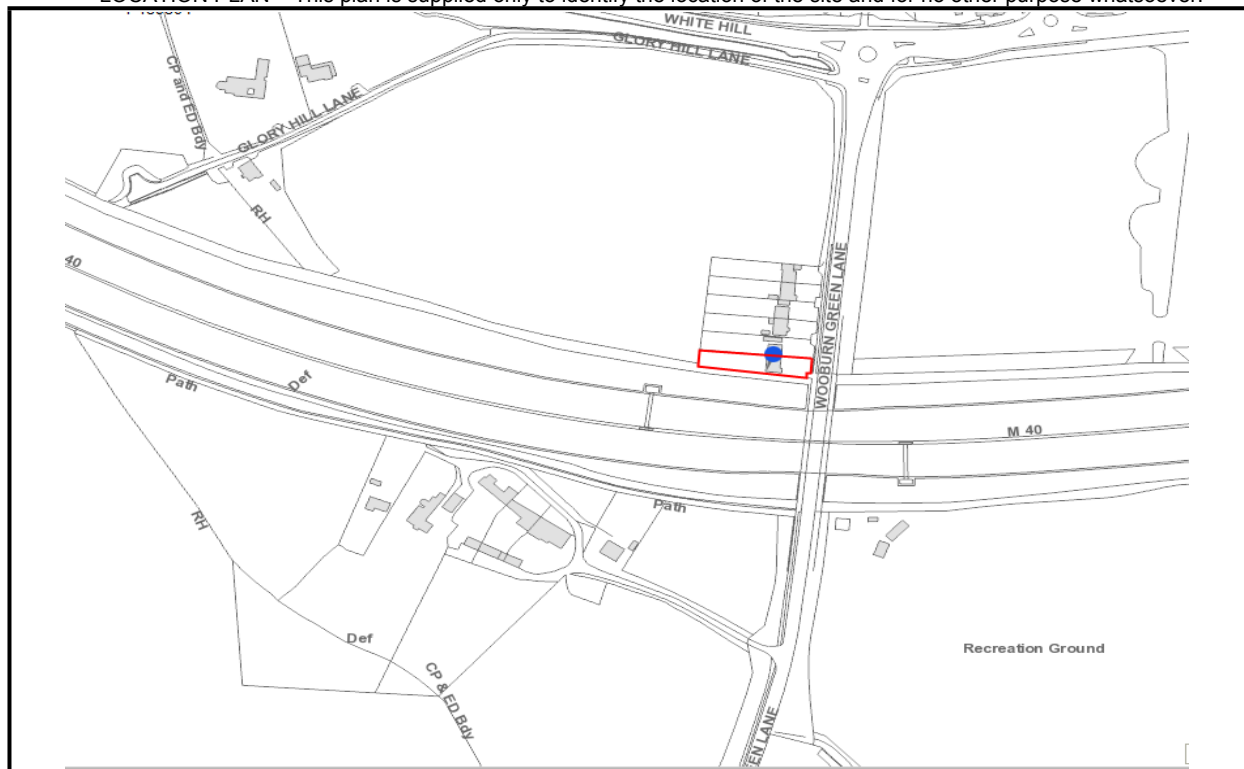
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**PART B****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 12 April 2017      **Town Council:** Beaconsfield Town Council

<b>Reference No:</b>	17/00064/FUL	Full Application
<b>Proposal:</b>	Porch with double storey side and part double storey part single storey rear extension.	
<b>Location:</b>	14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
<b>Applicant:</b>	Mr Iqbal	
<b>Date Valid Appl Recd:</b>	13th January 2017	
<b>Recommendation:</b>	PER	

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



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South Bucks District Council  
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**SCALE : NOT TO SCALE**

**THE PROPOSAL**

Permission is sought for a front porch, two-storey side extension and part two-storey, part single storey rear extension.

**THIS APPLICATION IS BEING REPORTED TO THE PLANNING COMMITTEE DUE TO THE PLANNING HISTORY OF THE SITE AND THE EXTANT ENFORCEMENT NOTICE FOR EXTENSIONS CURRENTLY BUILT ON SITE.**

**LOCATION AND DESCRIPTION OF SITE**

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

**RELEVANT PLANNING HISTORY**

There is a long planning history for this site detailed as follows:

**BE/172/70:** New attached garage and utility room at 14, Wooburn Green Lane. Approved in September 1970. Constructed. Then demolished in 2014 to make way for the new extensions that are the subject of the current enforcement notice.

**14/00764/FUL:** Part first floor / part two-storey / part single storey side / rear extension. Received 16.4.14. Refused under delegated authority on 11.6.2014 as being inappropriate development in the Green Belt and an unacceptable precedent.

At the stage of the officer's site visit on 7.5.14 no work on the extensions had commenced on site.

**14/01372/FUL:** Two-storey side extension, part two-storey / part single storey rear extensions, and front porch. Received 14.7.14.

Reported to Planning Committee on 3.9.14 with an officer recommendation of approval. Refused by the Committee as being inappropriate in the Green Belt and an unacceptable precedent.

At the time of the officer site visit works had commenced on site and the brickwork is described as having reached roof level.

An appeal against this refusal was dismissed by Inspector's decision letter dated 28.1.15.

Officer had recommend approval on the basis that the fall-back position of work that could be could be constructed under permitted development rights would have a greater impact than the extensions for which permission was sought. Neither the Planning Committee not the Inspector accepted this approach.

**14/01808/FUL:** Front porch, two-storey side extension and part two-storey /part single storey rear extension. Received 25.9.14.

Reported to Planning Committee on 29.10.14 with an officer recommendation of approval. Refused by the Committee as being inappropriate in the Green Belt and an unacceptable precedent.



An appeal against this refusal was dismissed by Inspector's decision letter dated 29.4.15. In that letter the Inspector notes that, on the day of his site visit (20.4.15) *'the development has commenced and appears to be largely completed'* (his para. 10).

Officer's recommended approval on the basis that the fall-back position of work that could be constructed under permitted development rights would have a greater impact than the extensions for which permission was sought. Neither the Planning Committee nor the Inspector accepted this approach.

15/00425/FUL: Front porch and part first floor / part two-storey / part single storey side / rear extension. Received 19.3.15

Refused under delegated authority by decision letter dated 11.5.15 as being inappropriate in the Green Belt and an unacceptable precedent.

An appeal against this refusal was dismissed by Inspector's decision letter dated 2.11.15.

Under this application the weight that had previously been given by officers to the permitted development fall-back position was revised in light of the Inspectors decisions on the two previous applications. Given this context officers could find no grounds for recommending approval. The Inspector took an approach consistent with that of the two previous Inspectors in concluding that the extensions were disproportionate to the original dwelling and therefore constituted inappropriate development that was, by definition, harmful and that there were no very special circumstances to justify approval.

15/01307/GPDE: Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for a single storey rear extension. Received 29.6.15

Prior Approval for 6m deep rear extension granted by decision letter dated 6.8.15.

15/01399/FUL: Retrospective application for two-storey front / side / rear extension. Received 10.7.15.

Refused under delegated authority by decision letter dated 16.10.15 as being inappropriate development in the Green Belt and an unacceptable precedent.

An appeal against this refusal was dismissed by Inspector's decision letter dated 18.4.16.

15/02135/FUL: Front porch, single storey side extension, part single storey / part two-storey rear extension and rear dormer. Received 13.11.15

Approved by Planning Committee on 13.1.16 on the basis that it was similar to what could be constructed on site under permitted development rights. This scheme is significantly different from what has been constructed on site. Notably it does not include any first floor or two-storey extensions south of the original southern elevation of the dwelling but does include a rear dormer.

15/02136/FUL: Front porch, single storey side extension, part single storey / part two-storey rear extension and rear dormer. Received 13.11.15

Refused under delegated authority by decision letter dated 24.12.15 as being inappropriate in the Green Belt and an unacceptable precedent.

An appeal against this refusal was dismissed by Inspector's decision letter dated 14.4.16

16/00709/FUL: Retrospective application for front porch and part first floor / part two storey side / rear extension to include demolition of single storey rear extensions. Received 20.6.16

Refused by Planning Committee on 3.8.16 as being inappropriate in the Green Belt and an unacceptable precedent.

An appeal against this refusal was dismissed by Inspector's decision letter dated 12.12.16

## **REPRESENTATIONS AND CONSULTATIONS**

### **TOWN COUNCIL COMMENTS**

The Committee considered that these proposals were inappropriate development in the Green Belt.

### **CORRESPONDENCE**

Representations have been received from 6 separate properties. The following objections have been raised:

- The proposals breach Green Belt policy;
- If granted the proposals would act as a precedent for other similar forms of extension in the Green Belt;
- Quality of plans;
- Incongruous with street scene.

### **SPECIALIST ADVICE**

None sought.

## **ISSUES AND 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, GB10, EP3, EP4, EP5, H11 and TR7.

Other material considerations:-

Residential Design Guide SPD

Guidance Note

Interim Guidance on Residential Parking Standards

South Bucks Townscape Character Study Part 2 (2015)

## 1.0 KEY POLICY ASSESSMENT

1.1 The NPPF was published on 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state, however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that most of the relevant local policies as highlighted above, are in accordance with the NPPF, and as such, it is considered appropriate to still assess this current application against the relevant local policies set out above. The exceptions to this include policies GB1 and GB10 which are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy then the NPPF takes precedence.

## 2.0 GREEN BELT

2.1 The NPPF makes it clear that extension to buildings in the Green Belt should not be disproportionate to the original. Policy GB10 of the adopted Local Plan states that extensions should be small scale in relation to the size of the original dwelling and paragraph 3.45 of the supporting text indicates that an increase in floorspace of more than half, or 50%, will not be regarded as small scale. Inspector's considering the six appeals lodged against refusals of planning permission at the application site consistently accepted this figure of 50% being an appropriate measure of impact when assessing the Green Belt implications of the various schemes submitted. However, floorspace is just one measure of impact and consideration must also be given to the increase volume, bulk and mass of scheme.

2.2 The current scheme presented for consideration seeks to resolve the Green Belt issues at this site by:-

- Removal of the first floor element of the two-storey front projection; and
- Removal of the two-storey rear extension in the southern corner of the building.

2.3 In establishing the context for these currently sought extensions, the case officer report for application 14/00764/FUL, submitted before building works were carried out at the application site, states the following with regards to floorspace:-

2.4 'Planning permission was granted for a pair of semi-detached dwellings at Nos.13 and 14 Wooburn Green Lane under application BE/124/46. It is unclear from this application and the historic maps as to whether a garage was originally constructed with the dwelling; if one had been it would have been a conventional single garage of approximately 2.5m by 5m. The original dwelling at No.14 Wooburn Green Lane is therefore calculated as being 113.46 sq. m with a detached garage and 100.96 sq. m without a garage. The cumulative extensions at No.14 Wooburn Green Lane as a result of the current proposals would amount to an increase in gross floor area of 105.08 sq. m. As such, dependent on whether it is accepted that a garage originally existed on site the proposed extensions would result in an increase of between 92% and 104% over and above the original dwelling. Irrespective of the issue as to whether a garage was originally constructed with the dwelling, the current proposals would result in disproportionate

extensions, far in excess of what would be considered appropriate in this sensitive Green Belt location.'

