



DEMOCRATIC AND ELECTORAL SERVICES

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Date: 4 July 2017 Direct Line: 01895 837225/837224

Dear Councillor

PLANNING COMMITTEE (SBDC)

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

DATE: **WEDNESDAY, 12TH JULY, 2017**

TIME: **4.15 PM**

VENUE: **COUNCIL CHAMBER, CAPSWOOD, OXFORD ROAD, DENHAM**

Only apologies for absence received prior to the meeting will be recorded.

Yours faithfully

Jim Burness

Director of Resources

To: The Planning Committee (SBDC)

Miss Hazell
Mrs Jordan
Mr Anthony
Mr Chhokar
Mr Egleton
Mrs Gibbs
Mr Hogan
Mrs Lewis
Dr Matthews
Mr Samson
Mr Sandy
Mr D Smith

Audio/Visual Recording of Meetings

Please note: This meeting might be filmed, photographed, audio-recorded or reported by a party other than South Bucks District Council for subsequent broadcast or publication. If you intend to film, photograph or audio record the proceedings or if you have any questions please contact the Democratic Services Officer (members of the press please contact the Communications Officer).

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 14 June 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.

17/00538/FUL - Northfield, 40 Penn Road, Beaconsfield, Buckinghamshire, HP9 2LT

(9 - 22)

17/00554/FUL - Piebalds, Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PB

(23 - 32)

17/00699/FUL - Perrywood, Blackpond Lane, Farnham Royal, Buckinghamshire, SL2 3EA

(33 - 42)

17/00863/FUL - Lothlorien, 3 Ledborough Wood, Beaconsfield, Buckinghamshire, HP9 2DJ

(43 - 50)

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

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

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

(51 - 88)

5. **Outstanding Enforcement Notices**

To receive for information.

(89 - 94)

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

To receive for information.

(95 - 100)

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, 9 August 2017

PLANNING COMMITTEE (SBDC)

Meeting - 14 June 2017

Present: Miss Hazell (Chairman)
Mr Egleton, Mrs Gibbs, Dr Matthews, Mr Sandy, Mr D Smith,
Mr Hogan and Mrs Lewis

Apologies for absence: Mr Chhokar, Mr Anthony, Mrs Jordan and Mr Samson

4. MINUTES

The minutes of the meetings held on 17 and 23 May 2017 were confirmed and signed by the Chairman.

5. DECLARATIONS OF INTEREST

The Chairman declared a personal interest in the following applications being a member of Burnham Parish Council which had submitted objections to the Council. Whilst a member of the Parish Council she had not participated in the discussion of these applications nor had she expressed an opinion on them. The advice of the Monitoring Officer had been sought who had confirmed that her interest was not prejudicial and therefore she was not required to retire from the meeting when the applications were being discussed.

- 17/00271/FUL - Land Adjacent to 35A Tockley Road, Burnham
- 17/00272/FUL - Land rear of 19 Tockley Road, Burnham
- 17/00471/FUL - Chiltern Cottage, Dorney Wood Road, Burnham
- 17/00535/FUL - 51 Gore Road, Burnham

6. 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:

		Decision
Plan Number:	16/02284/FUL	R(AO)
Applicant:	RS Aston House Ltd	
Proposal:	Construction of a 5 storey building to provide 32 residential (Class C3) units including car parking and associated works at	

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	Aston House, 62-63 Oak End Way, Gerrards Cross, Bucks. SL9 8BR.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members 2. Members expressed concern over the provision for parking which fell below the requirement for 53 car parking spaces under the Council's Residential Car Parking Standards Interim Guidance. 3. Members were also concerned over the impact on the street scene. <p>RESOLVED that the application be refused as the proposed development</p> <ol style="list-style-type: none"> 1) would be served by an inadequate level of parking provision which would not meet the Council's interim car parking standards. The site is located in an area of on-street parking stress, and as such the provision of adequate new off-street parking is essential to reduce the problems caused by vehicles parked on the street, such as the risk of accidents and the damage to the visual environment. As such, the proposals are contrary to policy TR7 of the South Bucks District Local Plan (adopted March 1999). 2) would appear overbearing and out of keeping with other buildings in the street scene of Oak End Way. The proposal would therefore have an adverse impact on the character and appearance of the site and locality in general, 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). 		
		Decision
Plan Number:	17/00271/FUL	R(AO)
Agent:	Mr J Collinge	
Proposal:	Pair of semi-detached dwellings and construction of parking spaces at Land Adjacent to 35A Tockley Road, Burnham, SL1 7DQ	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members 2. A response had been received from Thames Water raising no objections. 3. Prior to consideration of the application, Joy Simmonds, on behalf of objectors and Jake Collinge, the agent, addressed the meeting. 4. Members expressed concern over the use of the hardstanding and grass area for parking as it would result in the loss of an amenity for use by local residents. <p>RESOLVED that the application be refused as the proposed development, by virtue of the creation of the new parking spaces, would result in the loss of an important outdoor amenity area that is used by local residents. The loss of the use of this area for such amenity purposes and its proposed use as parking would be inappropriate and would adversely impact upon and result in an unacceptable loss of amenity to existing residents. As such the proposal fails to adhere to policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).</p>		
		Decision
Plan Number:	17/00272/FUL	R(AO)
Applicant:	Mr T Whitehorn	
Proposal:	Detached dwellinghouse and provision of parking space at Land rear of 19 Tockley Road, Burnham, Bucks	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members 2. A response had been received from Thames Water raising no objections. 3. Prior to consideration of the application, Joy Simmonds, on behalf of objectors and 		

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<p>Jake Collinge, the agent, addressed the meeting.</p> <p>4. Members expressed concern over the use of the hardstanding and grass area for parking as it would result in the loss of an amenity for use by local residents.</p> <p>RESOLVED that the application be refused as the proposed development, by virtue of the creation of a new parking space, would result in the loss of an important outdoor amenity area that is used by local residents. The loss of the use of this area for such amenity purposes and its proposed use as parking would be inappropriate and would adversely impact upon and result in an unacceptable loss of amenity to existing residents. As such the proposal fails to adhere to policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999).</p>		
		Decision
Plan Number:	17/00471/FUL	P
Applicant:	Mr and Mrs C F and D Bennett	
Proposal:	Construction of 2 semi detached houses with integral garages parking, new access road and associated works at Chiltern Cottage, Dorney Wood Road, Burnham, Bucks SL1 8EJ.	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by members 2. A further letter of objection had been received reiterating and expanding upon points already listed in the report 3. Prior to consideration of the report Chris Gilbert, on behalf of objectors and Mark Carter, the agent, addressed the meeting. 		
		Decision
Plan Number:	17/00535/FUL	P
Applicant:	Mr Peter Manning	
Proposal:	Demolition of an existing building and the erection of two buildings comprising 8 residential units (Use Class C3) associated works including access, parking and landscaping at 51 Gore Road, Burnham, Bucks, SL1 8AB.	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. Prior to consideration of the application, Joanna Swinbrook, on behalf of objectors, and Peter Manning, the applicant, addressed the meeting. 3. Councillor Kelly also addressed the meeting under paragraph 22 of the Council Procedure Rules. 		
		Decision
Plan Number:	17/00715/FUL	P
Applicant:	Mr E Willson	
Proposal:	Redevelopment of site at Cedar Lodge, Rectory Close, Farnham Royal, Bucks SL2 3BG to create 4 detached dwellinghouses with associated car parking and landscaping	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. A response had been received from Thames Water raising no objections 3. Prior to consideration of the application, Graham Clarke, on behalf of objectors, and Nicki Broderick, the agent, addressed the meeting. 		

(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.

7. 17/00727/COND APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 16 ON PLANNING APPLICATION 13/01546/FUL

The Chairman indicated for the purposes of the meeting that she had agreed to take this report as a matter of urgency in view of the need to determine the application within the statutory period.

The report sought approval of condition 16 of planning permission 13/01546/FUL which states

"No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) access to the site for construction traffic
- ii) the parking of vehicles of site operatives and visitors
- iii) loading and unloading of plant and materials
- iv) storage of plant and materials used in constructing the development
- v) the erection and maintenance of security hoardings
- vi) wheel washing facilities
- vii) measures to control the emission of dust and dirt during construction
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works"

Prior to consideration of the application Paul Smith and Roy Jackman, on behalf of objectors, and Stuart Brown, the agent addressed the meeting.

During the discussion and in response to concerns expressed about enforcement and the volume of traffic using Hitcham Lane to gain access to the site, members agreed to the proposal to include the need to maintain a log detailing vehicular movements to and from the site in the Statement following which it was

RESOLVED

That condition 16 of planning permission 13/01546/FUL be approved subject to the need to maintain a log detailing vehicular movements to and from the site being included in The Statement

8. OUTSTANDING ENFORCEMENT NOTICES

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

RESOLVED that the report be noted.

9. 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.

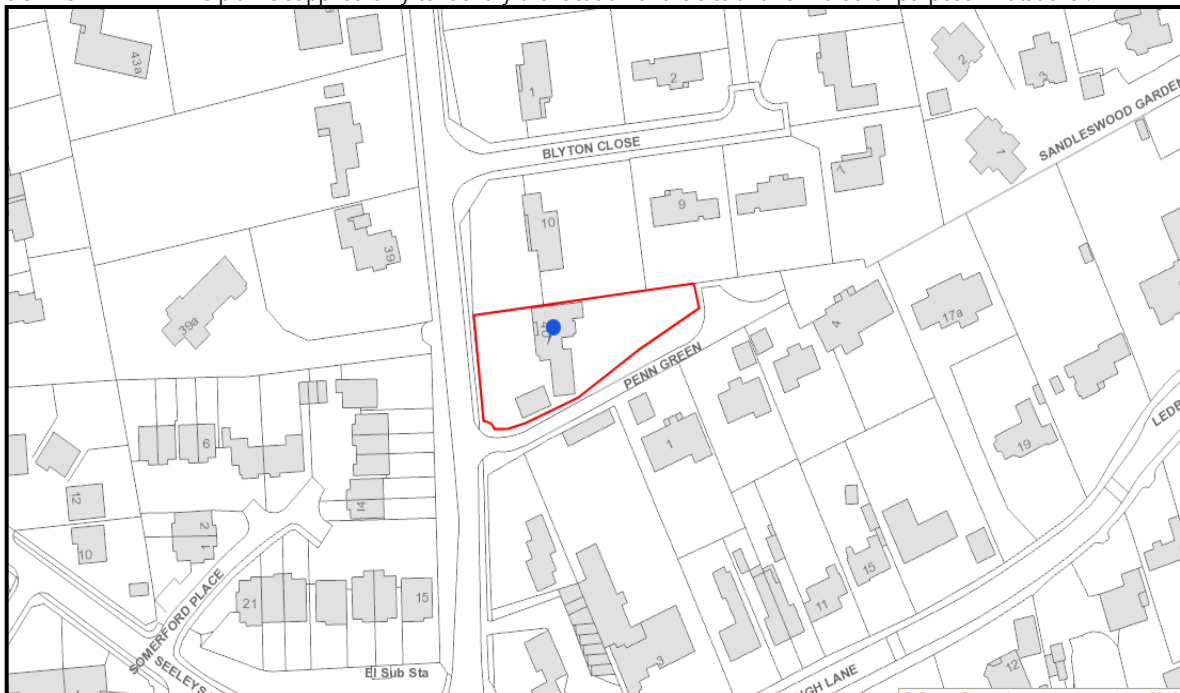
RESOLVED that the report be noted.

The meeting terminated at 7.10 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 12 July 2017**Town Council:** Beaconsfield Town Council

Reference No:	17/00538/FUL	Full Application
Proposal:	Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access.	
Location:	Northfield, 40 Penn Road, Beaconsfield, Buckinghamshire, HP9 2LT	
Applicant:	Prime Phenix	
Agent:	Mr Mark Longworth	
Date Valid Appl Recd:	4th May 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

PROPOSAL:

Planning permission is sought to demolish a detached 2 storey dwelling and detached triple garage and replace it with a 2 storey building comprising 6 no. 2 bed apartments. The scheme incorporates underground car parking for 12 vehicles via an access ramp, accommodation within the basement and roof space incorporating dormer windows and first and second floor balconies. The existing vehicular access onto Penn Road is to be relocated more centrally and a new pedestrian access provided. A brick bin store and concierge building is proposed at the front of the site.

The proposal is identical to the development already permitted in November 2016 under application number 16/01517/FUL. At the time a legal agreement was entered into to secure a commuted sum payment towards affordable housing. Since then the site has been sold to a different developer and a Viability Study has now been submitted with this current application which concludes that it not economically viable to provide any commuted sum payment. No commuted sum payment or s106 contribution is therefore being offered with this current application.

LOCATION AND DESCRIPTION OF SITE:

The application site lies on the eastern side of Penn Road on a triangular shaped plot between the entrance to Penn Green, a private, gated, cul-de-sac and properties in Blyton Close. The site lies within easy walking distance of Beaconsfield New Town centre. The site currently comprises a substantially extended 2 storey detached dwelling with a detached triple garage at the front. The site is enclosed by part wall/ fencing and hedging. The front boundary is now enclosed by hoarding.

The site lies within the developed area of Beaconsfield and opposite the southernmost extent of the Penn Road Residential Area of Exceptional Character. The site also lies within a 'Woodland Road' and the 'Penn Road and Ledborough Lane Area of Special Character' as designated in the South Bucks Townscape Character Study Part 2 (February 2014).

This part of Penn Road is characterised by a variety of large detached dwellings set well back from the road frontage behind mature trees and hedgerows.

RELEVANT PLANNING HISTORY:

15/00916/FUL: Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alterations to front boundary wall/gates and width of vehicular access. Refused and dismissed on appeal.

15/01880/FUL: Detached building contained six apartments incorporating basements and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access. Refused and dismissed on appeal.

16/01517/FUL: Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alterations to front boundary wall/gates and width of access. Permitted and legal agreement entered into to ensure a commuted sum payment towards affordable housing.

17/00948/DMD: Prior Notification of demolition of dwelling. Consent Not Required.

REPRESENTATIONS AND CONSULTATIONS:

PARISH / TOWN COUNCIL COMMENTS:

The Committee still wished to continue to object to this application as it considered that parking on the site and access onto Penn Road would remain issues here. The building was also thought to be an over-development of the plot and the basement element of the design was unwelcome too.

CORRESPONDENCE:

Letters of objection have been received from 26 separate sources including The Beaconsfield Society. The objections are summarised as follows:

- Object to avoidance of provision of affordable housing based on flimsy financial argument;
- Developer using affordable housing payment to enhance its own profit at the expense of the needs of the community;
- Developer should change their plans and build something else;
- Out of scale with other houses in Penn Road;
- Need for affordable housing in Beaconsfield;
- Contravenes the Townscape Character Study;
- The applicant knew what the obligation was when acquiring the property;
- Existing permission with the Affordable Housing payment obligation was only granted 8 months ago;
- Applicant and DVS has used the wrong land value (the frost's value is not the price paid).
- Applicant overpaid for the land;
- How can applicant obtain funding for a scheme which would make a loss given the price paid?
- Application should be accompanied by a new draft S.106 Agreement;
- An overage clause should be imposed;
- Scheme cannot be delivered as it is loss-making and not economically viable;
- Statutory Declaration should be provided to confirm that the applicant used the same values and costs (including actual price paid);
- Scheme breaches NPPF para 173 -which requires sustainability and affordable housing provision/commuted sum;
- Purchase price is not stated therefore viability evidence is not robust;
- PPG requires in all cases that land value should reflect policy requirements, obligations and charges;
- According to RICS Guidance (and recognised in the NPPF) if there is no plausible business case permission should be refused;
- Developer knew about the existing S106 obligation when it bought the property as it was registered as a Land Charge;
- Piling is now proposed. A new basement construction method statement is needed;
- Existing Basement Construction Method study says piling is not required;

- Previous Inspector's concerns have not been overcome in terms of extensive ramping, basement construction, size and massing;
- Basement comes within 40cm of the boundary on the south side;
- Breaches CP3, CP8, H9, EP3, NPPF, the Affordable Housing SPD and the Townscape Character Study;
- Too prominent, obtrusive, out of character with locality, too close to neighbours;
- Loss of privacy to neighbouring properties and school;
- Overdeveloped plot with limited garden space;
- Traffic congestion and parking concerns;
- Public money, in the form of the contribution, must be protected;
- Local area is very short of affordable housing.

SPECIALIST ADVICE:

Tree Officer:

No objection subject to conditions.

Building Control:

No objection.

Transport for Buckinghamshire:

No objection subject to conditions and informatives.

Housing Section:

Previous applications were submitted with policy compliant Affordable Housing Contribution and it is therefore concerning that the current application is submitted on the basis of zero contribution to Affordable Housing. Demand for suitable Affordable Housing remains high in the district.

Waste Officer:

No objection.

Ecology Officer:

No objection subject to conditions to secure biodiversity net gain and informative.

Bucks County (Education):

There is no contribution requirement towards education on this scheme.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (adopted March 1999) (Saved Policies) - EP3, EP4, EP5, L10, H9, H10, TR5 and TR7

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

Other Material considerations:

South Bucks Townscape Character Study Part 2.

Residential Design Guide SPD.

Affordable Housing SPD.

1.0 KEY POLICY ASSESSMENT

1.1 This application remains identical to the previously approved scheme with the exception that no affordable housing contribution is now being proposed. The application has been accompanied by a Viability Study prepared by 'Turner Morum' and an independent DVS Viability appraisal has been carried out on behalf of the Council. As before, the application has also been accompanied by a Design and Access Statement, Ecology Report, Arboricultural Report and Method Statement and Basement and Drainage Construction Method Statement.

1.2 The only aspect which falls to be considered in this case relates to the affordable housing provision. The rest of the report considered under application number 16/01517/FUL is copied below for Members information.

2.0 AFFORDABLE HOUSING PROVISION:

2.1 The proposed building has a floor area in excess of 1000 sq.m and therefore affordable housing provision in accordance with the NPPG is required to be provided unless it is clearly demonstrated that it is not economically viable. It has previously been accepted that it is not a suitable site for on-site affordable housing given the high values and high service charges associated with a development in this location. The previous three applications for this site were submitted with a full policy compliant Affordable Housing contribution and a legal agreement was entered into prior to the previous planning permission being granted under application number 16/01517/FUL.

2.2 The Viability Study submitted with this current application concludes that 'the scheme cannot technically afford to make any sort of commuted sum payment or s.106 contribution.' The applicant therefore proposes to proceed with the scheme on the basis of a zero commuted sum payment. The Council has appointed its own independent viability appraisal report produced by the DVS. The Viability Study has been scrutinised and tested by the DVS on behalf of the Council and the report concludes that it is not economically viable for the developer to provide a commuted sum payment in this instance.

2.3 Concern has been raised about the lack of affordable housing contribution now being provided so soon after the S106 Agreement was signed for a full contribution. It is understood that the developer has only recently bought the site (since planning permission was granted under 16/01517/FUL) and concern has been expressed that the loss of the commuted sum payment is due to an over-payment of the site by the developer. Both reports have however used the existing land value for the property rather than the purchase price. The value is determined independently from the purchase price paid by the developer and follows the guidelines set out by the government. This is to ensure that the value of land represents the planning requirements regardless of the purchase price that was paid by the developer.

2.4 It has also been explained by the agent that the original figures for the viability and commuted sum financial contributions for affordable housing were made in relation to application number 15/00916/FUL which was refused on appeal. These contributions were not re-assessed in relation to viability for the 2nd much smaller scheme which was again refused under 15/01880/FUL. The third smaller scheme was finally permitted under 16/01517/FUL and it is understood that the then applicant was seeking to establish the principle of permission and they did not at that stage review the viability. Whilst the sales price of the original scheme may have enabled full contributions without affecting the viability of the scheme the current proposal is smaller in both size and sales value compared to the scheme when the original S106 was drafted in relation to 15/00916/FUL.

2.5 Another issue raised is that the Viability Report includes the cost of piling which was not previously included in the Basement and Drainage Construction Method Statement Report and there concern has been raised that this is a deliberate overstatement of build cost. The agent has confirmed that further soil investigations to determine the level of piling will be required particularly as Beaconsfield's soil condition has a history of sinkholes. Whilst piles are not required to support the structure of the building it has been confirmed that they would be required to hold the large basement floor down and in position and that the alternative of mass concrete would produce a similar cost and would lead to much deeper excavations. The DVS has accepted the cost of piling and basement excavation in its appraisal. The developer should however provide a revised Basement and Drainage Construction Method Statement Report to include the use of piling.

2.6 It should also be noted that the developer is not making a loss through this scheme as suggested by some of the local residents but rather their profit levels are reduced as a result of the deficit shown in the viability appraisals provided by the DVS and Turner Morum.

2.7 The Council shares the concerns of many of the local residents regarding the lack of affordable housing contribution now being put forward particularly since there is a high demand for affordable housing within the District. Based on the independent reports provided with the application it has however been adequately demonstrated that it would not be economically viable for a financial contribution to be made towards affordable housing and it would not therefore be possible to object to the application on the grounds of lack of affordable housing contribution. The developer has offered an overage clause to pay towards affordable housing based on the profit of the project calculated at the end of its term. However, following the publication of the NPPG in March 2014, which includes guidance on legal agreements and what provision can be included in them, and following recent appeal decisions where Inspectors have concluded that a request for an overage clause is at odds with the guidance it is no longer considered reasonable or appropriate to include overage provision on schemes such as this one. It would therefore be inconsistent for the Council to accept an overage clause in this case. The DVS has however suggested a time scale for delivery if planning permission is granted which if not met would trigger a viability review. As such the applicant has agreed to a revised statutory time limit condition which requires the development to be substantially completed within 2 years from the date of the decision. Failure to deliver the development within this timescale would trigger a viability review.

2.8 The other issues pertaining to the scheme and set out under application number 16/01517/FUL are repeated below:

3.0 VISUAL IMPACT/IMPACT ON LOCALITY:

3.1 The NPPF reaffirms that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise (para 11) and reinforces the importance of securing high quality and inclusive design (paras 56 and 57). The site lies within a sustainable location and outside the RAEC and both appeals determined that there is no 'in principle' objection to the redevelopment of the site for flats. At paragraph 15 of the latest appeal decision the Inspector writes ' It is therefore my view that the replacement of a single family dwelling by an apartment block should not, in itself, be objectionable in locations outside an RAEC'. However the key issue in this case remains the impact of the proposal on the character and appearance of the site and the locality in general.

3.2 The application site is situated within the 'Penn Road and Ledborough Lane Area of Special Character' and 'Woodlands Road' as designated in the South Bucks Townscape Character Study Part 2 (February 2014) and close to the designated Residential Area of Exceptional Character. The area is defined primarily by large houses set well back on large plots set amongst mature trees and planting. The landscape is the dominating characteristic with most properties hidden from view. The Areas of Special Character have been identified as part of the townscape assessment and have distinctive characteristics that make them different from any of the identified typologies. Due to the distinctiveness of these areas they are particularly vulnerable to insensitive development. The character of 'Woodland Roads' can be threatened or diluted and in particular it states that '2 storey buildings with a large area of additional accommodation in the roof and/or under-croft parking appear out of scale with the surroundings.'

3.3 The existing dwelling fills almost the entire width of the plot and has a ridge height of between 7.5 and 8.4 metres. The depth of the dwelling adjacent to the southern boundary is approximately 7 metres. It is set well back from the plot frontage by approximately 17 metres. A large detached triple garage with dormer windows is situated in front of the property. The site is enclosed by a wall/ railings, fencing and hedging but lacks the mature landscaping which is prevalent along most of Penn Road. The application site is on an exposed corner plot adjacent to the entrance to Penn Green and views of the site and the existing dwelling are readily visible from Penn Road and Penn Green.

3.4 This current application seeks to address the issues raised by the latest appeal inspector. In paragraph 18 he wrote: '*I remain unhappy with the mass and design of the rear elevation. Notwithstanding the changes made to the previous proposal, it presents a bulky form with an excessive proportion of the elevation covered with windows. The reduction in size of the roof terraces has done little to overcome the issues identified by my colleague in dismissing the previous appeal and I am sceptical that the rear of the proposed building would bear even a notional reflection of an 'Arts and Crafts' style. Furthermore, the rear elevation clearly breaches the advice of the Character Study in respect of 'Woodland Roads' that '2 storey buildings with a large area of additional accommodation in the roof and/or under croft parking appear out of scale with the surroundings.'*

3.5 At paragraph 19 the inspector wrote: '*The appellant has sought to persuade me that the bulk of the proposed building is actually less than that of Northfield. I concede that the proportion of the site covered may be slightly smaller and not radically greater than other buildings in the area. However, it is the bulk and massing of the building that seems to me to be more significant than its footprint and I consider that it is these factors that point to the proposed development being too large for its site. That*

conflict is most obvious when the rear elevation is viewed. Because the appeal plot is exposed to views from Penn Green and Blyton Close, the form and design of the rear elevation of any new property is more sensitive than for some sites in the area.'

3.6 At paragraph 20 the inspector states *'I am also not completely convinced by the changes made to the flank elevations, especially the north elevation that would present a substantial area of blank brickwork. I accept that this elevation is probably less sensitive than that which faces Penn Green to the south and that this would ensure no material harm to the living conditions of the occupants of the adjacent dwelling. However, it reinforces my view that the mass of the proposed building is too bulky.'*

3.7 He continues at paragraph 21 *'I am less concerned about the access ramp, I consider that the views of the ramp from Penn Road would be little more than glimpses through the vehicular entrance, sufficiently limited as to mask its form and purpose.'*

3.8 The inspector concluded that *'whilst there can be no objection in principle to the redevelopment of Northfield or its replacement by an apartment block and despite the design changes made by the appellants since the previous proposal, the proposed development simply remains too large and too bulky for the site.'*

3.9 The proposed building has been re-designed in a more convincing 'Arts and Craft' style. In comparison with the previous appeal scheme under application number 15/01880/FUL the width of the current proposal has been reduced from 23.3m to 21.3m, the overall height has been reduced from 9.4m to 9.1m, the depth of the flank elevation immediately adjacent to Penn Green has been reduced from 11m to 9m and the distance from Penn Green has been increased from between 2.4 and 5.5m to 3.4 and 6m. The overall depth, bulk and massing of the building fronting Penn Green has been reduced by introducing hipped roofs and the roof slopes down to ground floor level.

3.10 The building has a basement which is served by a vehicle ramp and has parking for 12 cars. The ramp has been designed so that it curves round at the southern side of the site, keeping the main area in front of the building level. There is also space to provide new landscaping including tree planting to the front and side which should help to enhance the appearance of the site. It is considered that the ramp would not be readily visible from outside the site and would therefore have a negligible impact on the visual impact of the street scene. The previous Inspector also indicated that he was not concerned about the appearance of the ramped access.

3.11 The rear elevation has a more domestic scale than the previous appeal schemes. The first floor balconies would be set behind the rear bay windows and the second floor dormer window is reduced in size and the balcony inset. The basement accommodation has been designed so that it will not be directly visible from outside of the site.