2.5 The extensions that would be retained as part of the current application would include:-

- A central two-storey rear projection;
- Two-storey side extension;
- Single storey front and rear extensions.

2.6 It is calculated that the areas to be demolished as part of this scheme would amount to 29.94 sq. m and the extensions which would be retained would measure 105.64 sq. m. These calculations do not include the roof space calculations.

2.7 Extensions of a similar gross floor area were approved under application 15/02135/FUL on the basis that they differed from extensions that could be carried out by utilising permitted development rights by a negligible amount. However, two-storey, or first floor, side extensions cannot be constructed utilising permitted development rights, and as such this is a significant difference between the scheme granted planning permission under application 15/02135/FUL and that currently proposed. Indeed the Inspector determining the appeal lodged against the refusal of planning permission for application 15/00425/FUL observed:-

2.8 "9. More importantly, floorspace is only one factor to take into account. In this case it is also relevant to take into account the shape, height and volume of both the original building and the building that would result from the current proposals. The original semi-detached house appears to have been a relatively simple design, roughly square in shape with a hipped roof. A garage, if part of the 'original building' would almost certainly have been single storey."

2.9 "10. The proposed extensions would wrap around all three sides of the original dwelling with the two-storey side extension being, in effect, a continuation of its existing height and form, but with a gable end rather than a hipped roof." This situation would remain unchanged as a result of the current proposals, and led the Inspector determining the appeal lodged against the refusal issued for application 15/00425/FUL to conclude:-

2.10 "11. The combined effects of the design and scale of all the above elements would be a significant increase in built form at ground floor, first floor and roof levels. In particular the depth, width, height and gable form of the two-storey projection beyond the dwelling's main rear wall, together with a gable rather than a hipped end to the main roof, would greatly increase the mass of built form at the upper levels."

2.11 The current proposals would retain a gable end finish to the two-storey side extension and a two-storey rear extension with a steep gable end. As such, despite the removal of elements of the existing extensions on site, the overall wrap-around effect of the proposed extensions would remain. Members may therefore consider that the current proposals would continue to represent a disproportionate addition to the original dwelling, thereby constituting inappropriate development in the Green Belt.

2.12 However, application 15/02135/FUL remains an extant permission and with the proposed reduction to the front projection the east elevation of the resultant building would have a similar appearance to the adjoining property at No.13 Wooburn Green Lane. The Inspector hearing the appeal lodged against the enforcement notice at the application site indicated a negotiated solution should be possible if planning permission were sought and granted for a reduced scheme. Such reductions may include negotiations to lower the ridge height of the two-storey rear extension and alter the design to a hipped roof, as well as improving its design from the boxed addition with a mono-pitch roof feeding in the main two-storey rear projection. Members may also wish to seek the submission of a new unilateral undertaking to revoke the extant permission and remove permitted development rights.

### 3.0 VISUAL IMPACT/IMPACT ON LOCALITY

3.1 The Inspector determining the appeal lodged against the refusal of planning permission for application 16/00709/FUL observed:

3.2 *"18. In effect, the Council's objection on grounds of visual impact relates to the loss of openness as opposed to any concerns over the design of the extension. By definition, openness is an essential characteristic of the Green Belt."*

3.3 Members therefore may consider the current proposal would have a negative effect on the character of the locality by increasing the scale of built form in this row of dwellings on the west side of Wooburn Green Lane, thereby reducing the spaciousness of development. Thus, setting aside the Green Belt considerations, the reduction in openness would also have a negative impact on the character and appearance of the area.

3.4 Alternatively, Members may consider the reductions to the rear extensions, in combination with the similar appearance along the proposed front elevation with the adjoining property at No.13 Wooburn Green Lane, would be sufficient to accept there would be no detriment to the visual amenity of the locality.

### 4.0 NEIGHBOUR IMPACT

4.1 The current proposals would reduce the extent of the two-storey front and rear extensions and as such are not considered to have any greater impact on the residential amenities of adjacent properties than schemes previously considered at the application site where it was concluded there would be no detriment to the residential amenities of adjacent properties.

### 5.0 PARKING/ACCESS/HIGHWAYS

5.1 Despite the increase in the number of bedrooms proposed at the application site, sufficient hardstanding would remain to accommodate 3 vehicles off-road in accordance with the parking standards set out in appendix 6 of the adopted Local Plan.

### 6.0 TREES/LANDSCAPING

6.1 The proposals would not have any tree or landscaping implications

### 7.0 OTHER MATTERS

7.1 Representations received have also raised concern with the fact that the extensions have been constructed. However regrettable it is that works are carried out prior to obtaining the correct permissions the consideration of an application cannot be prejudiced by the fact that works have been commenced or completed.

7.2 Whilst the Council appreciates comments regarding the quality of the plans submitted with this application, as the extensions are currently present on site it is considered that adequate information exists to carry out a proper assessment of the scheme against adopted planning policies and other relevant material planning considerations.

**RECOMMENDATION**

**MEMBERS INSTRUCTIONS ARE REQUESTED ON THE OPTIONS BELOW OR ANY OTHER OPTION THAT THE COMMITTEE DECIDES SHOULD BE PURSUED:**

**OPTION 1**

**REFUSAL**

1. This proposal would, by virtue of the resultant size and scale of the building when considered in relation to the original building and its potential intrusive impact upon its setting in the landscape, contribute to the erosion of the Green Belt which, individually and when considered in the context of an accumulation of similar proposals, would detrimentally affect the aims and objectives of the Green Belt. As such, the proposal is contrary to policies GB1 and GB10 of the South Bucks District Local Plan (adopted March 1999) which seek to ensure that extensions to dwellings within the Green Belt are, inter alia, of a small scale in relation to the size of the original dwelling, and to section 9 of the NPPF (Protecting Green Belt Land).
2. Notwithstanding the above reasons for refusal, this proposal, if permitted, would be likely to act as a precursor of further applications for similar types of development within this part of the Metropolitan Green Belt and in relation to this residential terrace, which the District Planning Authority would find increasingly difficult to resist and which, cumulatively, would further seriously prejudice the openness of the Green Belt and the aims and objectives of the Green Belt policy, as well as causing unacceptable harm to the character of the existing development.

**OPTION 2**

Defer application in order to negotiate with applicant to:

- 1) Lower and hip the rear projection ridge height and improve roof design; and
- 2) Submit a new unilateral undertaking to revoke the previous permission, 15/02135/FUL, and remove permitted development rights.

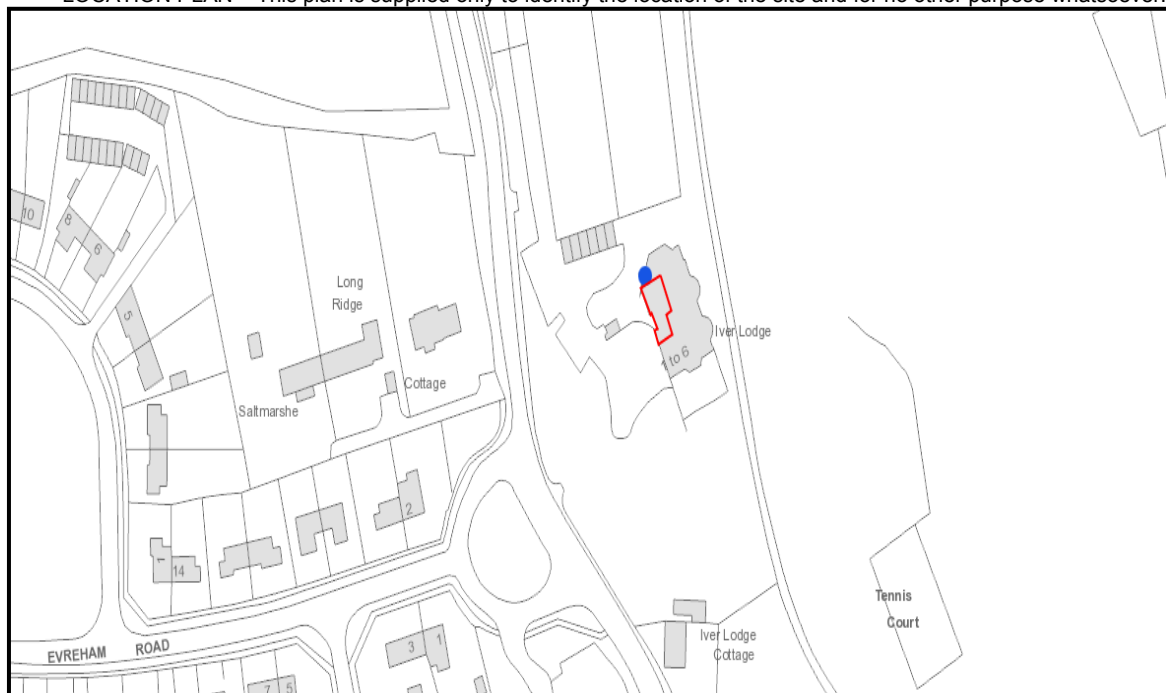
**IN THE ABSENCE OF A NEGOTIATED AGREEMENT DELEGATED TO HEAD OF SUSTAINABLE DEVELOPMENT TO REFUSE ON GREEN BELT GROUNDS. SHOULD SUCH AN AGREEMENT BE REACHED APPLICATION AS AMENDED TO BE REPORTED BACK TO MEMBERS OF PLANNING COMMITTEE.**

.....

**PART B****South Bucks District Council  
Planning Committee****Date of Meeting:** 12 April 2017**Parish:** Iver Parish Council

<b>Reference No:</b>	17/00161/LBC	Listed Building Consent
<b>Proposal:</b>	Listed Building Application for proposed:	various internal alterations.
<b>Location:</b>	3 Iver Lodge, Bangors Road South, Iver, Buckinghamshire, SL0 0AW	
<b>Applicant:</b>	Dr and Mrs C Jordan	
<b>Agent:</b>	Mr Chris Dale	
<b>Date Valid Appl Recd:</b>	27th January 2017	
<b>Recommendation:</b>	PER	

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



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**SCALE : NOT TO SCALE**

**PROPOSAL:**

This application seeks Listed Building consent for internal alterations comprising the removal of the internal door and the adjoining wall to the kitchen of this ground floor apartment and the removal of 2 doors and associated walls within the existing hall area.