3.12 The north flank elevation has been slightly reduced in mass and bulk and provides greater fenestration detail in an attempt to address the Inspectors previous comments. This elevation would not be readily apparent from the street-scene given the existence of some tree screening.

3.13 On balance it is considered that the revised proposal satisfactorily addresses the concerns of the latest Inspector in terms of bulk, mass, design and being too large for the site. It is considered that the revised proposal would sit reasonably comfortably within the plot and sufficient amenity space would be retained. Whilst the proposed building would appear more visually prominent than the existing dwelling on this corner plot it is not considered that the revised proposal would appear unduly prominent or obtrusive when viewed from Penn Green and Penn Road. The revised proposal would have a scale more in keeping with a single detached dwelling which is characteristic of the locality and it is not considered that the revised proposal would have an adverse impact on the character and appearance of the site itself or the locality in general.

4.0 NEIGHBOUR IMPACT:

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

4.2 The revised building would be sited in a similar position to the previous appeal scheme and sited 11.5 metres from the dwelling at number 10 Blyton Close. The north flank boundary is fairly well screened by trees and hedging and as before given the distance which would be maintained it is not considered that the proposed development would have an unacceptable impact in terms of light and outlook from number 10 Blyton Close. Three first floor windows serving a study, bathroom and bedroom are proposed in the flank elevation facing towards number 10. The drawings have been amended to replace the restricted openers with fixed, obscure glazing below a height of 1.7m above finished floor level with top hung openers to prevent any overlooking or loss of privacy to number 10 Blyton Close. In addition fixed, obscure glazing is proposed in the rear bay window facing towards number 10 Blyton Close and two high level, obscure glazed roof lights are also proposed. Subject to appropriately worded conditions it is not considered that these windows would result in an unacceptable level of overlooking and loss of privacy to number 10 Blyton Close. The first and second floor rear balconies would be set behind the rear bay windows and gable roofs and would not introduce any unacceptable level of overlooking and loss of privacy to 10 Blyton Close.

4.3 The residential properties to the south and east of the site front onto Penn Green. A playground at High March School lies to the south of the site on the opposite side of the access drive 'Penn Green'. Given the distances which would be maintained it is not considered that the proposed building would have an adverse impact on the living conditions of these properties in terms of light and outlook. Two dormer windows are proposed in the southern elevation one of which would serve a bathroom and would be obscure glazed, the other would serve a bedroom. In addition 3 roof lights are proposed which would serve a kitchen and living room. The access drive serving Penn Green separates the proposed building from the playground at High March School and it is not considered that these windows would introduce an unacceptable level of overlooking and loss of privacy to the playground or the other properties in Penn Green. The balconies would be inset behind the rear bay windows and gable roof projections and again would not introduce any unacceptable level of overlooking or loss of privacy to these properties.

4.4 It is not considered that the proposal would have an adverse impact on the living conditions of any other neighbouring properties including the other properties in Blyton Close or on the opposite (western) side of Penn Road.

5.0 TREES/LANDSCAPING:

5.1 The application has been accompanied by an Arboricultural Impact Assessment and Method Statement dated 19th July 2016.

5.2 As before the proposal does not present any greater tree constraints than the previous applications. It involves the removal of 2 trees to the rear of the existing dwelling and the tree officer has confirmed that there are no significant trees on the site. There is however a copper Beech tree situated at the front of the neighbouring property, number 10 Blyton Close which is protected by TPO number 11, 2000 and two mature Poplar trees are also noted along the southern boundary of number 10. Both these trees are situated within 1m of the existing dwelling at number 40 Penn Road.

5.3 The tree officer agrees with the previous assessment of the trees within the site and the assessment of the trees within the grounds of 10 Blyton Close especially in regards to the protected beech tree and the two (pollarded) poplar trees referred to as G3. The previous tree officer confirmed that the Poplar trees do not merit a TPO, but should be treated as a constraint to the proposed development and whilst they are not highly visible from the public domain are considered to be of moderate value and contribute positively to the local landscape.

5.4 The current Arboricultural Report addresses the impact upon the trees situated within neighbouring number 10 Blyton Close. The proposed bin store would be constructed using a shallow concrete raft with minimal excavation and would have no adverse impact on the adjoining trees. The Arboricultural Report also addresses the below ground impact upon the Poplar trees. The replacement building would offset the boundary by about 1.8m and the remains of the existing foundations in this area will be left in situ. The risk of root severance during demolition would therefore be significantly reduced.

5.5 The tree officer has reviewed the current Arboricultural Impact Assessment and Method Statement. He has requested that additional arboricultural supervision is required during the demolition phase next to the Poplar trees (G3) to ensure that the existing foundations are retained to minimise root damage and during the piling operation when working near G3 and a revised Method Statement has been submitted to address this. In addition a typo at paragraph 5.5.2 of the AIA has also been addressed.

5.6 The tree officer has raised no objection in arboricultural terms subject to the suggested amendment to the Method Statement and subject to the imposition of conditions.

5.7 A total of 9 new trees are proposed to be planted at the front and side of the site to enhance the Woodland Road townscape. The tree officer has commented that he considers these specimen trees should be at least 20-25cm semi-mature stock as part of an approved landscaping scheme and this aspect can be dealt with by condition.

6.0 HIGHWAY /PARKING:

6.1 The proposed vehicular access has been slightly relocated to a more central position and the configuration of the access ramp revised since the last submission. The basement car parking has also been slightly revised, but 12 spaces are still proposed. The Highway Authority has raised no objection to the proposed development in highway terms subject to the imposition of conditions. Their previous comments are repeated as follows:

6.2 I am aware that several letters of representation have been made, which have raised concerns over an increase in traffic movements along Penn Road, particularly at peak times, as a result of this development. Having assessed the Trip Rate Information Computer System (TRICS database), the increase in traffic movements over and above that of the existing dwelling would be expected to be approximately 2 additional movements during the am and pm peak hours, which would not be considered a material impact on the network.

6.3 It is also noted that the site access is within a 40mph speed limit, which changes to a 30 mph limit fronting the site and to the south. Commensurate with a 40 mph speed limit, visibility splays of 2.4m x 79m in both directions are required which I can confirm are achievable in this location.

6.4 As Penn Road is a classified highway and is in close proximity to a school, the Highway Authority would not want the highway network to be impacted by the construction of the development. Therefore I would request a Construction Management Plan is secured by condition to include provision within the site for all site operative vehicles, wheel washing facilities and for hours of delivery to be restricted between 10am - 3pm only.

6.5 Mindful of the above, I have no objection to the proposed development in highway terms subject to conditions and informatives'

6.6 The proposed development provides 12 basement car parking spaces which would accord with the adopted parking standard for 6no. 2 bed units. No objection is therefore raised to the proposal on parking grounds.

7.0 ECOLOGY & PROTECTED SPECIES:

7.1 Conservation and enhancement of biodiversity is a material planning consideration and the application has been accompanied by an ecology and protected species survey report. No evidence of bats has been found on site. The ecology officer has raised no objection to the application subject to the recommendations set out in report relating to the timing of the demolition of the existing buildings to avoid the bat/breeding activity season, the avoidance of external lighting and the clearance of vegetation to avoid the bird breeding period. Biodiversity net gain should also be obtained by an appropriate landscaping scheme to include native species, bird and bat boxes and appropriate fencing.

8.0 OTHER MATTERS:

8.1 The Waste Projects Officer has confirmed that the brick bin store at the front of the site is acceptable. It is not considered that the proposal would put an unacceptable pressure on local infrastructure and services. Surface water run-off would need to be adequately addressed in a drainage scheme for the site and this could adequately be covered by condition. The issue of heave and subsidence from the excavation works is a construction issue which would be covered by Building Regulations however details of the basement construction have been submitted and considered by the Building Control Section who have asked for more information.

CONCLUSION:

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

Given that the proposed development is identical to the scheme permitted under application number 16/01517/FUL and that the only issue which falls to be considered is the affordable housing issue it is not considered that a site visit would be required to be undertaken prior to the determination of this application.

RECOMMENDATION:

Full Planning Permission

APPLICATION 17/00538/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO: i) A REVISED ARBORICULTURAL METHOD STATEMENT; ii) THE RECEIPT OF AN AMENDED BASEMENT CONSTRUCTION METHOD STATEMENT TO INCLUDE PILING DETAILS AND iii) THE FINAL VIEWS OF THE BUILDING CONTROL SECTION ON THE BASEMENT CONSTRUCTION METHOD STATEMENT AND THE FINAL VIEWS OF THE COUNCIL'S ARBORICULTURIST. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

Conditions & Reasons:

1. The development to which this permission relates must be begun within 6 months from the date of this decision notice and the works hereby permitted shall be substantially completed within two years from the date of this permission.

Reason: To enable a review of the viability of providing affordable housing in the event that the scheme is not delivered within the agreed timescale. (CP3 of the South Bucks District Core Strategy (adopted February 2011) refers.)

2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule or Sample of Materials**
4. **NM02 Surface Materials**

5. The first floor windows in the northern elevation of the building hereby permitted shall be of a permanently fixed; non-opening design below a height of 1.7m above finished floor level and shall be fitted and permanently maintained with obscure glass.

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

6. The glazing in the rear bay window in the northern elevation of the building shall be of a permanently fixed, non-opening design and shall be fitted and permanently maintained with obscure glass.

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

7. The roof lights in the northern elevation of the building hereby permitted shall be of a high level type with the cill height a minimum of 1.65m above floor level and shall be permanently maintained with obscure glass.

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

8. **NT01 Landscaping Scheme to be Submitted**
9. NT02 First Planting Season
10. NT06 Retention of Existing Landscaping Features - 16 FPR SP1 Rev B

11. **NT08 Walls & Fencing details - building**
12. NT18 Completion in accordance with Method Statement
13. No other part of the development shall be occupied until the new means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note 'Private Vehicular Access Within Highway Limits' 2013. For the avoidance of doubt the applicants will be required to enter into a S184 Small Works Agreement with the highway Authority in order to comply with the requirements of this condition.
- Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)
14. NH46 Parking Full
15. **Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the District Planning Authority. The Plan shall include provision within the site to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning; hours of delivery; and precautions to prevent the deposit of mud and similar debris on the adjacent public highways. Thereafter the Construction Management Plan shall be implemented as approved.**
- 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.)
16. The development shall be carried out in accordance with the Mitigation and Enhancement Measures set out in section 5.2 of the Ecology & Protected Species Survey Report.
- Reason: To conserve, enhance and provide net gain in local biodiversity. (Core Policy CP9 of the South Bucks Core Strategy (adopted February 2011) refers.)
17. **Prior to any development commencing on site a drainage strategy to include details of surface water run-off shall be submitted to and approved in writing by the District planning Authority.**
- Reason: To ensure that adequate drainage is provided in order to prevent any issues with surface water run-off. (Policy CP13 of the South Bucks Core Strategy (adopted February 2011) refers.)
18. **ND16 Details of Levels – building – dwellinghouses**
19. **ND16A Details of Soil Disposal from Basement**

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 8, 11, 15, 17, 18 and 19**
2. IN35 Considerate Constructor
3. IH11 Surface Water Drainage
4. IH12 Use of soakaways

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

Highways development Management
6th Floor, County hall,
Walton Street,
Aylesbury,
Bucks HP20 1UY.
Telephone 0845 230 2882

6. The applicant is advised that the waste Efficiency Officer has recommended that the gate code features an active trade button in operation from 7am to 5pm on the day of collection.
7. The landscaping scheme to be submitted in compliance with condition number 8 should include native species, bird and bat boxes and appropriate fencing to provide some biodiversity gain. In addition the specimen trees should be at least 20-25cm semi-mature stock.

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
16 FPR SL1 Rev B	04.05.2017
16 FPR SL2 Rev B	04.05.2017
16 FPR SP1 Rev B	04.05.2017
16 FPR P2 Rev B	04.05.2017
16 FPR P1 Rev C	04.05.2017
16 FPR E3 Rev B	04.05.2017
16 FPR E2 Rev C	04.05.2017
16 FPR E1 Rev C	04.05.2017
Ecology Report	04.05.2017
Arboricultural Report	04.05.2017
Basement Report	04.05.2017

PART A

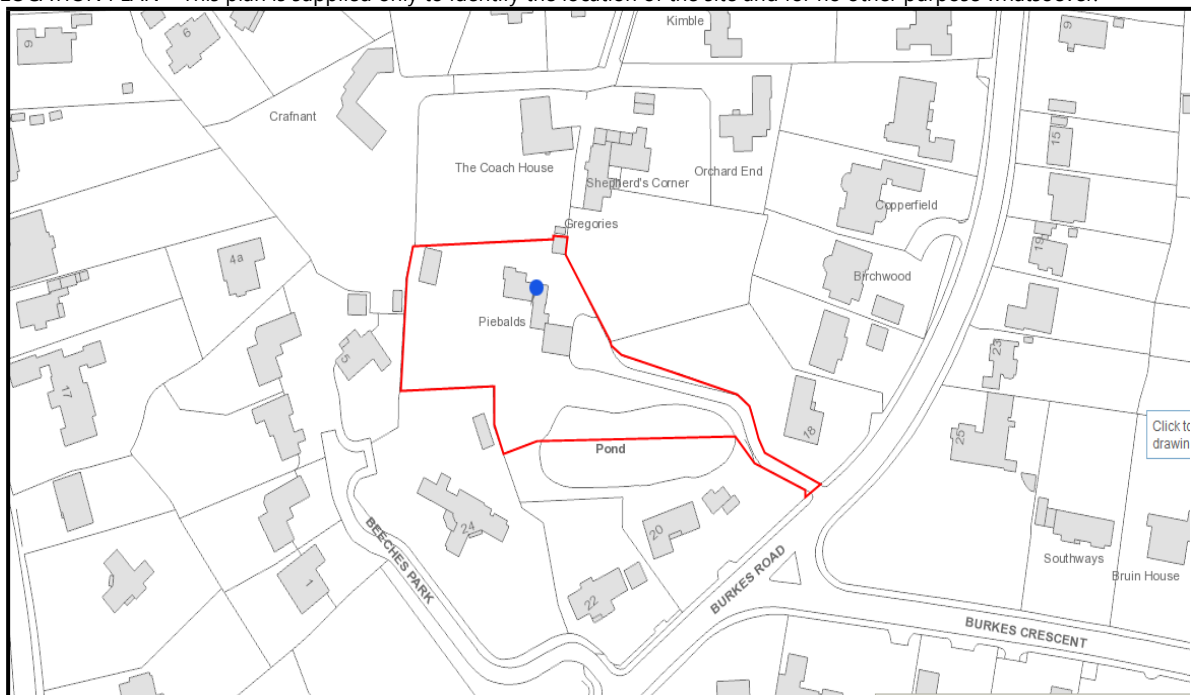
**South Bucks District Council
Planning Committee**

Date of Meeting: 12 July 2017

Town Council: Beaconsfield Town Council

Reference No:	17/00554/FUL	Full Application
Proposal:	Replacement dwelling and detached garage with first floor habitable accommodation.	
Location:	Piebalds, Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PB	
Applicant:	EAB Homes And Developments -	
Agent:	Mr Mark Longworth	
Date Valid Appl Recd:	23rd March 2017	
Recommendation:	PER	

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



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South Bucks District Council
Licence Number LA 100025874

SCALE : NOT TO SCALE

THE PROPOSAL:

Planning permission is sought for the erection of a replacement dwelling along with the erection of a detached garage with ancillary accommodation.