**THIS APPLICATION IS BEING REPORTED TO THE PLANNING COMMITTEE FOR DETERMINATION BECAUSE THE APPLICANT IS A DISTRICT COUNCILLOR AND A MEMBER OF THE PLANNING COMMITTEE.**

**LOCATION AND DESCRIPTION OF SITE:**

Iver Lodge is located within the designated Green Belt area of Iver, to the north of the main High Street and is a grade II listed building. Iver Lodge is a two storey yellow brick building built in the late 18th century that has been converted into 6 apartments and No. 3 Iver Lodge is a ground floor apartment.

**RELEVANT PLANNING HISTORY:**

- 09/00675/LBC: Listed Building application for replacement of window with French doors. Conditional Consent granted.
- 09/00433/FUL: Replacement of window with French Doors. Planning Permission not required.
- 09/00366/LBC: Listed Building application for replacement of window with French doors. Refused.
- S/96/0699/FF: Demolition of outbuildings, two storey front/side extension to existing dwelling to provide 6 no. self-contained apartments. Erection of 5 no. detached dwellings with integral garages. Erection of garage block with car parking (Amendment to planning permission S/96/0466/FF). Conditional Permission.
- S/95/0472/LB: Listed Building application for demolition of outbuildings, two storey front/side extension to dwelling to provide 6 no. apartments. Listed Building consent granted.

**REPRESENTATIONS AND CONSULTATIONS:**

**PARISH COUNCIL COMMENTS**

No objection.

**CORRESPONDENCE:**

None received to date.



**SPECIALIST ADVICE:**

Conservation and Design Officer:

No objection. The part of the property being discussed under 17/00161/LBC is within the modern part. For this reason I believe we are not at risk of losing any original fabric.

**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 policy) C6.

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

**1.0 KEY POLICY ASSESSMENT:**

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

**2.0 LISTED STRUCTURE/CONSERVATION AREA:**

2.1 This application seeks Listed Building consent for various internal alterations, which comprise the removal of the internal door and the adjoining wall to the kitchen of this ground floor apartment and the removal of 2 doors and associated walls within the existing hall area.

2.2 All of the alterations are internal and so planning permission is not required as they would not materially affect the appearance of the building.

2.3 The Council's Conservation and Design Officer has confirmed that the proposed internal alterations would not affect any historic fabric and, as such, the proposals would comply with policy C6 as they would not harm the character or appearance of this listed building or any features of special architectural or historic interest.

**CONCLUSION:**

Therefore, I am satisfied that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals in the event of Listed Building consent being granted in this instance.

**RECOMMENDATION**

Grant Listed Building Consent

Conditions & Reasons:

1. NS05 Standard Time Limit - Listed Building or Conservation Area Consent
2. NMS14A Works To Listed Building To Accord With Application Drawings
3. NLB01 LB Materials To Match

Informatives:

1. IN41 Building Regulations

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
15A026/PL03	27.01.2017
15/A026/PL02 Rev C	27.01.2017