The proposed replacement dwelling would be larger in terms of footprint when compared to the existing dwelling, as well as having a greater massing and bulk. It would be a two storey dwelling, with accommodation in the roof space, which would be served by dormer windows. The dwelling would sit on part of the footprint of the existing dwelling, but extend slightly further northwards and westwards, and considerably further to the south. It would be oriented to face eastwards towards the access drive. A minimum distance of 23.5m would be retained to the western rear boundary, 4.3m to the northern side boundary, 8m to the eastern front boundary, and 7.7m to the southern side boundary. In terms of height, the proposed new dwelling would have a ridge height of 10.55m.

The proposed detached garage would be located adjacent to the eastern boundary which borders the neighbouring property Gregories, retaining a minimum gap of 1.2. It would incorporate accommodation above and have a ridge height of 6.45m

This application follows a previously refused scheme for a replacement dwelling. The application was refused on grounds relating to its impact on a veteran tree and ecology only. All other elements of the scheme were considered acceptable. This current application is similar to that previously proposed in terms of its size, scale, and design, but its siting and footprint has been revised to accommodate the retention of the veteran tree.

LOCATION & DESCRIPTION OF SITE:

The application site consists of a two storey detached dwelling located within a substantial plot and accessed from the north side of Burkes Road, but which is set back from the highway behind other dwellings that do front the highway. Whilst there has been the clearance of some vegetation and trees, there is still a large amount of vegetation on the site, include a protected Veteran tree. The site is located within the developed area of Beaconsfield and an area designated as a 'Residential Area of Exception Character', and an 'Area of Special Character' and a having the typology of a 'Woodland Road', as set out in the Townscape Character Study.

RELEVANT PLANNING HISTORY:

16/00569/TPO:	Oak (T1) - Fell (SBDC TPO No. 15, 1994). Refused. Appeal dismissed.
16/01117/FUL:	Replacement dwelling and detached garage with first floor habitable accommodation. Refused.

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

No objection.

Classification: OFFICIAL

CORRESPONDENCE:

Letters of objection have been received from 10 separate properties/sources as well as from the Woodlands Trust. Concerns raised include:

- Building too big;
- Loss of trees;
- Removal of trees;
- Impact on veteran tree.
- Loss of light;
- Overdominant;
- Impact on water table;
- Impact on pond;
- Impact on wildlife;
- Height of dwelling;
- Noise and disturbance during construction;
- Inaccurate Plans;
- Impact on listed building;
- Loss of privacy;
- Overdevelopment of site;
- Impact on character of area;
- Poor design.

SPECIALIST ADVICE:

Building Control:

Fire Brigade access is unsatisfactory.

Awaiting further comments on basement construction.

Transport for Buckinghamshire:

No objections.

Arboriculturalist:

No objection.

County Ecologist:

Awaiting final comments.

SBDC Waste:

Bins will need to be presented to road side on day of collection.

Conservation and Design Officer:

No objections.

Classification: OFFICIAL

Classification: OFFICIAL

Environmental Health:

No objections.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

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

South Bucks District Local Plan (adopted March 1999) (Saved policies) EP3, EP4, EP5, H9, H10, TR5 and TR7.

Other material considerations:-

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

South Bucks Townscape Character Study 2015

1.0 KEY POLICY ASSESSMENT

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

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The property lies within a 'Residential Area of Exceptional Character' an 'Area of Special Character', and a 'Woodland Road', which all exhibit a residential environment of exceptionally high quality in terms of landscaping, spacious layout and building design. Burkes Road, which lies within all of these designations, consists of large detached dwellings on extensive mature plots. There are a number of examples of replacement dwellings along this road.

2.2 Whilst considerably larger than the existing dwelling, it is considered that the distances retained to the boundaries would be acceptable, and that a satisfactory level of spaciousness, in keeping with the area, would be retained. Therefore in character terms, it is considered that the proposed dwelling would appear reasonably spacious.

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Classification: OFFICIAL

2.3 The overall height of the proposed replacement dwelling would be 10.55m. Whilst this may be an increase over the existing dwelling, it is considered that it is not excessive for the locality, especially given the secluded nature of the site, and it is comparable with other existing properties within the vicinity.

2.4 It is proposed to utilise the roof area, with the use of rear dormer windows. This is a common feature in this locality and would not appear out of keeping.

2.5 Given the overall mix in dwelling types and styles in the locality, the proposed dwelling would not appear out of place. It is acknowledged that the replacement house would be large; however, given the presence of other similar sized replacement dwellings within the area, as well as the substantial size of the plot within which it sits, it is considered that it would not appear overdominant or obtrusive in the locality. Given this, combined with the level of mature screening that exists along parts of the boundary and the set back of the dwelling from the highway, it is considered that it would have no adverse impacts on the character and appearance of the existing street scene.

2.6 It is considered, therefore, that the replacement dwelling is of an appropriate size and height to not appear out of keeping and the design and external appearance of the proposed dwelling is also considered acceptable.

2.7 With regard to the proposed detached garage structure, this is not an uncommon feature for this area. It would appear subordinate in size and scale when compared to the replacement dwelling. As such, it is considered that it would not appear out of keeping or detrimental to the character of the area.

3.0 NEIGHBOUR IMPACT:

3.1 Given the distances retained to the sites boundaries, along with the distances retained to the nearest neighbouring dwellings, combined with the presence of mature vegetation and screening in certain places, it is considered that the proposed dwelling would not lead to any unacceptable loss of light or privacy to these neighbouring properties, nor would it appear overdominant or obtrusive.

3.2 The proposed detached garage would be sited adjacent to the boundary with the neighbouring property 'Gregories', but given its siting towards the rear of that properties garden, combined with the presence of existing boundary screening, it is considered that it would not appear overdominant or obtrusive, nor would it lead to an unacceptable loss of light. In terms of privacy, the rear roof lights could be conditioned to be set at a certain height in order to not provide any unacceptable overlooking opportunities.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 Sufficient off street parking would be retained on site.

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

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

5.0 TREES/LANDSCAPING:

5.1 Whilst there has already been some clearance of vegetation and trees from the site, there would still be a significant amount of natural vegetation retained on the site.

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Classification: OFFICIAL

5.2 With regard to the protected trees on site, including the veteran/ancient tree, the current scheme has been revised from the previously refused application to ensure that the veteran tree can be successfully retained on site. The Councils Arboriculturist has assessed the accompanying arboricultural details and is now satisfied that this veteran tree and the other protected trees on the site will not be harmed and can be retained.

5.3 Therefore, notwithstanding the concerns raised by the Woodlands Trust, in light of the comments from the Councils Arboriculturist, it is considered that the current application is acceptable from a tree point of view and has overcome the previous reason for refusal.

6.0 OTHER ISSUES:

6.1 The further comments of the County Ecologist are yet to be received, following the submission of further ecological surveys. As such, it is considered that any decision made by Members should be subject to the further comments of the ecologist.

6.2 Building Control has advised that fire brigade access is unsatisfactory; however this remains the same as that which currently exists. As such, this issue can be dealt with at a building control stage.

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

6.4 A concern was raised by a local resident relating to surface water drainage; however it is considered that the provision of a surface water drainage scheme would satisfactorily address this issue.

6.5 It is acknowledged that the adjacent property 'Gregories', is a listed building. However, given the level of separation from the proposed development and this listed building, combined with the level of screening in place, it is not considered that the proposal would adversely impact upon its setting or appearance. The Council's Conservation and Design Officer has raised no objections.

CONCLUSION:

It is considered that a fair balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance. Due to the significant local concern with this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

RECOMMENDATION:

Full Planning Permission

APPLICATION 17/00554/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO: i) FINAL COMMENTS OF THE COUNTY ECOLOGIST; ii) THE RECEIPT OF ADDITIONAL BASEMENT CONSTRUCTION DETAILS AND iii) THE FINAL VIEWS OF THE BUILDING CONTROL SECTION ON THOSE BASEMENT DETAILS. 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.

Classification: OFFICIAL

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. The development hereby permitted shall be constructed in accordance with the schedule of elevational and hard-surfacing materials submitted and approved as part of this application, unless alternative materials are first agreed in writing by the Local Planning Authority.

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

4. NT01 Landscaping Scheme to be Submitted

5. NT02 First Planting Season
6. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND12)

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment and protection of important trees within the site. (Policies L10, EP3, EP4 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. The accommodation above the detached garage hereby permitted shall be occupied only by a relative or domestic employee of the occupier of the site, or, alternatively, solely in connection with the proposed dwelling as a single family dwelling unit and not as a separate unit of accommodation. (NO06)

Reason: To ensure that the premises are not sub-divided and a separate dwelling created without the permission of the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

8. The roof lights in the north east rear elevation of the detached garage hereby approved 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.)

9. NH46 Parking Full

- 10. 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).

- 11.** 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 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, 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 10.
- 12.** The development shall be implemented in accordance with the Arboricultural Method Statement submitted on 6th June 2017 and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (NT18)

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

- 13. ND16 Details of Levels. - dwellinghouse – dwellinghouses**
14. ND16A Details of Soil Disposal from Basement

Informatives:-

- 1. IN02 Details Required Pursuant to Conditions - 4, 10, 13 and 14**
 2. IN35 Considerate Constructor
 3. IH23 Mud on the Highway
 4. IH24 Obstruction of the Highway

LIST OF APPROVED PLANS

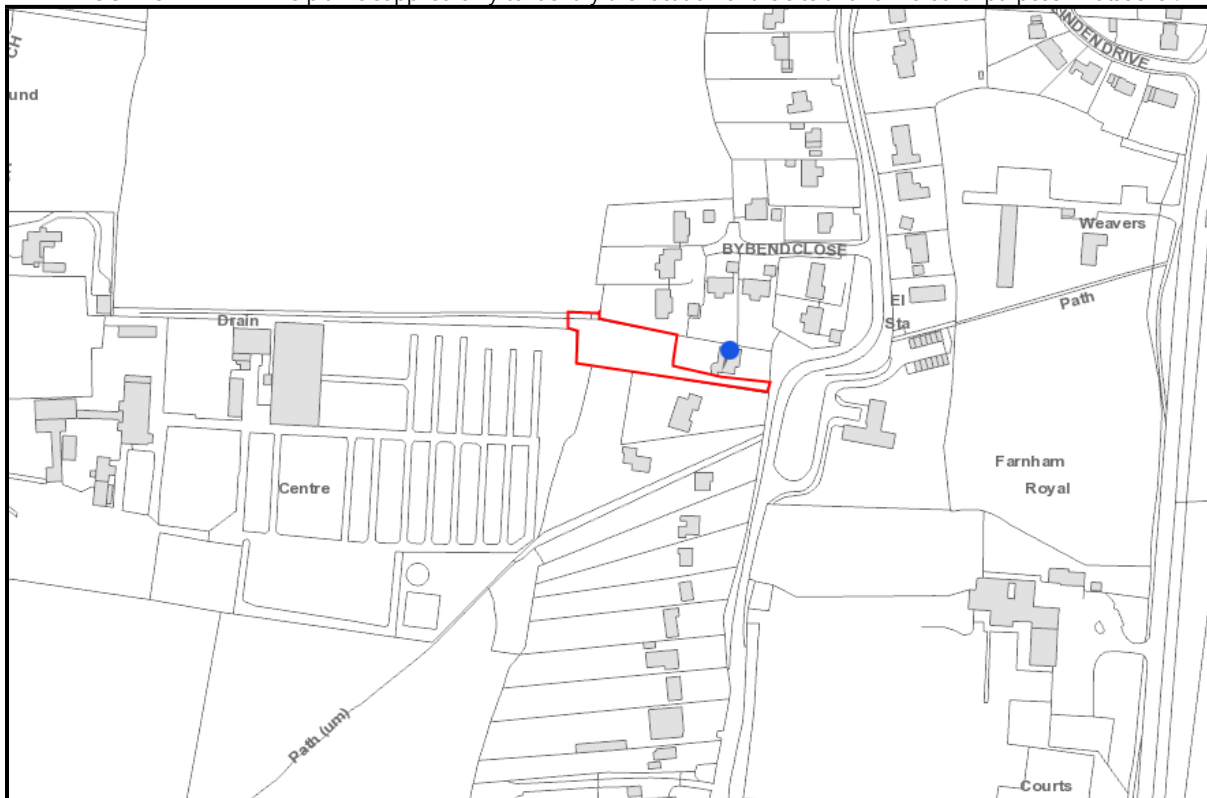
Plan number/name	Date received by District Planning Authority
17 PIE E10 REV A	11.05.2017
17 PIE E20 REV A	11.05.2017
FIGURE 1	11.05.2017
17 PIE SL1	23.04.2017
17 PIE SP10	23.04.2017
17 PIE G10	23.04.2017
17 PIE P10	23.04.2017
TREE PROTECTION PLAN	23.04.2017

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

Reference No:	17/00699/FUL	Full Application
Proposal:	Erection of a pair of semi-detached dwellings with associated landscaping, access and parking.	
Location:	Perrywood, Blackpond Lane, Farnham Royal, Buckinghamshire, SL2 3EA	
Applicant:	Mr Terry Daniel	
Agent:	Mr Rob Ellis	
Date Valid Appl Recd:	13th April 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL:

The application proposes the erection of a pair of semi-detached dwellings, the creation of a vehicular access drive, along with associated parking and landscaping.