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31 March 2017

Head of Sustainable Development

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02307/FUL	Beaconsfield Town Council	3 River Property Investment C/o Mr S Frost	15B Penn Road Beaconsfield Buckinghamshire HP9 2PN	Change of use from (A1) Shop to (A3) Restaurant.	Application Permitted	24.03.17
16/02363/FUL	Beaconsfield Town Council	Mr & Mrs Richard Goodall C/o Mr Stuart Bowen	Hedgerley End House Hedgerley Lane Beaconsfield Buckinghamshire HP9 2JR	Detached garage to side of dwelling. Replacement pool enclosure with glazed roof canopy.	Application Permitted	03.03.17
16/02458/FUL	Beaconsfield Town Council	C/o Mr Mike Fenton	Beaconsfield SYCOB Football Club Holloway Park Windsor Road Beaconsfield Buckinghamshire HP9 2SE	Change of use from clubhouse to weekday nursery (D1)	Application Permitted	24.03.17
17/00036/FUL	Beaconsfield Town Council	C/o Mr Tim Williams	Waitrose Ltd Penn Road Beaconsfield Buckinghamshire HP9 2PW	Reconfiguration of car park to create seven additional car parking spaces, new trolley bays incorporating covered canopy.	Application Permitted	06.03.17
16/02324/TPO	Beaconsfield Town Council	Mr G Thomas C/o Mr M Armstrong	Kythrea House 16 Westfield Road Beaconsfield Buckinghamshire HP9 1EF	T1 hornbeam - fell. G2 2x hornbeam - fell. (SBDC TPO No 18 1995)	Application Permitted	11.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00069/TPO	Beaconsfield Town Council	Mr Elias Lopez Alvarelos C/o Ms Kate O'Brien	Ashbourne House 7 Grove Road Beaconsfield Buckinghamshire HP9 1UR	G2 douglas fir x 4 -Removal of lower branches by no more than 2 metres. (SBDC TPO No 55 2002)	Application Permitted	09.03.17
17/00056/FUL	Beaconsfield Town Council	Mr & Mrs C Hubbard C/o Mr Jeffrey Powell	73 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Two storey rear extension and single storey rear extension.	Application Permitted	14.03.17
17/00091/MBN OT	Beaconsfield Town Council	Learmount Castle Developments Ltd C/o Mr B Joy	Land South Of Longbottom Lane And East Of Amersham Road Amersham Road Beaconsfield Buckinghamshire	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Proposed Change of Use of Agricultural Building to a dwellinghouse (Use Class C3).	Application refused	13.03.17
17/00102/TPO	Beaconsfield Town Council	Mrs Helen Miller C/o Mr Adam Steggles	Burkes Wood Grange 49 Burkes Road Beaconsfield Buckinghamshire HP9 1PW	T1 Western Red Cedar - Fell or if retained reduced to give clearance over driveway. T2 Holly - Reduce by 1.5m (SBDC TPO No 21, 1995)	Application Permitted	13.03.17
17/00099/FUL	Beaconsfield Town Council	Jeremy Bull C/o Qarib Nazir	22 Maxwell Road Beaconsfield Buckinghamshire HP9 1QZ	Part two storey, part single storey rear extension.	Application Permitted	16.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00120/CAN	Beaconsfield Town Council	Mr G Pattison C/o Mr Mathew Samways	15 Windsor End Beaconsfield Buckinghamshire HP9 2JJ	1. Sycamore - Fell (Beaconsfield Conservation Area).	No TPO is to be made	02.03.17
17/00126/RVC	Beaconsfield Town Council	Mr T Ollis C/o Mr S Simpson	18 Reynolds Road Beaconsfield Buckinghamshire HP9 2NJ	Variation of Condition 13 of Planning Permission 15/01158/FUL: To allow construction of new vehicular access point prior to occupation of dwellings to allow change to wording of the condition from "No other part of the development should begin until...." to read "The first occupation shall not take place until ....."	Application Permitted	13.03.17
17/00057/FUL	Beaconsfield Town Council	Mr M. N. Hoy C/o Mr P Seastram	54 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SG	Part two storey, part single storey front, side and rear extensions.	Application Permitted	20.03.17
17/00115/FUL	Beaconsfield Town Council	Mr & Mrs K Johal C/o Mr J Parry	96 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Part two storey, part single storey front extension, part two storey, part first floor rear extension, and pitch roof over rear flat roof.	Application Permitted	20.03.17
17/00123/FUL	Beaconsfield Town Council	Anil Nandan Walia and Sumandeep Kau C/o Mr Robert Clarke	Corner Cottage 45 Stratton Road Beaconsfield Buckinghamshire HP9 1HR	Detached dwelling with basement.	Application refused	20.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00014/FUL	Beaconsfield Town Council	Mr & Mrs Mogg C/o Mr Joseph Edwards	16 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Two storey side extension incorporating loft conversion.	Application Permitted	21.03.17
17/00139/FUL	Beaconsfield Town Council	Mr E Clare C/o Bjorn Hall	Southways Burkes Crescent Beaconsfield Buckinghamshire	Boundary wall and railings.	Application Permitted	21.03.17
16/02446/FUL	Beaconsfield Town Council	Mr And Mrs M Martin C/o Mr D Russell	26 Caledon Road Beaconsfield Buckinghamshire HP9 2BX	Two front dormers.	Application Permitted	22.03.17
17/00143/TPO	Beaconsfield Town Council	Mr Spencer C/o Mrs Jill Macbeth	The Homestead One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Deodar Cedar (T1) - Crown Reduction - Reducing the height and spread of the tree by up to 3m. (SBDC TPO No 6, 1987)	Part Consent/Part Refusal (See decision)	24.03.17
17/00147/TPO	Beaconsfield Town Council	Miss Jackie Miles C/o Miss Fiona Findlater	7 Hoe Meadow Beaconsfield Buckinghamshire HP9 1TD	T1 hornbeam - cutting back of overhanging branches back to boundary to create up to 2-3m clearance from building. (SBDC TPO No 35, 2003)	Application Permitted	21.03.17
17/00170/CAN	Beaconsfield Town Council	Burnham Nominees Limited C/o Mr Malcolm Cook	21 Malthouse Square Beaconsfield Buckinghamshire HP9 2LD	Lime (T1) - Fell (Beaconsfield Conservation Area)	No TPO is to be made	14.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00182/TPO	Beaconsfield Town Council	Mr D Charles C/o Mr P Lee	19 Copperfields Beaconsfield Buckinghamshire HP9 2NT	Pine (T8) - Fell (SBDC TPO No: 33, 2007)	Application Permitted	24.03.17
17/00157/FUL	Beaconsfield Town Council	Mrs K Sutton C/o Mr Paul King	25 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	Single storey side extension.	Application Permitted	24.03.17
17/00194/CLOPED	Beaconsfield Town Council	Mr & Mrs Randolph C/o Miss Emma Runesson	Flaxmead Pyebush Lane Beaconsfield Buckinghamshire HP9 2RX	Construction of a detached outbuilding.	Certificate of Lawful Use granted	29.03.17
17/00195/FUL	Beaconsfield Town Council	Mr Oliver Richardson C/o Mr Clive Baldwin	Ty Coed 5 One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Two storey front and part single / part two storey side / rear extensions.	Application Permitted	29.03.17
17/00247/TPO	Beaconsfield Town Council	Mr D Bremner C/o Mr Mathew Samways	3 Top Farm Close Beaconsfield Buckinghamshire HP9 1JS	Oak ( ID 1) Thin tips of branches by removal of approximately 20% of live branches with most thinning cuts will be between 3-4cm in diameter. Raise canopy by approx 1 metre and reduce lateral growth towards house by approx 1.5m on selective limbs. (SBDC TPO No 19, 1992)	Application Permitted	27.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00217/TPO	Beaconsfield Town Council	Mr Elias Lopez Alvarelos C/o Ms Kate O'Brien	Over Roads 2 Grove Road Beaconsfield Buckinghamshire HP9 1UP	Oak (T2) - Prune away from house by 4M and raise crown by 12-15FT (SBDC TPO No 51, 2002)	Application Permitted	28.03.17
17/00301/CAN	Beaconsfield Town Council	Mr A Childs C/o Mr Paul Morris	2 Meadow Cottages Aylesbury End Beaconsfield Buckinghamshire HP9 1LT	Lime (T1) - Crown thin by 20%, reshape by 1.5m and crown lift. (Beaconsfield Conservation Area)	No TPO is to be made	24.03.17
17/00400/ADJ	Beaconsfield Town Council	Lucy Wenzel	Out Of Area 33 Eghams Wood Road Knotty Green Beaconsfield Buckinghamshire HP9 1JU	Single storey rear extension (CH/2017/0364/FA).	No Objection	23.03.17
17/00434/ADJ	Beaconsfield Town Council	Chiltern District Council	Out Of Area Yorkwood House Long Bottom Lane Seer Green Beaconsfield Buckinghamshire HP9 2UL	First floor side, two storey side/rear and single storey rear extensions, entrance door canopy and fenestration alterations (Chiltern ref: CH/2017/0385/FA)	No Objection	29.03.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02412/FUL	Burnham Parish Council	Mr & Mrs Fowler C/o Miss Eleanor Smith	Littleworth House Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Two storey infill extension to the centre of the house. Demolition of the existing garage.	Application Permitted	21.03.17
16/02413/LBC	Burnham Parish Council	Mr & Mrs Fowler C/o Miss Eleanor Smith	Littleworth House Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Application for Listed Building Consent for the demolition of the existing breakfast room and conservatory, and the construction of a two storey infill extension to the centre of the house. Demolition of the existing garage.	Application Permitted	21.03.17
16/02344/CLOPED	Burnham Parish Council	Mr N Cox	68 Hag Hill Rise Burnham Buckinghamshire SL6 0LT	Application for a Certificate of Lawfulness for proposed: Replacement double garage.	Certificate of Lawful Use granted	06.03.17
17/00032/FUL	Burnham Parish Council	Ms K Meadows C/o Mr Tom Millin	38 Long Drive Burnham Buckinghamshire SL1 8AL	Front porch. First floor side and two storey rear extension.	Application Permitted	06.03.17
17/00033/FUL	Burnham Parish Council	Ms K Meadows C/o Mr Tom Millin	38 Long Drive Burnham Buckinghamshire SL1 8AL	Front porch. Single storey rear extension.	Application Permitted	06.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00083/FUL	Burnham Parish Council	Mr & Mrs Navdeep Chaggar C/o Mr Sunil Mehan	33 Grenville Close Burnham Buckinghamshire SL1 8HQ	Single storey front extension. Part single storey, part two storey rear extension (amendment to planning permission 16/02117/FUL).	Application Permitted	14.03.17
17/00088/TPO	Burnham Parish Council	Mr P Roe	Burnham House 93 High Street Burnham Buckinghamshire SL1 7JZ	T1 sycamore - crown lifting 5.4 metres from ground level; up to 1 metre clearance from telephone cable, up to 2 metre clearance from building and not to exceed 1 metre crown reduction. (SBDC TPO No 1 1976)	Application Permitted	09.03.17
17/00071/RVC	Burnham Parish Council	Mr & Mrs John Frost C/o Mr Nick Corder	Mallards Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Variation of Condition number 2 Planning Permission 16/01128/FUL to allow addition of two rear dormers, removal of side dormer, alterations to roof, fenestration and balustrade to frameless glass.	Application Permitted	17.03.17
17/00111/FUL	Burnham Parish Council	Mr Shorne Tilbey C/o Mr Shorne Tilbey	Michaels Mount 50 Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Detached dwellinghouse.	Application Permitted	22.03.17
17/00077/FUL	Burnham Parish Council	Mr R Furstenheim C/o Stephen Varney Associates	9 Hamilton Gardens Burnham Buckinghamshire SL1 7AA	Single storey rear extension and roof extension	Application Permitted	09.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00141/FUL	Burnham Parish Council	Mr Edward Hancock	21 Lincoln Hatch Lane Burnham Buckinghamshire SL1 7HA	Part single/part two storey side/rear extension to create two additional apartments.	Application refused	21.03.17
17/00068/FUL	Burnham Parish Council	Mr Shorne Tilbey C/o Mr Shorne Tilbey	Land Rear Of 50 Hogfair Lane Burnham Buckinghamshire SL1 7HQ	Two detached dwellings.	Application refused	22.03.17
17/00118/FUL	Burnham Parish Council	Mr & Mrs Willcox C/o Chris McDermott	82 Nursery Road Burnham Buckinghamshire SL6 0JU	Porch, single storey front/ side/ rear extension.	Application Permitted	22.03.17
17/00148/FUL	Burnham Parish Council	Mr Inderjit Dhillon C/o Mr Rajinder Chana	Land Adj 1 Shenstone Drive Burnham Buckinghamshire SL1 7HJ	Construction of detached dwelling.	Application Permitted	22.03.17
17/00137/FUL	Burnham Parish Council	Mrs Sharon Holland C/o Douglas Scott	4 Bingham Road Burnham Buckinghamshire SL1 7ED	Single storey front extension	Application Permitted	23.03.17
17/00011/FUL	Burnham Parish Council	Mr And Mrs F Lambourne C/o Mr R Haylor	42 Long Drive Burnham Buckinghamshire SL1 8AL	Single storey front extension, alterations to the ground floor front elevation, first floor extension above existing garage, and conversion of garage.	Application Permitted	24.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00186/FUL	Burnham Parish Council	Mrs Tracey Williams C/o Mr Shorne Tilbey	43 Long Drive Burnham Buckinghamshire SL1 8AJ	Two storey side extension.	Application Permitted	24.03.17
17/00346/FUL	Burnham Parish Council	Mr Burton C/o Mr Russell Clarke	6 Hag Hill Lane Burnham Buckinghamshire SL6 0JH	Single storey rear extension.	Application Permitted	29.03.17
17/00384/TPO	Burnham Parish Council	Mr Gavin Muncey C/o Mr Stuart Wells	62 Lent Green Lane Burnham Buckinghamshire SL1 7AP	Ash (T1) -Reduce length of all branches by 1.5 metres, Remove dead and diseased wood.	Consent not required	08.03.17
16/01817/FUL	Denham Parish Council	Mr Gerald O'Hara C/o Oliver Thompson	Land Adjacent To 11 & 12 Field Road Denham Buckinghamshire UB9 4HJ	Erection of two agricultural barns.	Application Permitted	22.03.17
17/00045/FUL	Denham Parish Council	Mrs Tricia Crossley C/o Ms Anna Forster	86D Lower Road Higher Denham Denham Buckinghamshire UB9 5ED	Single storey rear extension and conversion of garage to habitable accommodation.	Application Permitted	07.03.17
17/00012/FUL	Denham Parish Council	Mr A Wheeler C/o Mr M Holdbrook	40 Nightingale Way Denham Green Buckinghamshire UB9 5JL	Single storey front extension and part two storey/part single storey side extension. Single storey rear extension	Application Permitted	14.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00109/FUL	Denham Parish Council	Mr Jaime O'Hara C/o Mr S Dodd	8 Field Road Denham Buckinghamshire UB9 4HL	Replacement dwelling.	Application Permitted	16.03.17
17/00100/FUL	Denham Parish Council	C/o Mrs L Dias	9 Denham Way Denham Buckinghamshire UB9 5AX	First floor side extension, part single part two storey rear extension.	Application refused	20.03.17
17/00138/CLOPED	Denham Parish Council	Mr R Thetford C/o Ms L Dias	9 Denham Way Denham Buckinghamshire UB9 5AX	Application for a Lawful Development Certificate for Proposed use: Outbuilding.	Certificate of Lawful Use granted	15.03.17
17/00152/FUL	Denham Parish Council	Mr Vince Clifford	Woodside Reach Redhill Denham Buckinghamshire UB9 4LD	Replacement detached dwellinghouse.	Application Permitted	22.03.17
17/00134/FUL	Denham Parish Council	Mr W Culverhouse C/o Mr Alex Frame	24 Lindsey Road Denham Buckinghamshire UB9 5BP	Rear dormer.	Application Permitted	27.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00283/TPO	Denham Parish Council	Verity C/o Mrs Kilgour	The Cuckoo Oak Tilehouse Lane Denham Buckinghamshire UB9 5DD	5 x Spruce (G1)- Reduce height to the most recent reduction points, Holly (T1) - Fell, Leyland Cypress (T2) - Fell, 4 x Lawson Cypress (T2) - Reduce height by approx. 1-2m, Oak (T3) - Reduce side overhanging lawn by approx. 3m, Norway Maple (T4) - Reduce side overhanging lawn by approx. 3m. 2 x. Larch (T5 and T6) - Fell (SBDC TPO No 3, 1968)	Consent not required	08.03.17
16/02380/FUL	Dorney Parish Council	Mrs Julie Huggins	18 Oak Stubbs Lane Dorney Reach Buckinghamshire SL6 0DW	.Single storey front/side extension and single storey side extension.	Application Permitted	22.03.17
17/00066/FUL	Dorney Parish Council	Mr & Mrs Scott C/o Mr S Dodd	41 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Part two storey / part single storey rear/side extensions.	Application Permitted	14.03.17
17/00154/GPDE	Dorney Parish Council	Mrs S Shaw C/o Mrs F Jones	21 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	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 7m, MH 3.1m, EH 2.3m).	Prior approval is not required	02.03.17
16/02312/FUL	Farnham Royal Parish Council	Mr & Mrs Shallow C/o Mr Michael Eales	Hill Crest The Avenue Farnham Common Buckinghamshire SL2 3JS	Part two storey, part single storey side/ rear extension incorporating rear dormers and detached outbuilding.	Application Permitted	03.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02401/FUL	Farnham Royal Parish Council	Mr & Mrs S & G Flower C/o Ms Anj Johnson	The Briars 21 Rosewood Way Farnham Common Buckinghamshire SL2 3QD	Single storey rear extension.	Application Permitted	02.03.17
16/02417/FUL	Farnham Royal Parish Council	Mr Jeremy Holt C/o Mr Shorne Tilbey	9 Woodland Cottages Beaconsfield Road Farnham Common Buckinghamshire SL2 3PY	Erection of a single storey rear extension.	Application Permitted	16.03.17
17/00055/TPO	Farnham Royal Parish Council	Mr Paul Vig	Five Gables Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	T1, T2, T3 lime - Crown thinning/reduction should not exceed 30%. T 4 willow - Crown thinning/reduction should not exceed 30%. T5 tulip - Crown thinning/reduction should not exceed 30%. (SBDC TPO No. 2, 1974).	Application Permitted	09.03.17
17/00116/TPO	Farnham Royal Parish Council	Mr J Jenkins C/o Mr G Harding	Badgers Wood Beeches Drive Farnham Common Buckinghamshire SL2 3JU	Beech (T1) - Crown lift to 6m, Crown reduction by 3m. (SBDC TPO No 27, 2008)	Application refused	15.03.17
17/00092/FUL	Farnham Royal Parish Council	Mr & Mrs Martin Stephenson C/o Robert Hillier	Duror Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	Single storey front /side extension and single storey rear / side extension.	Application Permitted	21.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00073/FUL	Farnham Royal Parish Council	Mr & Mrs Lemon C/o Alpha Design	Carisbrooke Crown Lane Farnham Royal Buckinghamshire SL2 3SQ	Replacement front and rear dormer windows.	Application Permitted	22.03.17
17/00089/FUL	Farnham Royal Parish Council	Mr & Mrs Karen and Simon Bishop C/o Mr Peter Norman	52 Mayflower Way Farnham Common Buckinghamshire SL2 3UB	Porch, part two storey, part single storey front extension and alterations to roof.	Application Permitted	22.03.17
17/00160/RVC	Farnham Royal Parish Council	Charter House Planning C/o Mr Ben Kelly	Walnut Barn Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BY	Variation of Condition number 8 attached to Planning Permission Application Reference Number 15/01256/FUL: To amend the landscape plan to show tree T3 as being replaced.	Application Permitted	23.03.17
17/00184/FUL	Farnham Royal Parish Council	Mr Mav Sandhu C/o Mr Harmeet Minhas	Langtons Templewood Lane Farnham Common Buckinghamshire SL2 3HD	Redevelopment of site to provide two detached dwellings with associated access and landscaping.	Application Permitted	17.03.17
17/00264/GPDE	Farnham Royal Parish Council	Mr & Mrs G Thomas C/o Mr R. Hillier	Burwood 5 Hill Place Farnham Royal Buckinghamshire SL2 3EW	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey side and rear extensions (Dimensions D 4.20m, MH 3.835m, EH 3.125m).	Prior approval is not required	14.03.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00276/TPO	Farnham Royal Parish Council	Mrs H Wright C/o Mr P Morris	Clare Orchard Collinswood Road Farnham Common Buckinghamshire SL2 3LH	Ash (T1) - Remove and prune overhanging branches to boundary. (SBDC TPO No4, 1995)	Application Permitted	28.03.17
16/02444/FUL	Gerrards Cross Town Council	Mr Nolan C/o Mr G Mundie	Moray House 44 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Single storey front and two storey front extensions incorporating portico, extension to roof incorporating front and rear dormers.	Application Withdrawn	14.03.17
17/00030/FUL	Gerrards Cross Town Council	Mr & Mrs Stringfellow C/o Declan Minoli	8 Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Part single storey part two storey front/side extension and two single storey rear extensions	Application Permitted	02.03.17
17/00062/FUL	Gerrards Cross Town Council	Mrs R Shaheen C/o Selsdon Consultancy	Slade Oak Over The Misbourne Gerrards Cross Buckinghamshire UB9 5DR	Replacement dwelling.	Application Withdrawn	06.03.17
17/00018/FUL	Gerrards Cross Town Council	Mr & Mrs Smith C/o Mr Tim Isaac	60 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Replacement dwelling incorporating integral garage	Application refused	11.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00031/FUL	Gerrards Cross Town Council	Mr S Galvin C/o Mr Andy Wilcock	Wildwood 10 Woodlands Close Gerrards Cross Buckinghamshire SL9 8DQ	Two storey side/rear extension incorporating dormer and single storey rear extension.	Application refused	11.03.17
17/00080/CAN	Gerrards Cross Town Council	Mrs Victoria Hierons	Holm Oak 64 North Park Gerrards Cross Buckinghamshire SL9 8JR	Fell Fir tree (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	02.03.17
17/00096/TPO	Gerrards Cross Town Council	Mrs A McGarvie C/o Mr P Morris	5 Marsham Lodge Gerrards Cross Buckinghamshire SL9 7AB	Pine (T1) - Fell (SBDC TPO No 1 1966)	Application refused	09.03.17
17/00054/FUL	Gerrards Cross Town Council	Mr & Mrs M. Fofaria C/o Mr Declan Minoli	Dukes Wood Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	Part two storey, part single storey rear extension incorporating rear balcony and alterations to fenestration.	Application Permitted	14.03.17
17/00024/FUL	Gerrards Cross Town Council	Mr Sajjad A C/o Mr Ameet Bhamra	2 Ortman Close Gerrards Cross Buckinghamshire SL9 7FD	Conversion of garage into a habitable room.	Application Permitted	14.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00101/FUL	Gerrards Cross Town Council	Mr B Bains C/o Mr R Plummer	39 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Front porch, two storey front, part two storey part single storey rear extensions, roof alterations incorporating rear dormers.	Application Permitted	14.03.17
17/00114/TPO	Gerrards Cross Town Council	Mr J Chapman	Scots Craig 3 Hillcrest Way Gerrards Cross Buckinghamshire SL9 8DN	Pollard two Limes (T68, T69). Crown reduction by 10% Walnut (T71). (SBDC, TPO No. 5, 2001).	Application Permitted	13.03.17
17/00113/RVC	Gerrards Cross Town Council	Mr Maxwell C/o Mr Sam Tiffin	48 & Land To Rear Of 50 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	Variation of condition 1 of planning permission 16/01183/RVC: Alterations to garage on Plot 1.	Application Permitted	14.03.17
17/00072/FUL	Gerrards Cross Town Council	Mr Laks Khangura	19 Woodbank Avenue Gerrards Cross Buckinghamshire SL9 7PY	Two storey side extension, single storey rear extension. Loft conversion with 2 rear facing dormer windows and roof lights . Alterations to boundary fencing and wall (Renewal of planning permission 14/00599/FUL).	Application Permitted	09.03.17
17/00122/TPO	Gerrards Cross Town Council	Mr Tim Bowen	Hedgerows 9 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Scots Pine (Pinus Sylvestris) - Fell (SBDC TPO No 30, 1995)	Application Permitted	20.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00133/FUL	Gerrards Cross Town Council	Mr Keith Deane C/o Mr Richard James	Garden Reach 34 Mill Lane Gerrards Cross Buckinghamshire SL9 8BA	Single storey rear extension.	Application Permitted	20.03.17
16/02325/CAN	Gerrards Cross Town Council	Mrs M Barker	The Paddock House 20 West Common Gerrards Cross Buckinghamshire SL9 7QN	Trim over hanging branches (Gerrards Cross Common)	No TPO is to be made	02.03.17
17/00129/FUL	Gerrards Cross Town Council	Mr S Pandher C/o Mr Harmeet Minhas	White Gables 27 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Replacement detached dwellinghouse together with landscaping, materials and attached garage.	Application Permitted	22.03.17
17/00131/FUL	Gerrards Cross Town Council	Mr & Mrs Seth C/o Mr G Benning	21 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Single storey front and rear extension.	Application Permitted	23.03.17
17/00193/FUL	Gerrards Cross Town Council	Mr & Mrs R Mundy C/o Mr P Lugard	Fourth House 6 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Porch, single storey side extension and a part two storey, part single storey rear extension. Conversion of loft to provide habitable accommodation, incorporating rooflights and side dormer.	Application Permitted	29.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00226/TPO	Gerrards Cross Town Council	Mr A Press C/o Mr P Morris	Laurel House Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Oak T1 - Reduce and reshape by 15%; Oak T2 - Reduce and reshape by 15% (SBDC TPO No 6, 2003)	Application Permitted	27.03.17
17/00210/TPO	Gerrards Cross Town Council	Mr John Thackeray C/o Mrs Jill Macbeth	38 Dale Side Gerrards Cross Buckinghamshire SL9 7JD	T2 Oak - Fell, T3 Oak - Fell (SBDC TPO No 18, 2012)	Application Permitted	27.03.17
17/00234/RVC	Gerrards Cross Town Council	Mr Keir Price	Land At 38 And Rear Of 18 To 36 Dukes Wood Drive And Rear Of 3 To 11 Birchdale Gerrards Cross Buckinghamshire	Variation of Condition 10 of planning permission 15/01540/VC to vary approved landscaping scheme.	Application Withdrawn	22.03.17
17/00239/CAN	Gerrards Cross Town Council	Mrs Ritchie C/o Mr P Morris	Oldhurst 35 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Holly (T1) - Trim and reshape, Yew (T2) - Trim top, Yew (T3) - Reduce by 2M and prune back, Cypress (T4) - Fell, Holly (T5)- Trim and reshape, Plum - (T6) - Reduce top growth by 1M and reshape sides, Laurel (T7) - Prune back and reshape, Holly (T8) - Trim and reshape. (Gerrards Cross Centenary Conservation Area)	No TPO is to be made	24.03.17
17/00250/TPO	Gerrards Cross Town Council	Mr D Bloomfield	Hillcroft 3 South Park Drive Gerrards Cross Buckinghamshire SL9 8JJ	Two Fir trees - Fell (SBDC TPO NO 4, 1989)	Application Permitted	27.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00299/CAN	Gerrards Cross Town Council	Mr J Palmero C/o Mr P Morris	Brackenwood Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	Cypress (G1) X 7 - Reduce to 4m; Cypress (G3) - Reduce to 4m. Pine (T2) - Prune back over hanging branches by 50%; Holly (T4) fell. (Gerrards Cross Common Conservation Area).	No TPO is to be made	24.03.17
17/00311/TPO	Gerrards Cross Town Council	Mrs S Jones C/o Mr P Morris	Land Adj. To 100 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	Sycamore (T1) - Remove two stems adjacent to the road (SBDC TPO No 11, 1975)	Consent not required	28.03.17
17/00305/CAN	Gerrards Cross Town Council	Mrs Rebecca Carey	Ashmead 19 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Ash (T1) - Crown reduction by 30% (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	27.03.17
17/00322/NMA	Gerrards Cross Town Council	Mr Graham Pickering C/o Miss Rebecca Barnett	Greenside View Oxford Road Gerrards Cross Buckinghamshire	Non Material Amendment to Planning Permission 16/01165/FUL to alter window positions and sizing of front elevation and increase in size of the electric enclosure at ground floor level.	Application Permitted	24.03.17
17/00074/FUL	Hedgerley Parish Council	Mr B Thorpe C/o Mr M Saxton	The Manor Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Outdoor swimming pool with associated hard and soft landscaping.	Application Permitted	09.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00173/CAN	Hedgerley Parish Council	Robert Cooper	Old Keepers Village Lane Hedgerley Buckinghamshire SL2 3UY	Willow (T1) - Fell, Purple Beech (T2) - Crown reduction of 3m, Maple (T3) - Crown reduction of 2m (Hedgerley Conservation Area)	No TPO is to be made	08.03.17
17/00207/TEMP	Hedgerley Parish Council	Mr And Mrs Kevin Brooker C/o Mr Stephen Smalley	The White Horse Village Lane Hedgerley Buckinghamshire SL2 3UY	Retention of external seating canopy.	Application Permitted	29.03.17
16/02126/FUL	Iver Parish Council	Newline Networks C/o Mr M Harris	Land At Wood Lane Lakes Wood Lane Iver Heath Buckinghamshire	Installation of a 35m lattice tower, 4 transmission dishes, equipment cabinet, electrical meter cabinet and ancillary development.	Application Withdrawn	16.03.17
16/02369/FUL	Iver Parish Council	Mr & Mrs T Rai C/o Mr L Tugwood	2 Somerset Way Iver Buckinghamshire SL0 9AF	Replacement dwelling and widening of existing vehicular access.	Application Permitted	22.03.17
16/02383/FUL	Iver Parish Council	Mr Paul Kelly C/o Mr S Dodd	Bellswood Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Detached dwelling with associated vehicular access	Application refused	03.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00009/FUL	Iver Parish Council	Mr K S Bains And Ms P K Bains C/o Mr R Plummer	5 The Poynings Iver Buckinghamshire SL0 9DS	Replacement detached dwellinghouse.	Application Permitted	15.03.17
17/00023/FUL	Iver Parish Council	Mr & Mrs Bhimbat C/o Mr Gurdev Kalsi	1 Woodland Grange Iver Buckinghamshire SL0 9DN	Single storey rear extension.	Application Permitted	07.03.17
17/00006/FUL	Iver Parish Council	Mr J Kanda C/o Mr G Benning	34 Syke Cluan Iver Buckinghamshire SL0 9EH	Front porch. Two storey side/first floor rear extension. Single storey side extension. Extension to roof incorporating front and rear dormers. Front boundary wall and gates.	Application refused	14.03.17
17/00035/FUL	Iver Parish Council	Mr & Mrs J Araguez C/o Mr David Webb	31 Chequers Orchard Iver Buckinghamshire SL0 9NH	Single storey rear and part first floor extension.	Application Permitted	02.03.17
17/00081/FUL	Iver Parish Council	Mr & Mrs Kightley C/o Mr Jas Mann	36 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Single storey side/rear extension and single storey front/side extension with catslide roof in connection with the conversion of integral garage.	Application Permitted	08.03.17
16/02276/FUL	Iver Parish Council	Mr Inder Kalsi	52 Langley Park Road Iver Buckinghamshire SL0 9QR	Single storey rear extension.	Application Permitted	14.03.17