The proposal involves the rearmost section of the rear garden of Perrywood. The proposed new dwellings would be accessed via a new vehicular access drive that would lead from Blackpond Lane, running in between the sides of the existing dwelling at Perrywood and Kadima Place. The creation of this driveway would require the demolition of the existing single storey double garage at Perrywood.

The proposed dwellings themselves would be semi-detached, two storey buildings, with accommodation within the roof space served by roof lights to the rear. The dwellings would be of a traditional design with gable ends, and a max. Ridge height of 7.95m. They have been designed to appear as one single detached dwelling, with one forward fronting entrance door.

Both of the dwellings would be served by two parking spaces to the front.

LOCATION & DESCRIPTION OF SITE:

The application site consists of the rearmost section of rear garden of Perrywood. This area consist of garden space that is mainly laid to lawn with a variety of boundary vegetation, including hedging and trees, but also contains an open air swimming pool, and a small detached outbuilding. The site is located within the developed area of Farnham Royal, and within the characterisation of a 'Green Suburban Road', as set out within the South Bucks Townscape Character Study.

RELEVANT PLANNING HISTORY:

17/00919/CLOPED: Loft conversion incorporating rear dormer, single storey rear extension. Pending Consideration.

REPRESENTATIONS & CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Raise concerns over the removal of the garages and the creation of an access road and the noise impacts this may have on the neighbouring property. Also raise concern over the loss of trees, impact on neighbouring amenity, and that permitted development rights should be removed. In addition to these specific concerns, they submit a set of standard comments relevant to applications within the parish of Farnham Royal and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

CORRESPONDENCE:

Individual letters of objection have been received from 16 separate sources. The concerns raised within the letters of objection included the following:

- Impact on Burnham Beeches;
- Impact on street scene;
- Out of character;
- Size and height of dwellings;

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- Loss of garage for Perrywood;
- Impact on Green Belt;
- Garden grabbing;
- Overdevelopment;
- Urbanisation of site;
- Loss of outlook;
- Loss of privacy;
- Noise and disturbance;
- Increased security risk;
- Highway/pedestrian safety implications;
- Impact on trees;
- Felling of trees;
- Emergency and refuse services access;
- Impact on wildlife;
- Lack of parking;
- Precedent;
- Overbearing;
- Congestion/danger during construction.

SPECIALIST ADVICE:

Transport for Buckinghamshire:

No objections

Building Control:

No comments received to date.

Bucks County Ecologist:

No objections.

Arboriculturalist:

No objections.

SBDC Waste Team:

Waste will need to be presented to the edge of the highway.

ISSUES & POLICY CONSIDERATIONS:

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

Development Plan:-

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

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

Other material considerations:

South Bucks District Residential Design Guide SPD (published October 2008)
Interim Guidance on Residential Parking Standards
South Bucks Townscape Character Study (2015)

1.0 KEY POLICY ASSESSMENT

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

2.0 VISUAL IMPACT/IMPACT ON AMENITY

2.1 The site is located within the developed area of Farnham Royal, where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

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

2.3 It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 15.3dph. It is acknowledged that this density would represent an increase over that which is currently displayed on the site, however, it is still fairly low, and when seen in the context of the density of housing immediately to the north of the site, within Bybends, it is not considered to be out of keeping. 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.

2.4 It is considered that this sort of backland development can be inappropriate because it can have the propensity to not 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

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acceptable in principle, provided that it would not be detrimental to the character of the area. In this instance, within the immediate vicinity of the application site there are housing developments that run off from the main road that is Blackpond Lane, including the development immediately to the north, known as Bybend Close. The general pattern of development is not one of there being just one road with a continuous unbroken line of properties. There are roads branching off into cul-de-sacs and other areas of residential development. In addition to this, the application site would be enclosed to the north by Bybend Close. As such, the proposed development would not appear as an isolated form of development, but rather would relate to the surrounding development. Therefore overall, it is considered that the general layout of the proposed development would not appear out of context or out of keeping with the existing pattern of development in the immediate vicinity, and as such, would not be significantly detrimental to the existing pattern of development or character of the area.

2.5 The locality is made up of a mix of different building types and designs, but they all comprise predominantly large two storey detached dwellings. It is acknowledged that there is a flatted development opposite the site. The development, whilst consisting of a pair of semis, has been designed to try and appear as a single dwelling. The dwellings therefore do not instantly appear as a pair of semis. Irrespective of this, given that the dwellings are proposed to be sited behind the existing dwelling, Perrywood, and taking into account the significant distance that the dwellings would be set back from the highway, it is considered that they would not adversely affect the character and appearance of the locality in general, or appear out of keeping.

2.6 The level of spaciousness retained on site is considered acceptable. The gaps retained to the site's boundaries are considered sufficient, and would not appear out of place for the general vicinity. Residential outdoor amenity space for the proposed dwellings is also considered sufficient, and whilst overall plot sizes are generally smaller than those seen to the south, it is considered that they are similar to those found to the north, and that overall, this 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.

2.7 It is also considered that they would be of a size and scale that would not be excessive or inappropriate for this area or the plot within which they would sit, and therefore would not appear overdominant or obtrusive in the locality or the existing street scene. It is noted that they would display the same ridge height as the dwelling immediately to the north.

2.8 Whilst the Green Belt lies immediately to the west of the site, it is considered that the proposed development, due to the size and scale of the proposed dwellings, along with the distance that would be retained to the Green Belt, would not adversely impact upon its open and undeveloped character.

2.9 Overall, it is considered that the proposed development would not prejudice or threaten the specific characteristics of this site and locality, and as such, it is considered that the proposal is in accordance with policies EP3, H9 and CP8.

3.0 NEIGHBOUR IMPACT

3.1 With regard to the neighbouring property to the north, No.5 Bybend Close, the proposed development would retain a gap of 1.3m at single storey level to the flank boundary with this property, whilst a gap of 3.6m would be retained at two storey level. A gap of 9.5m would be retained from the two storey element to the actual dwelling at No.5 Bybend Close. Whilst the proposed development would project beyond the rear of No.5, the relevant light angles would not be breached. In light of these distances and the juxtaposition of the dwellings to one another, it is considered that the proposal would not appear overdominant or obtrusive when viewed from No.5, nor would it lead to any unacceptable loss of light. With regard to privacy, there would be 2 first floor side windows directly facing towards No.5. However, these would both represent secondary sources of light to the

same bedroom, and therefore could be conditioned to be fitted with obscure glazing and high level openers in order to negate any issues of overlooking.

3.2 With regard to the neighbouring property to the south, Kadima, given the siting of the proposal to the north, combined with the distances retained, it is considered that the proposal would not result in an unacceptable loss of light to Kadima. Whilst the proposed new dwellings would be sited entirely to the rear of Kadima, given that a minimum distance of 19m would separate the nearest sections of the proposed dwellings and Kadima, it is considered that the proposed dwellings would not appear overdominant or obtrusive. With regard to privacy, the first floor front windows of the nearest proposed dwelling would offer views towards the rear of Kadima. However, the nearest of these windows would serve a bathroom and therefore could be conditioned to be fitted with obscure glazing and high level openers in order to negate any issues of overlooking. In terms of the other first floor window, this would serve a bedroom and therefore it would be inappropriate to condition this window to be fitted with obscure glass. However, it is considered that views from this window would not result in a level of overlooking that could substantiate a refusal on grounds of loss of privacy. This view is based on the fact that a distance of 20.5m would be retained from this window to the rear of the dwelling at Kadima, and an area of their patio. This distance is therefore only 0.5m short of the Council's accepted 21m separation distance, as set out in the Council's Residential Design Guide. The important factor in this instance however, is that the buildings would not be set directly in alignment with one another, but rather would be set at an angle to one another. The introduction of such angles does impact upon the ability to obtain clear and precise views between properties, and with this in mind, combined with the fact that the neighbouring property has a tree that further restricts views, it is considered that on balance, the proposed development would not result in an unacceptable level of overlooking to the rear of Kadima.

3.3 There would be a first floor side window directly facing towards Kadima, however, this would serve a bathroom, and therefore could be conditioned to be fitted with obscure glazing and high level openers in order to negate any issues of overlooking.

3.4 The provision of an access drive in close proximity to existing properties is an accepted approach, with many developments of this nature being approved by the Council as well as the Planning Inspectorate at appeal. Given the limited number of dwellings that would be served by the access, it is not considered that it would lead to an unacceptable level of noise and disturbance to these properties.

3.5 It is considered that the proposal would not result in an unacceptable level of noise and disturbance to neighbouring properties. This is a developed area made up of residential properties and the provision of two additional dwellings would not create a level of noise that would be uncommon or exceed that deemed reasonable for such a locality.

4.0 PARKING

4.1 Sufficient off street parking would be provided for on-site, 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.

4.2 Sufficient space would be retained at the front Perrywood to ensure that an appropriate level of parking provision would be retained.

4.3 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 Blackpond Lane.

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

5.0 LANDSCAPING

5.1 The Council's Arboriculturist has assessed the proposals and considers that they are acceptable from a tree point of view. Whilst it is noted that trees have previously been felled, none of these were protected and so the land owner was entitled to undertake such felling.

5.2 A detailed landscaping scheme could be obtained by way of condition to ensure that suitable boundary treatments are maintained.

6.0 OTHER ISSUES:

6.1 In terms of refuse collection, the Council's Waste Department have advised that bins will need to be taken to the roadside boundary for collection. The plans include a bin collection point, but this is located more than 10m away from the highway, which exceeds the distance that waste operatives will travel to collect. Notwithstanding this, it is considered that there is sufficient space within the application site nearer to the highway for bins to be placed on the day of collection. A condition could be added to any permission requiring the submission of a revised bin drop off area.

6.2 Building Control have advised that fire brigade access is unsatisfactory, however, an issue such as this can be dealt with in a number of ways at the building control stage.

6.3 Concern has been raised that the proposal would lead to an increased security risk. Contrary to this view, it is considered that the development could provide additional surveillance and act as a deterrent.

6.4 It is acknowledged that the application site is located a short distance from Burnham Beeches. 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. As there is no likely significant effect on the SAC, no further Appropriate Assessment under the Habitat Regulations needs be undertaken. The site does not lie within any of the Water Catchment Areas that feed into Burnham Beeches; therefore the proposed development would not adversely impact upon Burnham Beeches from a hydrological point of view.

6.5 The Council's Environmental Health team raise no objections.

6.6 The County ecologist raises no objections from a wildlife and biodiversity point of view.

6.7 Concerns have been raised regarding this scheme setting a precedent. However, each application is dealt with and assessed on its own merits.

6.8 Concerns have also been raised relating to potential problems arising during the construction period i.e. traffic congestion/danger. To this end, it is considered that the provision of a Construction Management Plan, which sets out where construction vehicles would park and when deliveries would be made, would be advisable, and could be secured by way of condition.

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CONCLUSION:

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

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

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

- | | | |
|----|-------------|-------------------------------------------------|
| 1. | NS01 | Standard Time Limit - Full Application |
| 2. | NMS09A | Development To Accord With Application Drawings |
| 3. | NM01 | Schedule or Sample of Materials |
| 4. | NM02 | Surface Materials |
| 5. | NT01 | Landscaping Scheme to be Submitted |
| 6. | NT02 | First Planting Season |
| 7. | NT18 | Completion in accordance with Method Statement |
| 8. | ND12 | Exclusion of PD Part 1 Density of layout -any |
9. No further windows shall be inserted at or above first floor level in the south elevation of the dwelling on plot 1 or in the north elevation of the dwelling on plot 2, hereby permitted. (ND17)
- Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
10. The first floor window in the southern side elevation of the dwelling on plot 1, and the first floor windows in the northern side elevation of the dwelling on plot 2, 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.)
11. The flat roof area of the single storey rear elements of the dwellings hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (ND11)
- Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

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12. **Prior to any works commencing, a Construction Management Plan shall be submitted to 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.)

13. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose. (NH46)

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

14. No other part of the development shall be occupied until the modified vehicular access to Blackpond Lane has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013. (NH19)

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

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5 and 12**
2. IN35 Considerate Constructor
3. IH23 Mud on the Highway
4. IH24 Obstruction of the Highway
5. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

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

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LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
D-4 A	13.04.2017
D-1 A	13.04.2017
D-2 A	13.04.2017
D-3 A	13.04.2017
01	13.04.2017
1-38-4266/P3 v4	13.04.2017
1-38-4266/P2 v4	13.04.2017
1-38-4266/P1 v4	13.04.2017

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 12 July 2017**Town Council:** Beaconsfield Town Council

Reference No:	17/00863/FUL	Full Application
Proposal:	Replacement dwelling.	
Location:	Lothlorien, 3 Ledborough Wood, Beaconsfield, Buckinghamshire, HP9 2DJ	
Applicant:	Mr & Mrs L Tewes	
Agent:	Mr B Berry	
Date Valid Appl Recd:	9th May 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

THE PROPOSAL:

Planning permission is sought to erect a replacement 6 bed detached dwelling incorporating a basement, front and rear dormer windows and an integral double garage.

The proposed development has been revised in an attempt to overcome the previous reasons for refusal under application number 17/00270/FUL. The amendments include the deletion of a two storey front projection and the reduction in the overall width of the dwelling to increase the gaps maintained between the dwelling and flank boundaries.

LOCATION AND DESCRIPTION OF SITE:

The application site lies on the western side of Ledborough Wood, a cul-de-sac off Ledborough Lane. The site comprises a detached 2 storey dwelling and single storey side garage. Ledborough Wood is characterised by large detached dwellings of varying architectural styles set in fairly spacious plots.

The site lies within a 'Woodland Road' and an Area of Special Character as designated in the Townscape Character Study (February 2014).

RELEVANT PLANNING HISTORY:

17/00270/FUL: Replacement dwelling. Refused for the following reasons:

1. The proposed dwelling by virtue of its size, siting, depth and design would appear unduly large in its plot and would not maintain an appropriate level of spaciousness and would therefore be out of keeping with the site itself and the locality in general. As such the proposal would be contrary to saved policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) and Core Policy 8 of the Core Strategy (adopted February 2011) and would threaten the characteristics of Ledborough Wood, a 'Woodland Road' as identified in the South Bucks Townscape Character Study Part 2 (February 2014).
2. The proposed dwelling, by virtue of its size, siting, depth and design would appear unduly prominent when viewed from number 4 Ledborough Wood and would result in an unacceptable loss of light and outlook to the detriment of their living conditions. As such the proposal is contrary to policies H9 and EP3 of the South Bucks District Local Plan (adopted March 1999).

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

The Committee wished to continue to object to this application on the same grounds as it has previously, namely that this development was a gross over-development of the plot.

CORRESPONDENCE:

Letters of objection have been received from 16 separate sources including one from the Beaconsfield Society. The objections are summarised as follows:

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- Similar to previously refused scheme;
- Too big for plot size;
- Overdevelopment;
- Too obtrusive;
- Too dominant in street scene;
- Too close to neighbours;
- Rear fenestration is overly dominant;
- Breaches EP3, H9, CP8 and Townscape Character Study;
- Threatens character of road;
- Out of character in Woodland Road;
- Unduly prominent when viewed from neighbours;
- Loss of neighbours' amenity;
- Unacceptable loss of light and outlook to neighbours;
- Solar panels would be an eyesore;
- Create a precedent for other large developments;
- Number of windows and doors on side elevations will have negative impact on privacy;
- House now extends beyond 4 Leborough Wood resulting in loss of light, overbearing and unneighbourly;
- First floor windows should be opaque and top hung bottom fixed;
- Proposed dwelling will overlap building line of 2 Ledborough Wood by approx. 4m and will be very visible from patio;
- Trees will need to be removed making dwelling very visible from 2 Ledborough Wood;
- Additional windows will result in loss of privacy to 2 Ledborough Wood;
- Property will not be generously spaced;
- Application will contribute to the level of homogeneity in style;
- Depth has been increased and gable ends added at front and rear;
- Loss of outlook and light to 4 Ledborough Wood;
- No tree report has been supplied;
- Discrepancy between location plan and proposed site plan;
- First floor side windows are too large;
- Proposed dwelling would be the largest in the road;
- Style of dwelling would not be in keeping with protected character of the street;
- Proposed rear garden room is very obtrusive;
- Trees should be retained and subject to protection.

Letters of support have been received from 2 separate sources. The support is summarised as follows:

- Proposal is consistent with extensions and/or replacement dwellings completed in the road in recent years.
- Plans are tasteful and well proportioned.

SPECIALIST ADVICE:

Transport for Buckinghamshire:

No objection and no conditions to impose.

Building Control Officer:

Design is satisfactory in terms of Fire Brigade Access & Disabled access and facilities.

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Classification: OFFICIAL

Tree Officer:

No objection subject to a condition.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan

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

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

Other Material considerations:

Residential Design Guide SPD.

Interim Guidance on Residential Parking Standards.

South Bucks Townscape Character Study (February 2014).

1.0 KEY POLICY ASSESSMENT

1.1 VISUAL IMPACT/IMPACT ON LOCALITY:

1.2 Ledborough Wood is designated as a 'Woodland Road' and lies with the 'Penn Road and Ledborough Lane Area of Special Character' in the Townscape Character Study (February 2014). The Study identifies the particular characteristics of Woodland Roads which include large, detached houses set within large plots, set well back within their plots with a fairly regular pattern of plot width and length. The houses are set amongst woodland landscapes, are generously spaced with room for vegetation between building and boundary. Typically no two buildings can be seen together as they are separated by landscaping and the built form is subservient to the landscape character. The area has also been identified as an Area of Special Character due to its high quality landscape. It is considered sensitive to new development as a result of its uniform pattern of large landscaped plots, associated with mature vegetation.

1.3 The existing dwelling is situated centrally within the plot with a single storey side garage. The flank boundaries of the site are fairly well screened by trees and hedges and good spacing currently exists between the existing dwelling and the flank boundaries and the neighbouring properties. The existing dwellings in Ledborough Wood are reasonably well spaced.

1.4 The proposed dwelling has now been revised to attempt to overcome the previous reasons for refusal. The main revisions relate to the omission of a previously proposed 2 storey front projection which was to be 7 metres in height and was to project 7 metres in front of the proposed dwelling. This has now been replaced with a single storey front projection which would extend 2.7 metres in front of the proposed dwelling. In addition the front elevation has been amended to replace the previously hipped roof with a gable end to match the gable end on the left hand side. The overall width of the dwelling has also been reduced by 1.5m to enable the gaps between the dwelling and the flank boundaries to be increased from 2m to 3m adjacent to number 2 Ledborough Wood and from 1.5m to 2m adjacent to number 4 Ledborough Wood. The proposed dwelling has also been

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moved back slightly further within the plot and a minimum distance of 15.6m would be maintained between the proposed dwelling and the front boundary of the site. The overall height of the dwelling remains at 9m. As before, the dwelling has been designed with dormer windows in the front and rear elevations to provide accommodation within the roof space. A basement is proposed to provide a cinema and recreation room. Solar panels are proposed on the roof of the south elevation facing towards 2 Ledborough Wood.

1.5 There can be no doubt that the proposed replacement dwelling is much larger than the one it would replace and it would reduce the existing spacing which currently exists between the dwelling and the flank boundaries and the neighbouring properties. There are a variety of dwelling sizes and styles in Ledborough Wood which contribute to the overall character of the cul-de-sac and there are other examples of recently built dwellings which are not dissimilar to the size and style of dwelling now being proposed. It is considered that the increased spacing between the proposed dwelling and the flank boundaries would enable the retention and/or replacement of planting along the boundaries. A distance of 7.2m would be retained between the two storey elements of the proposed dwelling and the neighbouring dwelling, number 4 and a distance of 7 metres retained between the two storey elements of the proposed dwelling and number 2. This spacing would not appear out of character with other spacing elsewhere in Ledborough Wood. In addition the omission of the 2 storey front projection helps to reduce the overall size and bulk of the dwelling when viewed from the street scene and reduces the overall depth of the flank elevation facing number 4. On balance it is considered that the revised scheme would maintain an appropriate level of spaciousness and would not appear unduly large in its plot. It is set well back from the road frontage and would not appear unduly prominent or obtrusive in the street scene. As such it is not therefore considered that the revised dwelling would detract from the overall character and appearance of the street scene or locality in general and it is considered that reason for refusal number 1 has been satisfactorily addressed.

2.0 NEIGHBOUR IMPACT:

2.1 It is important to assess the impact of the proposal on the living conditions of the neighbouring residential properties and in particular property numbers 2 and 4 Ledborough Wood.

2.2 The neighbouring property at number 4 has a ground floor lounge at the front of the dwelling which is served by 2 windows in the front elevation and 2 small (secondary) windows in the southern elevation. In addition there is a large glazed window at ground floor level in the southern elevation which provides light to a stairwell and basement.

2.3 The revised proposal omits the 2 storey front projection which was to project approximately 8.6m in front of number 4. It has been replaced by a single storey front projection and a 2 storey gable end which has replaced a hipped roof. The 2 storey front gable end would project 1.8m in front of number 4 Ledborough Wood and the single storey projection would project a further 2.7m in front of number 4. In addition the distance between the proposed dwelling and the flank boundary of number 4 has been increased to 2 metres. The proposed dwelling would project back further into the plot and the single storey garden room would project 2m beyond the rear elevation of number 4 Ledborough Wood. Given the distance which would be maintained between the proposed dwelling and number 4 and the omission of the 2 storey front projection it is now considered that the previous reason for refusal in terms of light and outlook to number 4 has been satisfactorily addressed.

2.4 The property at number 2 lies to the south of the application site. The revised dwelling would now project 4 metres beyond the rear elevation of number 2 Ledborough Wood. The distance between the proposed dwelling and the flank boundary has however been increased from 2m to 3m. The flank boundary is also well screened and given the orientation of the proposed dwelling it is not considered that the proposal would have an unacceptable impact on light or outlook to the rear of number 2. The dwelling at number 2 has recently had planning permission under application number

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17/00389/FUL to increase the height of the roof, the addition of front and rear dormers and a single storey rear extension which will project 7.2m beyond the rear elevation. It is not considered that the proposed dwelling would have an adverse impact on the extensions proposed at number 2.

2.5 There are 3 first floor windows proposed in the northern (flank) elevation of the proposed dwelling facing towards number 4 which would serve 2 en-suite bathrooms and a bedroom (secondary). There are 2 first floor windows proposed in the southern (flank) elevation to serve an en-suite and a bedroom (secondary) which would face towards number 2. These windows would be obscure glazed. It would also be expected that these windows would be fixed below a height of 1.7m above finished floor level in order to alleviate any concerns relating to loss of privacy and overlooking from these windows and this could be achieved by the imposition of an appropriately worded condition in the event of planning permission being granted.

3.0 HIGHWAY ISSUES AND PARKING:

3.1 The existing property has an in/out driveway. There is a grass verge and currently no front boundary treatment. It is proposed to erect a 0.6m high brick wall and 1m high gates along the front boundary. Hedge planting is also proposed. The Highway Authority has raised no objection to the proposal.

3.2 A double garage and ample off street car parking is proposed to be provided which would accord with the adopted parking standard.

4.0 TREES/LANDSCAPING:

4.1 The tree officer previously raised no objection to the proposal on tree grounds and he has acknowledged the slight improvement in the juxtaposition between the proposed dwelling and the protected oak tree in the front garden of number 2. The proposal is considered to be acceptable on tree grounds subject to the imposition of a condition to ensure the protection of the roots of the trees during demolition and construction phases.

4.2 The site benefits from some good boundary screening and tall trees at the rear. It would be expected that a landscape scheme to show suitable replacement planting where appropriate along the front and flank boundaries of the site would be provided to help preserve the character and appearance of this 'Woodland Road' and a landscaping condition can be imposed accordingly.

5.0 OTHER ISSUES:

5.1 Solar panels are proposed to be installed on the south-facing roof-slope facing number 2. It is not considered that the panels would appear unduly obtrusive when viewed from either the road or from the neighbouring property, number 2 Ledborough Wood and it is not therefore considered that an objection could be sustained on visual amenity grounds or on the impact on the living conditions of the neighbouring property. The tree officer has raised concern that the protected Oak tree to the south of the proposed dwelling could cast shade and reduce the solar panels productivity. The applicant may want to take this into account when assessing the economic viability of installing the panels.

CONCLUSION:

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

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

APPLICATION 17/00863/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO: i) A REVISED LOCATION PLAN TO ADDRESS THE DISCREPANCIES NOTED BETWEEN THE LOCATION PLAN AND THE PROPOSED SITE PLAN. ii) THE RECEIPT OF ADDITIONAL BASEMENT CONSTRUCTION DETAILS AND iii) THE FINAL VIEWS OF THE BUILDING CONTROL SECTION ON THOSE BASEMENT DETAILS. 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.