App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00119/FUL	Iver Parish Council	Mr Andrew Bailey	Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Installation of a 30m high lattice tower to accommodate 4 x 600mm diameter dishes and 1no. small radio cabinet (1200mm x 600mm x 600mm) with secure compound for the London Stock Exchange Plc.	Application Withdrawn	17.03.17
17/00132/TPO	Iver Parish Council	C/o Mr A Froggie	4 Cedar Close Iver Heath Buckinghamshire SL0 0QX	Oak (T1) - Crown reduction of 25%; Oak (T2) - Crown reduction of 20%; Oak (T3) - Crown reduction of 25%; Oak (T4) - Crown reduction of 25% (SBDC TPO No 5, 1989)	Application refused	24.03.17
17/00108/FUL	Iver Parish Council	Mr B S Khurl C/o Mr Stephen Parfitt	Navarone Wood Lane Iver Heath Buckinghamshire SL0 0LG	Glazed cover over existing swimming pool.	Application refused	21.03.17
17/00124/CLOPED	Iver Parish Council	C/o Mr Mark Seagrove	22 Copse Wood Iver Heath Buckinghamshire SL0 0PT	Application for a lawful Development Certificate for Proposed use: Conversion of garage into a habitable room.	Certificate of Lawful Use granted	22.03.17
17/00125/CLOPED	Iver Parish Council	Mr Hardeep and Mandeep Sunder C/o Mr Leigh Tugwood	Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD	Application for a Lawful Development Certificate for Proposed use: Outbuilding	Certificate of Lawful Use granted	21.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00158/FUL	Iver Parish Council	Mr Pavinder Singh Samra C/o Mr J Singh	49 Syke Ings Iver Buckinghamshire SL0 9ES	Single storey side extension.	Application Permitted	23.03.17
17/00130/FUL	Iver Parish Council	Mr & Mrs Darvill C/o Mr Alan Prior	315 The Parkway Iver Heath Buckinghamshire SL0 0RL	Front dormer, part single/part two storey side/rear extensions.	Application Permitted	23.03.17
17/00145/FUL	Iver Parish Council	Mr P Sandhu C/o Mr G Benning	22 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Part first floor / part two storey side / rear extensions, loft conversion incorporating rear dormers.	Application Permitted	24.03.17
17/00166/FUL	Iver Parish Council	Anthony McCarron C/o Peter Finch	72 Syke Ings Iver Buckinghamshire SL0 9EU	First floor side extension and extension to roof incorporating rear dormer window to provide second floor accommodation.	Application Permitted	23.03.17
17/00112/CLOPED	Iver Parish Council	Miss P Dunton	Conley Church Road Iver Heath Buckinghamshire SL0 0RW	Application for a Certificate of Lawfulness for proposed: single storey rear extension.	Refusal of Lawful Use	27.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00178/TPO	Iver Parish Council	Mr K Benawra C/o Mr Aaron Walsh	11 Cedar Close Iver Heath Buckinghamshire SL0 0QX	Oak (T1) - Crown reduction by 4m and prune away from house to provide approx. 2m clearance, Lawson cypress (T2) - Fell, Holly (G1) - Fell, Eucalyptus (T3) - Fell, (G2) - Removal of various small trees and shrubs, Oak (T4) - Crown reduction by 4m, Oak (T5) - Front garden adjacent to (T4) Crown lift over road, Oak (T6) - Front garden adjacent to (T5) Crown lift over road. (SBDC TPO No 5, 1989)	Part Consent/Part Refusal (See decision)	24.03.17
17/00185/CLOP ED	Iver Parish Council	Miss Eleanor Tomlin	29 Laurels Road Iver Heath Buckinghamshire SL0 0BY	Formation of vehicular access.	Application Permitted	29.03.17
17/00220/TPO	Iver Parish Council	ACS Hillingdon International School C/o Mr Neil Egleton	The American Community School Sports Ground Billet Lane Iver Buckinghamshire SL0 0LS	4 - Oak - Crown reduce height by 4m, north, east and western lateral branches by 2.5m and south by 1m, 10 - Oak - Remove branches overhanging site entrance and road, 15 - Various, Maple and Scots pine -Cut back branches overhanging boundary to 3-4m, 34 - Oak - Crown reduction to 7m in height, 39 - Sycamore - Fell, 40 - Oak - Crown reduce height by 4m and lateral 4m east and south, west northing and north 2m, 41 - Turkey Oak - Crown reduce by 3m and lateral branches by 3m, C - Group of mixed species - Remove. lift branches by 6m over road. (SBDC TPO No 66, 1999)	Part Consent/Part Refusal (See decision)	27.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00236/GPDE	Iver Parish Council	Mr H Malhi	77 Bathurst Walk Iver Buckinghamshire SL0 9EF	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6m, MH 3.9m, EH 3.0 m).	Application refused	22.03.17
17/00433/CM	Iver Parish Council	Buckinghamshire County Council	Link Park Heathrow Thorney Mill Road Iver Buckinghamshire	Consultation on planning application CM/16/17 re: Section 73 application to continue the development approved by consent BD/1111/79 (storage of aggregates involving the reception of railborne aggregates, and their storage under cover to be used for the production of asphalt and coated road stone and delivery of clean granite) without complying with condition 6 to allow additional hours operations of the site(Monday to Fridays: 05:00 - 22:00 & Saturdays and Sundays: 05:00 - 15:00)	Objections	28.03.17
16/02033/FUL	Stoke Poges Parish Council	Mr T M O'Connor C/o Mr Barrie Morse MRICS	16 Penn Meadow Stoke Poges Buckinghamshire SL2 4EB	Erection of detached dwelling (amendment to planning permission 15/02215/FUL). Associated car parking and alterations to vehicular access.	Application Permitted	06.03.17
16/02451/FUL	Stoke Poges Parish Council	Mr John Hartley C/o Mr Jonathan Heighway	46 Rogers Lane Stoke Poges Buckinghamshire SL2 4LF	Redevelopment of site with two dwellings and construction of vehicular access.	Application Permitted	03.03.17
17/00004/FUL	Stoke Poges Parish Council	Mr Ryan Mehta C/o Mr J Singh	6 Cherry Orchard Stoke Poges Buckinghamshire SL2 4PY	Part first floor / part two storey side extension.	Application Permitted	07.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00097/FUL	Stoke Poges Parish Council	Mrs J Tarrant C/o Mr Stephen Prismall	High Farm Duffield Lane Stoke Poges Buckinghamshire SL2 4AL	Conversion of barn and outbuildings to dwelling together with first floor extension to barn. Erection of stables/storage buildings.	Application refused	15.03.17
17/00146/TPO	Stoke Poges Parish Council	Mr H Tawana C/o Mr M Jago	Anand Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	Oak (T1) - Crown lifting not to exceed 5.4m from ground level (SBDC TPO No 20, 2003)	Application Permitted	20.03.17
17/00155/CLOPED	Stoke Poges Parish Council	Mr S Quartey C/o Peter Slator	37 Bunby Road Stoke Poges Buckinghamshire SL2 4BS	Application for a Lawful Development Certificate for Proposed use: Loft conversion incorporating front rooflights, roof extension and rear dormer.	Application Permitted	23.03.17
17/00168/FUL	Stoke Poges Parish Council	Mr D Crisp C/o Mr Peter Norman	West End Cottage West End Lane Stoke Poges Buckinghamshire SL2 4NE	Replacement detached dwelling, detached garage & construction of vehicular access. (Amendment to that approved under Planning Permission 14/01853/FUL)	Application Permitted	24.03.17
17/00179/FUL	Stoke Poges Parish Council	GBE Investments Ltd C/o Mr Robert Clarke	Firs Field Duffield Lane Stoke Poges Buckinghamshire	Detached single storey dwelling.	Application refused	24.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
16/02438/TEMP	Taplow Parish Council	Mr Alex Burrows	Thames Executive Charters Taplow Boatyard Mill Lane Taplow Buckinghamshire SL6 0AA	Temporary building to house show apartment attached to marketing suite.	Application Permitted	06.03.17
17/00067/FUL	Taplow Parish Council	Mr & Mrs Sharp C/o Chris Barber	6 Ye Meads Cottages Ye Meads Taplow Buckinghamshire SL6 0DH	Rear dormer and insertion of rooflights.	Application Permitted	10.03.17
17/00163/CAN	Taplow Parish Council	Mr Harrison C/o Andrea Nias	5 Cedar Chase Taplow Buckinghamshire SL6 0EU	Cypress (T1) - Fell. (Taplow Village Conservation Area).	No TPO is to be made	08.03.17
17/00165/CAN	Taplow Parish Council	Mrs R Read C/o Mr Mathew Samways	7 Cedar Chase Taplow Buckinghamshire SL6 0EU	Beech - Crown reduction 1-2 metres. (Taplow Village Conservation Area).	No TPO is to be made	08.03.17
17/00167/CAN	Taplow Parish Council	Mrs R Read C/o Mr Mathew Samways	6 Cedar Chase Taplow Buckinghamshire SL6 0EU	Prune back overhanging branches from Birch tree and Conifer tree from No.6. by 1-2 meters (Taplow Village Conservation Area).	No TPO is to be made	08.03.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00121/FUL	Taplow Parish Council	Mr Rait C/o Mr Harmeet Minhas	Rossville Marsh Lane Taplow Buckinghamshire SL6 0DE	Retrospective application for the retention of attached canopies to outbuilding.	Application Permitted	27.03.17
16/02166/RVC	Wexham Parish Council	Vivenda Regina C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Variation of Conditions 1 and 5 of planning permission 15/02373/RVC to allow changes to the site wide landscaping scheme and external lighting scheme. Erection of three sub-stations.	Application Permitted	23.03.17
17/00076/RVC	Wexham Parish Council	Mrs H Singh C/o Mr Naijb Maan	5 Grangewood Wexham Buckinghamshire SL3 6LP	Variation of Condition 2 of Planning Permission 14/01198/FUL to allow increase in ridge height of the approved garage.	Application Permitted	02.03.17

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**OUTSTANDING ENFORCEMENT NOTICES**  
**(AS AT 3<sup>rd</sup> APRIL 2017 FOR 12<sup>TH</sup> APRIL 2017 PLANNING COMMITTEE)**

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

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

PROPERTY	ORCHARD HERBS, LAKE END ROAD		BURNHAM (1098)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
(1) PARKING COMMERCIAL VEHICLES	27.7.05	28.7.05	27.4.06
(2) EXTENSION TO STORAGE BAY	23.5.07	6.6.07	27.8.08
(3) NON-AGRICULTURAL STORAGE	23.5.07	6.6.07	16.7.10
REMARKS			
<p><b>(1)</b> PREVIOUS EN UPHELD ON APPEAL. COMPLIED INITIALLY. CURRENTLY – JUNE 2012 – BEING CLEARED.</p> <p>[(2) &amp; (3) APPEALS ]– (2) GROUND A &amp; D (3) GROUND A, F &amp; G. – PI – 17/18.6.08 – DECISION 27.6.08. EN'S UPHELD AS AMENDED AND PARTIAL AWARD OF COSTS.</p> <p><b>(2)</b> S.V. 4.11.08 MAJORITY REMOVED. PA – 10/01347/FUL – REFUSED 8.10.10. SV 18.7.11 – STORAGE BAYS DEMOLISHED. PA 11/00914/FUL – REPLACEMENT BUILDING AND FENCING RE COMPOUND AREA. REFUSED 29.7.11. APPEAL – WRITTEN REPS. APPEAL SITE VISIT 7.12.11. DISMISSED 18.1.12. PA 11/01426/FUL RE FENCING AND STORAGE BAY S – 9.9.11 – ALLOWED PLANNING COMMITTEE 26.10.11.</p> <p><b>(3)</b> DUE COMPLIANCE 27.9.08 – APPLICATION FOR LEAVE TO APPEAL 24.7.08. SOS CONSENTED AND MATTER RE-MITTED BACK TO PINS FOR DETERMINATION. CONSENT ORDER 16.3.09 – FURTHER PI HELD 23/ 24.2.10. DECISION 16.4.10 – EN UPHELD AS AMENDED TO EXCLUDE AREA WHERE USE CONSIDERED LAWFUL. SV 17.8.10 – BREACHES OUTSIDE LAWFUL AREA. WARNING LETTER – FURTHER SV 1.10.10. LIAISING WITH NEW AGRICULTURAL TENANT. APPROACHED BY OWNERS AGENT TO RESOLVE – FEB 2011. OUTSIDE AREAS BEING MONITORED. STORAGE WITHIN COMPOUND AREA – LAWFUL. (NOTE: BCC ALSO SERVED EN RE. WASTE MATERIAL. APPEALED BUT WITHDRAWN).            CLU APPLICATION 5.8.08 – 08/01316/EUC. REFUSED 25.9.08.</p> <p>FURTHER 'WORKS' RE GRAVEL – PA – 12/00384/FUL – EXCAVATION OF GRAVEL/RESURFACING OF YARD – W/D 3.5.12. DETAILED SV 20.4.12 – BREACHES IN EVIDENCE AND FURTHER BREACHES RE CAR BREAKING – 14 DAYS TO CEASE/ 28 DAYS TO CLEAR – FURTHER SV 18.5.12. FURTHER BREACHES OUTSIDE COMPOUND – PROSECUTION THREATENED. COMPOUND FENCING IN THE COURSE OF BEING REDUCED. SV 20.6.12 – CAR BREAKERS CEASED AND GONE AND VEHICLES REDUCED O/S COMPOUND.</p> <p>NEW OCCUPIER – 5 YEAR LEASE – PROPOSED ANIMAL SANCTUARY. SV 10.7.12- VEHICLES OUTSIDE COMPOUND REDUCED – AND OWNER NOW CLAIMS ALL EN COMPLIED WITH – AUGUST 2012 – ALL VEHICLES NOW IN COMPOUND – NFA. ANIMAL SANCTUARY IN OPERATION – NOT IN BREACH OF ENFORCEMENT NOTICE. PP PENDING (PRE APP MEETING HELD ON 21.12.12) – WHICH WILL SEEK TO REGULARISE ITS USE.            SV UNDERTAKEN ON 12.10.12 – NO FORMAL ACTION RE ENFORCEMENT NOTICES</p> <p>OTHER BREACHES BEING RESOLVED</p> <p>PA REF 14/00520/FUL RECEIVED ON 18 MARCH 2014 FOR CHANGE OF USE TO ANIMAL SANCTUARY AND RETENTION OF OUTBUILDINGS IN CONNECTION WITH THIS USE. APPLICATION REFUSED 13<sup>TH</sup> MAY 2014. NEGOTIATIONS TAKING PLACE RE THE RELOCATING OF THE ANIMAL SANCTUARY – ON GOING. 7.8.15 – OFFICERS HAVE BEEN INFORMED THAT CONFIDENTIAL NEGOTIATIONS ARE STILL ONGOING. 7.9.15 – RELOCATION OF THE ANIMAL SANCTUARY DUE TO TAKE PLACE BY JANUARY 2016. 13.1.16 – OFFICERS INFORMED THAT AGREEMENT NOW REACHED RE LAND ONTO WHICH THE SANCTUARY WILL BE RELOCATIONG. EXACT MOVE DATE TBC BY ENF TEAM. 8.6.16 – ENFORCEMENT OFFICER MEETING ON 9.6.2016 RE RE-LOCATION. 13.7.16 – OFFICERS ATTENDED MEETING AND PROGRESS HAS BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION</p>			

OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD. 6.3.2017 – PLANNING CONTRAVENTION NOTICE ISSUED ON 20.2.2017.

PROPERTY	AREA 2, ALDERBOURNE COTTAGE, FULMER LANE			FULMER (1219)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
1. TSN – IMPORTATION AND MOVEMENT OF EARTH/MATERIALS TO RE-PROFILE THE LAND.	28.7.11 CON. BODY	29.7.11	29.7.11	
2. DITTO BREACH AT 1. – EN AND SN	24.8.11 CON. BODY	25.8.11	25.8.11 – SN 10.2.12 – EN	
3. WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND FROM USE FOR RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE OF THE LAND AS A GYPSY AND TRAVELLER SITE, THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY AND THE STORAGE OF MATERIALS ON THE LAND (“UNAUTHORISED USES”) TOGETHER WITH THE ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT UNDERTAKEN (INCLUDING THE IMPORTATION OF EARTH AND MATERIALS FOR THE PURPOSES OF RE-PROFILING THE LAND AND THE CONSTRUCTION OF A VEHICULAR ACCESS) TO FACILITATE THESE UNAUTHORISED USES.	27.5.15	1.6.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)	
REMARKS				
<p>TEMP. STOP NOTICE ISSUED – CON. BODY APPROVAL.                      WARNING LETTER RE FURTHER BREACH RE RESIDENTIAL USE.                      PCN ISSUED DATED 5.8.11.                      CON. BODY AGREED TO ISSUE AN EN AND SN RE THE OP. DEVELOPMENT – SN TAKES IMMEDIATE EFFECT, NO RIGHT OF APPEAL.                      NO FURTHER WORKS UNDERTAKEN AREA 2– TSN/SN THEREFORE EFFECTIVE TO CURTAIL BREACH.                      EN APPEAL 4.10.11 – A, F AND G – WITHDRAWN 10.1.12 – EN TAKES IMMEDIATE EFFECT – ONE MONTH COMPLIANCE.                      FURTHER BREACHES UNDER INVESTIGATION.                      SV 14/15.12.11.                      PA – 31.1.12 RECEIVED                      12/00162/FUL – RECEIVED 1.2.12 RE AREA 2 RE RETENTION OF PART OF THE HARDSTANDING, ERECTION OF FENCING AND TREE PLANTING – REFUSED 16.3.12 – APPEALED 16.4.12 BUT DECLARED INVALID BY PINS AS OUT OF TIME (26.7.12).                      SV - FURTHER BREACHES RE RESIDENTIAL USE AND FENCING AND BREACH OF EN.                      INFORMED PA PENDING – PCN ISSUED SEPT 2012. PCN RESPONSE RECEIVED NOV 2012.</p> <p>PA REF 12/01990/FUL RECEIVED ON 14.12.12 FOR CHANGE OF USE OF LAND TO 1 GYPSY PITCH FOR STATIONING OF ONE MOBILE HOME AND CARAVANS FOR RESIDENTIAL USE, CONSTRUCTION OF BUILDING FOR ANCILLARY USE AS UTILITY/DAYROOM AND THE FORMATION OF HARDSTANDING. PLANNING APPLICATION REFUSED 8.2.13.                      SV UNDERTAKEN 4.9.13. NO CHANGES ON SITE WHICH REQUIRED IMMEDIATE ACTION. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 1.6.15 – ENF NOTICE ISSUED AND SERVED. EFFECTIVE DATE 13.7.2015. 26.6.15 – APPEAL RECEIVED – GROUND – F – WRITTEN REPS REQUESTED. 10.7.15 – SECOND APPEAL RECEIVED – GROUNDS A, B, D, F AND G – INQUIRY REQUESTED. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28<sup>th</sup> JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11<sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. <u>16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHELD (AS VARIED).</u></p>				