RECOMMENDATION

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
 2. NMS09A Development To Accord With Application Drawings
 3. **NM01 Schedule or Sample of Materials**
 4. **NM02 Surface Materials**
 5. **NT01 Landscaping Scheme to be Submitted**
 6. NT02 First Planting Season
 7. NT06 Retention of Existing Landscaping Features -44A
 8. **NT08 Walls & Fencing details - dwellinghouse**
 9. **NT14A Tree Protective Fencing Details**
10. The first floor windows in the southern and northern elevations of the dwelling hereby permitted shall be of a permanently fixed, non-opening design below 1.7m above finished floor level and shall be fitted and permanently maintained with obscure glass.
- Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.
11. No further first floor windows shall be inserted at or above first floor level in the southern and northern elevations of the dwelling hereby permitted.
- Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.
12. ND12 Exclusion of PD Part 1 Density of layout –the
 13. **ND16 Details of Levels – dwellinghouse – dwellinghouses**
 14. **ND16A Details of Soil Disposal from Basement**

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Informatives:-

- | | | |
|----|-------------|--------------------------------------------------------------------------|
| 1. | IN02 | Details Required Pursuant to Conditions - 3, 4, 5,8, 9, 13 and 14 |
| 2. | IN35 | Considerate Constructor |
| 3. | IH23 | Mud on the Highway |
| 4. | IH24 | Obstruction of the Highway |

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
Proposed site plan 44A	09.05.2017
Basement 36	09.05.2017
Ground floor 37 A	09.05.2017
First floor 38 A	09.05.2017
Second floor 39 A	09.05.2017
front elevation 40	09.05.2017
Rear elevation 41 A	09.05.2017
North elevation 42 A	09.05.2017
South elevation 43 A	09.05.2017