PROPERTY	AREA 1, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1229)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM A MIXED USE FOR RESIDENTIAL PURPOSES AND USE OF OUTBUILDINGS AS A WORKSHOP AND OFFICE AND FOR STORAGE AND RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE COMPRISING GYPSY AND TRAVELLER SITE; USE OF OUTBUILDINGS FOR RESIDENTIAL PURPOSES ANCILARY TO USE AS A GYPSY & TRAVELLER SITE AND THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY TOGETHER WITH ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT.	28.4.15	29.4.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
NO ENFORCEMENT TO DATE BUT BREACHES – NOW A SEPARATE PLANNING UNIT TO AREA 2 ABOVE. PA – 31.1.12 RECEIVED 12/00153/FUL – RECEIVED 30.1.12 RE AREA 1 – 2 CARAVANS – COMMITTEE REFUSED 5.9.12 – REFUSAL NOTICE 19.9.12. – APPEAL RECEIVED ON 21.11.12, HEARING REQUESTED – NO DATE AS YET. FURTHER BREACHES BEING INVESTIGATED – SV 4.5.12 AND 18.5.12 – GATES/FENCING/BRICK PIERS, LANDSCAPING BUSINESS – EN WARNING AS PRECURSOR TO FURTHER EN. 4 DAY PUBLIC INQUIRY HELD FROM 16-19 JULY 2013 (INCL). DECISION EXPECTED TO BE RECEIVED ON 29.9.13, BUT RECENTLY CALLED-IN BY SOS. DECISION EXPECTED BY 28.01.14 AND STILL AWAITED AS AT 27.3.14. STILL AWAITED AS OF 20.5.14. SOS DECISION RECIVED; APPEAL DISMISSED 3 <sup>rd</sup> JUNE 2014. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 29.4.15 – TWO ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE – 10.6.2015. 7.6.15 – APPEAL RECEIVED – GROUNDS RE CHANGE OF USE OF LAND AND BUILDINGS EN ARE A, F, AND G. GROUNDS RE USE OF BUILDING AS A SINGLE DWELLING EN ARE A, B, F– INQUIRY REQUESTED. 28.7.15 – PIN INDICATED APPEALS TO BE DETERMINED AT A HEARING BUT THIS WILL BE REVIEWED BY PIN. 20.8.15 - APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28 <sup>TH</sup> JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11 <sup>TH</sup> OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED. ENFORCEMENT NOTICE UPHELD (AS VARIED).			

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

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

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

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

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

<b>PROPERTY</b>	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.		WEXHAM (1333)
<b>CONTRAVENTION</b>	<b>AUTHORISED</b>	<b>NOTICE SERVED</b>	<b>DATE FOR COMPLIANCE</b>
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS	7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)
<b>REMARKS</b>			
LONG STANDING HISTORY ON SITE. PLANNING BREACHES CONTINUING. ENFORCEMENT NOTICE ISSUED 9.5.14. APPEAL SUBMITTED TO PINS 19.06.14 . WRITTEN REPRESENTATION PROCEDURE REQUESTED BY APPELLANT. PLANNING INSPECTORS SITE VISIT SCHEDULED FOR 21.4.15. 28.4.15 – APPEAL DISMISSED – EN VARIED RE CONCRETE BASE AMENDED TO CONCRETE SUPPORTS. REVISED DATE FOR COMPLIANCE 28.7.15. 10.6.15 – PCN ISSUED AND SERVED IN RESPECT OF ALLEGED UNAUTHORISED USES AND DEVELOPMENT. 3.8.15 – SITE VISIT – EN NOT COMPLIED WITH. PCN REPLIES NOT RECEIVED – TWO CHASER LETTERS SENT. OFFICERS CASE CONFERENCE BEING HELD TO REVIEW FURTHER APPROPRIATE ACTION. 7.9.15 – ON GOING NEGOTIATIONS WITH OWNER OF THE PROPERTY RE COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OWNER IS UNDERTAKING WORKS TO REMEDY BREACHES AND OFFICERS ARE REGULARLY MONITORING PROGRESS. 1.2.16 – ON GOING MONITORING TAKING PLACE. 27.6.16 – PROSECUTION PROCEEDINGS COMMENCED AGAINST OWNERS RE NON-COMPLIANCE WITH 2014 ENFORCEMENT NOTICE. HEARING DATE – 20 <sup>TH</sup> JULY 2016. PROSECUTION SUCCESSFUL WITH FULL COSTS BEING AWARDED. FINE OF £210.00 MADE AGAINST EACH DEFENDANT ALONG WITH £25 VICTIM SURCHARGE FINE FOR EACH DEFENDANT. DEFENDANT HAS DEMOLISHED THE UNAUTHORISED BUILDING WITH ONLY A SMALL AMOUNT REMANING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16 <sup>TH</sup> SSEPTEMBER 2016. 16.9. .2016 – OFFICERS REVIEWING EVIDENCE FOLLOWING SV IN ORDER TO RECOMMEND APPROPRIATE ENF ACTION. 26.10.2016- DELEGATED AUTHORITY TO THE HEAD OF SUSTAINABLE DEVELOPMENT/HEAD OF LEGAL AND DEMOCRATIC SERVICES REGARDING THE ISSUE OF FURTHER ENFORCEMENT NOTICE/S AND A S215 NOTICE. 12.12.16 – ENFORCEMENT MANAGER REVIEWING EVIDENCE AND DRAFTING APPROPRIATE NOTICES. 16.12.2016 – S215 NOTICE ISSUED TO TAKE EFFECT ON 17.1.2017 IF NO APPEAL LODGED. 6.2.2017 – NO S215 NOTICE APPEAL LODGED AND S215 NOTICE BEING COMPLIED WITH. ON-GOING MONITORING. <u>3.4.2017 – SUBSTANTIAL PROGRESS MADE RE COMPLIANCE WITH S215 NOTICE – ON-GOING MONITORING OF SITE BY ENF TEAM.</u>			

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

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

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

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

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

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

**Appeal Statistics for the period 1 April 2016 – 31 March 2017**

**Planning appeals allowed (incl enforcement)**

24.3% ( 17 out of 70 ) against a target of 30%.

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

25.3% (19 out of 75 ). No target set.

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

50% ( 3 out of 6 ). No target set.

**Appeals Lodged**

**Planning Appeals Lodged**

			<u>Date Received</u>
(a)	16/02329/TPO Mr Dick van Wely	Remove Silver Birch (SBDC TPO No 35, 1998) <b>26 Reynolds Road, Beaconsfield</b>	09/03/2017
(b)	16/02356/FUL Ms Gemma Sanderson	Part single/part two storey rear extension. <b>Roseneath, Village Road, Denham</b>	13/03/2017
(c)	16/02357/FUL Ms Gemma Sanderson	Listed Building application for: Part single/part two storey rear extension. <b>Roseneath, Village Road, Denham</b>	13/03/2017
(d)	16/02354/FUL Mr Ricky Bika	Part two storey, part single storey front/side/rear extension. <b>41 St Huberts Close, Gerrards Cross</b>	17/03/2017
(e)	16/02383/FUL Mr Paul Kelly	Detached dwelling with associated vehicular access. <b>Bellswood Farm, Bellswood Lane, Iver</b>	27/03/2017

**Appeals Withdrawn**

**Planning Appeals Withdrawn**

Date  
Received

- |     |                              |   |            |
|-----|------------------------------|---|------------|
| (a) | 16/01394/FUL<br>Mr N Dhillon | Redevelopment of site to provide four detached dwellings served by the existing access off Beeches Road.<br><b>Land At Scopello, Beeches Road, Farnham Common</b> | 21/03/2017 |
|-----|------------------------------|---|------------|

**Appeal Decisions**

**Planning Appeal Decisions**

Date of  
decision

- |     |                                     |   |            |
|-----|-------------------------------------|---|------------|
| (a) | 15/02181/FUL<br>Geo Construction    | Redevelopment of site for four dwellings (1 detached dwellinghouse and 2 apartments with attached dwellinghouse) including landscaping and associated works.<br><b>Land Off Denham Way (formerly Verney House), Denham Way, Denham</b><br><b><u>Appeal Allowed - CC</u></b> | 09/03/2017 |
| (b) | 16/02085/FUL<br>Mr Gordon Errington | Part two storey/ part first floor side extension incorporating front and rear dormers and front rooflights.<br><b>8 Buckland Gate, Wexham, Slough</b><br><b><u>Appeal Dismissed - D</u></b>   | 22/03/2017 |
| (c) | 16/01371/FUL<br>Mr K Suman          | Detached dwelling, car port and associated access.<br><b>Land To Rear Of 199 The Parkway, Iver Heath</b><br><b><u>Appeal Dismissed - D</u></b>  | 23/03/2017 |
| (d) | 16/01980/FUL<br>Mr Jon Gant         | Detached outbuilding.<br><b>St Marys Cottage, 50 Britwell Road, Burnham</b><br><b><u>Appeal Dismissed - D</u></b>   | 28/03/2017 |

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                            |



**Enforcement Appeal Decisions**

Date of  
 decision

- |  |   |   |         |
|--|---|---|---------|
| (a)  | 15/00001/APPENF<br>Mr J & Mrs M<br>Rooney         | Appeal against Enforcement Notice alleging: Without planning permission, the material change of use of the Land (Area 1) from a mixed use for: (i) residential purposes and (ii) the use of the existing outbuildings on the Land shown in the approximate position coloured black on the Plan as a workshop and office and for storage and residential purposes (the Outbuildings) all ancillary to Alderbourne Cottage to a mixed use of the Land as: (i) a gypsy and traveller site; (ii) the use of the Outbuildings for residential purposes ancillary to the use as a gypsy and traveller site and (iii) the stationing, parking and/or storage of commercial vehicles and machinery on the Land (Unauthorised Uses) together with the associated works and operational development undertaken to facilitate these Unauthorised Uses.<br><b>Land Adjacent To Alderbourne Cottage, Fulmer Lane, Fulmer</b> | 15/3/17 |
| <p><b><u>Appeals dismissed and enforcement<br/>         notice upheld with corrections and variations.</u></b></p> |   |   |         |
| (b)  | 15/00003/APPENF<br>Messrs F & J & Mrs<br>M Rooney | Appeal against Enforcement Notice alleging: Without planning permission, the material change of use of the land (Area 2) 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 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.<br><b>Land Adjacent To Alderbourne Cottage, Fulmer Lane, Fulmer</b>  | 15/3/17 |
| <p><b><u>Appeals dismissed and enforcement<br/>         notice upheld with corrections and variations.</u></b></p> |   |   |         |

**SCHEDULE OF OUTSTANDING MATTERS**

**PUBLIC INQUIRIES**

DATE	PREMISES
4 July 2017 (for approx. 3 days)	<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>

**HIGH COURT**

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

<b>Officer Contacts:</b>	<p><b>Amy King 01895 837283</b></p> <p><b>planning.appeals@southbucks.gov.uk</b></p>
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