30th June 2017

Head of Sustainable Development

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00577/CLOPED	Beaconsfield Town Council	Mr & Mrs Tan C/o Mrs K Cowan	Ashbourne House 7 Grove Road Beaconsfield Buckinghamshire HP9 1UR	Installation of 7 roof-lights to facilitate loft conversion.	Application Permitted	05.06.17
17/00656/FUL	Beaconsfield Town Council	3 Rivers Property Investment Ltd C/o Mr Frost	15B Penn Road Beaconsfield Buckinghamshire HP9 2PN	Change of Use from Class A1 to Class A3 (Amendment to planning permission 16/02307/FUL).	Application Permitted	01.06.17
17/00579/FUL	Beaconsfield Town Council	Mr A Laurillard C/o Joseph Pugsley	Old Mulberry House 22 And 22A London End Beaconsfield Buckinghamshire HP9 2JH	Change of use to Class A3 restaurant use and associated works including alterations to the front bay windows.	Application Permitted	01.06.17
17/00580/LBC	Beaconsfield Town Council	Mr A Laurillard C/o Joseph Pugsley	Old Mulberry House 22 And 22A London End Beaconsfield Buckinghamshire HP9 2JH	Listed Building Application for: internal and external alterations including alterations to the front bay windows.	Application Permitted	01.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00674/FUL	Beaconsfield Town Council	Mr Paul Coomber	10 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	Single storey infill extension, single storey side extension and car port.	Application Permitted	05.06.17
17/00684/TPO	Beaconsfield Town Council	Mrs David C/o Mrs Jill Macbeth	Annexe Pine Lodge 8A Stratton Road Beaconsfield Buckinghamshire HP9 1HS	T1 Douglas Fir - Fell and grind T2 Scots Pine - Fell and grind T3 Corsican Pine - Fell and grind (SBDC TPO No 14,1995)	Application Permitted	06.06.17
17/00725/TPO	Beaconsfield Town Council	Mrs Collean DeSouza C/o Mr Stephen Arnold	24 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	T1 Purple Plum - Crown cleaning. T2 Cypress - Crown thin by 25%. G1 Cypress Group - Reduce in height up to 1.5m and trim canopy. T3 Cypress - Trim lower canopy in line with upper canopy. T4 Oak - Crown thin by 25%. T5 Whitebeam - Crown thin by 25%. (SBDC TPO No 15,1995)	Application Permitted	06.06.17
17/00686/FUL	Beaconsfield Town Council	Mr C McCall C/o Mr N Walford	8 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Front porch incorporating ramp access and first floor rear extension.	Application Permitted	07.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00669/FUL	Beaconsfield Town Council	Mr Arif Mohamed C/o Mr Rakesh Parmar	The White House Oxford Road Beaconsfield Buckinghamshire HP9 1UD	Single storey side extension.	Application Permitted	08.06.17
17/00713/FUL	Beaconsfield Town Council	Mr & Mrs Segrue C/o Mr David Cunningham	3 Westfield Road Beaconsfield Buckinghamshire HP9 1EG	Outbuilding,	Application Permitted	14.06.17
17/00733/TPO	Beaconsfield Town Council	Mr George Couvaras C/o Mr Reece Dickinson	7 Maplewood Gardens Beaconsfield Buckinghamshire HP9 1BU	Cedar Tree - Fell and replacement tree to be planted within a more suitable location.	Application Permitted	15.06.17
17/00658/TPO	Beaconsfield Town Council	Mr Guy Butler	47 Burgess Wood Road South And Land Fronting 7 Maplewood Gardens Beaconsfield Buckinghamshire HP9 1EL	Four Hornbeams - Reduce overhanging branches by 6 metres. Oak - Reduce overhanging branches by 6 metres. (SBDC TPO No. 6, 1995).	Part Consent/Part Refusal (See decision)	16.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00597/FUL	Beaconsfield Town Council	Mr Paul Gardam C/o Mr Brian Laver	42 Hyde Green Beaconsfield Buckinghamshire HP9 2EP	Outbuilding.	Application Permitted	16.06.17
17/00782/CAN	Beaconsfield Town Council	Mr Paul Elkington C/o Mr John Clark	Chapel Wells 4 Windsor End Beaconsfield Buckinghamshire HP9 2JW	T1 Yew - fell. T2 Lawson Cypress - fell. (Beaconsfield Conservation Area).	No TPO is to be made	06.06.17
17/00783/RVC	Beaconsfield Town Council	Alexandra Homes C/o Rob McLennan	Land At Bridge Cottage 45A Baring Road Beaconsfield Buckinghamshire HP9 2NF	Replacement of dwelling with 6 apartments for the over 55's, with associated access, parking, hard and soft landscaping. Variation of Conditions 2 and 6 of planning permission 16/00791/FUL to amend car parking layout.	Application Permitted	22.06.17
17/00759/FUL	Beaconsfield Town Council	Ms D Woodward C/o Mr B Roberts	61 Heath Road Beaconsfield Buckinghamshire HP9 1DG	Single storey side extension.	Application Permitted	23.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00743/FUL	Beaconsfield Town Council	Mr Fasiel Iqbal	14 Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Porch with two storey side and part two storey, part single storey rear extension.	Application refused	27.06.17
17/00798/FUL	Beaconsfield Town Council	Mrs Wendy Healy C/o Mr Michael Dales Partnership Limited	Pinewood 8 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Erection of integral garage incorporating loft space with dormer and conversion of existing garage in to habitable accommodation.	Application Permitted	27.06.17
17/00814/TPO	Beaconsfield Town Council	Mrs P Connolly C/o Mr Paul Morris	18 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	T1 - Cypress - fell. G2 - Cypress (x2) reduce by 2.5m and reshape top growth (TPO no. 15, 1995).	Application Permitted	27.06.17
17/00842/TPO	Beaconsfield Town Council	Mr G Daniel C/o Mr T Grayshaw	Beaconsfield Cricket Club Wilton Park London Road Beaconsfield Buckinghamshire HP9 2HZ	1 x Ash (T37)- fell; 3 x sycamore (T19, T47, T48) - fell; 2 x oak (T21, T38) - fell; 8 x hawthorn (T34 - T36, T39-T43 _ T46) - fell; 1 x hazel (T45) - fell; 3 x young trees (G2) - fell.	Application Permitted	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00876/CLOPED	Beaconsfield Town Council	Mr C Moore C/o Mr I Whale	8 Lakes Lane Beaconsfield Buckinghamshire HP9 2LB	Single storey rear extension	Certificate of Lawful Use granted	20.06.17
17/00948/DMD	Beaconsfield Town Council	Prime Phenix C/o Mr Mark Longworth	Northfield 40 Penn Road Beaconsfield Buckinghamshire HP9 2LT	Prior notification of demolition of dwelling.	Prior approval is not required	21.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00997/CC	Beaconsfield Town Council	Buckinghamshire County Council	Holtspur Primary School Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BH	Application to discharge Conditions 5 (Landscaping Scheme) and 14 (Temporary classroom unit) of consent CC/13/16 for the proposed demolition of existing Scout hut and pre-school building; erection of a two-storey building comprising of pre-school accommodation and associated external play areas on the ground floor and facilities for the 1st Holtspur Scout Group new crossovers, gates and car parking; bin stores; extension to existing playground; new external door to existing primary school courtyard; single-storey extension of existing dining hall including relocation of existing canopy; single-storey extensions to primary school building to create 3no. additional classrooms with associated footpath and caretaker office infill; erection of temporary single classroom mobile unit and access ramp/steps and removal of unit upon completion of the proposed classroom block at Holtspur School (Bucks County Ref: AOC/0041/17).	No Objection	20.06.17
17/00259/FUL	Burnham Parish Council	C & O Developments Ltd C/o Mr David Hall	Crown House Crown Drive Farnham Royal Buckinghamshire SL2 3SQ	Redevelopment of site consisting of five dwellings	Application refused	14.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00503/FUL	Burnham Parish Council	Mr Julian Gill C/o Mr Leigh Tugwood	22 Linkwood Road Burnham Buckinghamshire SL1 8AT	Part two storey/part single storey side extension and addition of first floor window to south elevation of existing detached dwelling. (Renewal of planning permission 14/00399/FUL)	Application Permitted	01.06.17
17/00655/FUL	Burnham Parish Council	Ms M Graham C/o Mr Anil Hallan	15 Taplow Road Burnham Buckinghamshire SL6 0JN	First floor rear extension.	Application Permitted	20.06.17
17/00682/FUL	Burnham Parish Council	Mrs Anne Tee	103 Gore Road Burnham Buckinghamshire SL1 7DF	Part two storey, part single storey rear extension.	Application Permitted	06.06.17
17/00657/CLOPED	Burnham Parish Council	Mrs Rachel Bunce	26 Hanbury Close Burnham Buckinghamshire SL1 7EA	Application for a Certificate of Lawfulness for proposed: Formation of vehicular access and associated hard-standing	Application Permitted	08.06.17
17/00653/CLOPED	Burnham Parish Council	Mr & Mrs Knight C/o Ms Farah Sheikh	Willow Wood 1 Linkwood Road Burnham Buckinghamshire SL1 8AS	Single storey rear and side extension	Certificate of Lawful Use granted	08.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00527/FUL	Burnham Parish Council	Mr Robert Davies C/o Mr Ehsan UL-HAQ	The George 18 - 20 High Street Burnham Buckinghamshire SL1 7JH	Change of use from public house (A4) to residential (C3) with first floor rear extension to provide 6 flats, with associated landscaping and parking.	Application Permitted	15.06.17
17/00732/FUL	Burnham Parish Council	Mrs Sharma	5A Farm Road Burnham Buckinghamshire SL6 0PS	Front dormer, single storey front extension and part two storey, part single storey rear extension. (Amendment to planning permission 16/00663/FUL).	Application Permitted	14.06.17
17/00736/LBC	Burnham Parish Council	Mr Robert Davies C/o Mr Ehsan UL-HAQ	The George 20 High Street Burnham Buckinghamshire SL1 7JH	Listed Building application for: Change of use from public house (A4) to residential (C3) with first floor rear extension to provide 6 flats, with associated landscaping and parking.	Application Permitted	15.06.17
17/00583/FUL	Burnham Parish Council	Mr & Mrs Creedon C/o Mr Richard Hill	6 Huntercombe Close Burnham Buckinghamshire SL6 0LJ	Single storey rear extension.	Application Permitted	14.06.17
17/00741/FUL	Burnham Parish Council	Dr N Nanda & Mrs R Gangaiah C/o Mr Alexandre Durao	765 Bath Road Burnham Buckinghamshire SL6 0PR	Replacement detached dwellinghouse with associated driveway with parking spaces for 4 cars, cycle storage, bins storage and landscaping.	Application Permitted	15.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00756/CLOP ED	Burnham Parish Council	Mr & Mrs S Pursey C/o David Raeside	59 The Fairway Burnham Buckinghamshire SL1 8DY	Application for a Lawful Development Certificate for Proposed use: Single storey side extension, conversion of existing garage into a habitable room, replacement roof of garage conversion, provision of hardstanding, fencing and access gate.	Part Consent/Part Refusal (See decision)	16.06.17
17/00731/FUL	Burnham Parish Council	Mrs Sarah Emmett C/o Gillian Konrad	1A Norelands Drive Burnham Buckinghamshire SL1 8AZ	Conversion of garage to habitable accommodation incorporating front extension.	Application Permitted	20.06.17
17/00718/FUL	Burnham Parish Council	Mr Fiaz Raja C/o Mr Korban Ali	Maywood Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ	Enclosure of existing open front canopy, replacement roof tiles, replacement upvc windows and application of white render to entire building	Application Permitted	21.06.17
17/00706/FUL	Burnham Parish Council	Mr & Mrs Browning C/o Mr David Dawkins	3 Hitcham House Hitcham Lane Burnham Buckinghamshire SL1 7DP	Conversion of roofspace into habitable accommodation.	Application Permitted	22.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00707/LBC	Burnham Parish Council	Mr And Mrs Browning C/o Mr David Dawkins	3 Hitcham House Hitcham Lane Burnham Buckinghamshire SL1 7DP	Listed Building Application for conversion of roof space into habitable accommodation.	Application Permitted	22.06.17
17/00781/OUT	Burnham Parish Council	Mr Atkinson	Land Adjacent To Brick House Brickfield Lane Burnham Buckinghamshire SL1 8LF	Outline application for a serviced custom build plot.	Application refused	22.06.17
17/00698/FUL	Burnham Parish Council	Mr & Mrs Newton	Blainings Littleworth Road Burnham Buckinghamshire SL1 8PF	Loft conversion incorporating increase in ridge height, rear dormers and front rooflights.	Application refused	23.06.17
17/00803/FUL	Burnham Parish Council	Mr Jon Furneaux C/o Mr Paul Dickinson	Land Rear Of 48 Green Lane Burnham Buckinghamshire SL1 8DX	Two detached dwellinghouses.	Application Permitted	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00805/FUL	Burnham Parish Council	Mr M Ahmend C/o Stephen Varney Associates	4 Hazelhurst Road Burnham Buckinghamshire SL1 8ED	Single storey rear extension.	Application Permitted	27.06.17
17/00868/CLOPED	Burnham Parish Council	Mrs C Williams	7 Wethered Drive Burnham Buckinghamshire SL1 7NG	Application for a Certificate of Lawfulness for proposed: Widening of existing vehicular access and associated hardstanding.	Certificate of Lawful Use granted	20.06.17
17/00896/GPDE	Burnham Parish Council	Mr K Dale C/o Mr V Patel	9 Lent Rise Road Burnham Buckinghamshire SL6 0JP	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.0m, EH 2.7m).	Prior approval is not required	19.06.17
17/00482/FUL	Denham Parish Council	Mr & Mrs Johl C/o Mr S Dodd	Briar Cottage Old Amersham Road Denham Buckinghamshire SL9 7BE	Replacement dwelling	Application Permitted	14.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00654/RVC	Denham Parish Council	Anoopam Mission C/o Silvia Meneghini	Anoopam Mission Brahmajyoti The Lea Western Avenue Denham Buckinghamshire UB9 4NA	Variation of Condition 2 of planning permission 13/01166/FUL and 16/01929/RVC to allow for design changes to include external fenced plant area, additional windows, external terrace/steps, ramps and re-design of external escape stair, internal courtyard, corridor link to existing temple.	Application Permitted	05.06.17
17/00638/FUL	Denham Parish Council	Mr & Mrs A Siyani C/o Mr Martyn Cox	Les Arbres Denham Avenue Denham Buckinghamshire UB9 5ER	Single storey side and rear extensions.	Application Permitted	06.06.17
17/00631/FUL	Denham Parish Council	Mrs Theresa Moran	5 Baconsmead Denham Buckinghamshire UB9 5AY	Outbuilding in front garden. (Retrospective Application)	Application refused	06.06.17
17/00592/RVC	Denham Parish Council	Mr K Arora C/o Mr Harmeet Minhas	32 Oxford Road New Denham Denham Buckinghamshire UB9 4DQ	Erection of first floor incorporating two residential units. Change of use from ground floor A3 to part residential (incorporating a third residential unit) and part A1. (Variation of Condition 2 of Planning Permission 17/00325/FUL to allow for rear balconies to each dwelling).	Application Permitted	14.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00708/FUL	Denham Parish Council	The Parochial Church Council C/o Mr James Crawley	St Marys Church Village Road Denham Buckinghamshire UB9 5BH	Extension of existing concrete path together with new access path within the graveyard.	Application Permitted	20.06.17
17/00719/FUL	Denham Parish Council	Mr & Mrs Crook C/o Ms Katherine Seagrief	7 Penn Drive Denham Green Buckinghamshire UB9 5JP	Single storey side/rear extension and single storey rear extension.	Application Permitted	16.06.17
17/00681/FUL	Denham Parish Council	Mr R Houliston C/o Andy Wilcock	46 Middle Road Denham Buckinghamshire UB9 5EG	First floor front extension, roof extensions including hip-to-gable extensions and insertion of dormer windows. Single storey rear extension.	Application refused	20.06.17
17/00778/FUL	Denham Parish Council	Mrs Amy Kenworthy C/o Ms Marion Clayfield	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Single storey rear extension.	Application Permitted	22.06.17
17/00779/LBC	Denham Parish Council	Mrs Amy Kenworthy C/o Ms Marion Clayfield	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed Building Application for : Single storey rear extension.	Application Permitted	22.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00755/FUL	Denham Parish Council	Mr Ian Wilson C/o Mr Ian Nunn	70 Denham Green Close Denham Buckinghamshire UB9 5NB	Single storey rear extension.	Application Permitted	23.06.17
17/00809/FUL	Denham Parish Council	McDonald's Restaurants Ltd C/o Mr Ben Fox	McDonald's Restaurant 37 Oxford Road New Denham Denham Buckinghamshire UB9 4DA	Refurbishment of restaurant to include minor alterations to elevations with the construction of a single storey side extension to form an additional drive thru booth for fast forward ordering. New aluminium cladding to walls with associated works to the site, incorporating the relocation of the grill bay.	Application Permitted	26.06.17
17/00817/FUL	Denham Parish Council	Mr & Mrs Baker C/o Mr Mark Pottle	63 Denham Green Lane Denham Buckinghamshire UB9 5LG	Single storey side extension	Application Permitted	27.06.17
17/00832/FUL	Denham Parish Council	Mr Robert Shelswell C/o Mr Brian Cooke	31 Knighton Way Lane New Denham Buckinghamshire UB9 4EG	Single storey front and rear extensions.	Application Permitted	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00852/FUL	Denham Parish Council	Mr R Gamble C/o Mr John Wood	29 Woodhurst Drive Denham Green Buckinghamshire UB9 5LL	Single storey front extension.	Application Permitted	27.06.17
17/00881/CAN	Denham Parish Council	Mrs Angie Silver C/o Mr David Ford	Denham Place Village Road Denham Buckinghamshire UB9 5BL	T1 Horse Chestnut - Fell to near ground level.T2 Sycamore - Fell to near ground level. T3 Sycamore - Fell to near ground level (Denham Conservation Area).	No TPO is to be made	22.06.17
17/00898/TPO	Denham Parish Council	Ms M Darley	Summer Breeze Woodhurst Drive Denham Green Buckinghamshire UB9 5LL	(T1) & (T2) Firs - Fell and (T3) & (T4) Conifers - Fell.	Consent not required	08.06.17
17/00989/GPDE	Denham Parish Council	Mr Shane Corcoran C/o Mr John Broderick	16 Nightingale Way Denham Green Buckinghamshire UB9 5JH	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 3m, MH 3.26m, EH 3m).	Application Withdrawn	22.06.17
17/00689/CLOPED	Dorney Parish Council	Mr & Mrs Ansell C/o Mr S Dodd	15 Meadow Way Dorney Reach Buckinghamshire SL6 0DR	Application for a Lawful Development Certificate for Proposed use: Single storey side extension and detached outbuilding.	Certificate of Lawful Use granted	07.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00766/FUL	Dorney Parish Council	Ms M Nelson C/o Mr Prabh Singh	11 Meadow Way Dorney Reach Buckinghamshire SL6 0DR	Front porch, part first floor side/ part ground floor rear extension	Application Permitted	20.06.17
17/00599/CLUE D	Farnham Royal Parish Council	Mr G Smith C/o Mr P Salmon	Langdale Farnham Park Lane Farnham Royal Buckinghamshire SL2 3LP	Application for a Certificate of Lawfulness for construction of building.	Application Permitted	14.06.17
17/00641/FUL	Farnham Royal Parish Council	Mrs Neepa Patel C/o Mr Matthew Darragh	Aksharbhavan Cherry Tree Road Farnham Royal Buckinghamshire SL2 3EF	Roof extension to facilitate loft conversion including insertion of rooflights to front, side and rear.	Application Permitted	22.06.17
17/00672/FUL	Farnham Royal Parish Council	Mr C Jones & Ms M Plant C/o Selsdon Consultancy	Hazel Cottage Elm Close Farnham Common Buckinghamshire SL2 3NA	Porch, part single storey, part two storey side and rear extensions.	Application Permitted	06.06.17
17/00619/OUT	Farnham Royal Parish Council	Mr Philip Lewis	6 Common Wood Farnham Common Buckinghamshire SL2 3TY	Detached dwellinghouse.	Application refused	13.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00771/FUL	Farnham Royal Parish Council	Mr & Mrs Kumar C/o Mr S Dodd	Maple House Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	Single storey front, side and rear extensions incorporating integral garage and creation of first floor incorporating front and rear dormers.	Application refused	21.06.17
17/00795/FUL	Farnham Royal Parish Council	Mr Richard Beagle C/o Mr Stuart Keen	Ashworth Cherry Tree Road Farnham Royal Buckinghamshire SL2 3EF	Two storey front extension and single storey rear extension, new roof over existing first floor.	Application Permitted	23.06.17
17/00800/FUL	Farnham Royal Parish Council	Mr S Samara	Samara Woods 9 Foxhollow Drive Farnham Common Buckinghamshire SL2 3HB	Roof extension incorporating rear dormer. (Amendment to Planning application 17/00196/FUL)	Application refused	23.06.17
17/00801/FUL	Farnham Royal Parish Council	Dr & Mrs Johnston C/o Mr Michael Jaquiss	14 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	First floor front extensions. Two storey rear extension and rear conservatory. Single storey rear extension to garage.	Application Permitted	23.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00739/CLOPED	Fulmer Parish Council	Mr V Singh C/o Mr D Williamson	Hawsgrove Cottage Hawswood Lane Fulmer Buckinghamshire SL9 7BN	Application for certificate of lawfulness for proposed: Single storey side extension.	Certificate of Lawful Use granted	15.06.17
17/00110/FUL	Gerrards Cross Town Council	Mr Stephen Mckenna	Victoria Cottage Bull Lane Gerrards Cross Buckinghamshire SL9 8RF	Extensions to convert chalet bungalow into dwellinghouse with accommodation in roof.	Application Permitted	23.06.17
17/00440/FUL	Gerrards Cross Town Council	Mr & Mrs Jaspal Singh C/o Clive Spencer	28 High Beeches Gerrards Cross Buckinghamshire SL9 7HX	Single storey rear extension and first floor rear extension incorporating roof alterations and gable wall including front and rear dormers. Conversion of garage into habitable accommodation.	Application Permitted	15.06.17
17/00629/FUL	Gerrards Cross Town Council	Miss Sophie Lavers C/o Mr Tom Patton	6 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EL	Construction of two semi-detached dwellings, including access, parking and associated works.	Application Permitted	01.06.17
17/00677/FUL	Gerrards Cross Town Council	Mr D Bhurji C/o Mr A B Jackson	26 The Uplands Gerrards Cross Buckinghamshire SL9 7JG	Single storey front, side and rear extensions.	Application Permitted	05.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00685/FUL	Gerrards Cross Town Council	Michael Mungavin	1-8 Ethorpe Crescent Gerrards Cross Buckinghamshire SL9 8PW	Conversion of existing roof space of the building to create 4 residential units of accommodation incorporating front, side and rear dormers.	Application Permitted	05.06.17
17/00632/CLOPED	Gerrards Cross Town Council	Mr Peter Lowe	White Cottage 39 Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7LA	Application for a Certificate of Lawfulness for proposed: single story rear extension.	Application refused	06.06.17
17/00693/FUL	Gerrards Cross Town Council	Mr Glynn C/o Gino Ferdenzi	Davan House 38 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Redevelopment of site to provide two detached dwellings.	Application refused	07.06.17
17/00695/FUL	Gerrards Cross Town Council	Mr J Porter C/o Gino Ferdenzi	14 Pinewood Close Gerrards Cross Buckinghamshire SL9 7DS	Single storey side and rear extension.	Application Permitted	06.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00646/OUT	Gerrards Cross Town Council	Mrs D Leschhorn	Waynflete Lodge 25 South Park Drive Gerrards Cross Buckinghamshire SL9 8JJ	Outline Application for new dwellinghouse.	Application refused	13.06.17
17/00690/FUL	Gerrards Cross Town Council	Mr & Mrs P Marsh C/o Mr Jeffrey Powell	Cedar Lodge St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Part two storey, part single storey rear extension and alterations to boundary treatments.	Application Permitted	13.06.17
17/00714/CAN	Gerrards Cross Town Council	Mr John Glasson	Voewood 3 Layters Way Gerrards Cross Buckinghamshire SL9 7QZ	Remove four Leylandii (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	27.06.17
17/00728/FUL	Gerrards Cross Town Council	Mr & Mrs O'Hara C/o Mrs Pamela Hollins	29 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Single storey rear extension.	Application Permitted	14.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00734/FUL	Gerrards Cross Town Council	Mr R. Pinfold C/o Declan Minoli	Roseland 80 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	Replacement dwellinghouse.	Application Permitted	15.06.17
17/00750/FUL	Gerrards Cross Town Council	Mr & Mrs Andrew Pennington Havard & Michele Hunter C/o Mr John Broderick	Ashlea House 46 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Single storey rear extension and rear dormer.	Application Permitted	16.06.17
17/00691/FUL	Gerrards Cross Town Council	Mr McMahon C/o Gino Ferdenzi	Garden Reach 12 Camp Road Gerrards Cross Buckinghamshire SL9 7PE	Redevelopment of site involving construction of two detached dwellinghouses, associated hardstanding, landscaping and new vehicular accesses. Dormer windows in existing detached garage to create additional accommodation. Renewal of Planning Permission 14/00417/FUL.	Application Permitted	16.06.17
17/00758/FUL	Gerrards Cross Town Council	Dr P Egger C/o Mr D Russell	Pinecote 8 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Single storey side extension and part single storey/part two storey side extension incorporating front/side/rear dormers (Amendment to planning permission 16/00772/FUL).	Application Permitted	16.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00761/TPO	Gerrards Cross Town Council	Mr Jon Challinor	Lynbury 14 South Park Crescent Gerrards Cross Buckinghamshire	T9 - Oak - Reduce crown by 30% _ Crown Clean; T10 Beech - Reduce crown by 30% _ Crown Clean; T21 Oak - Reduce crown by 30% _ Crown Clean. (SBDC TPO NO 6,1981 and 2,2001)	Application refused	19.06.17
17/00792/FUL	Gerrards Cross Town Council	Mr Martin Rowland C/o Mr Tim Waller	Land To Rear Of 42 Mill Lane Gerrards Cross Buckinghamshire	Construction of detached dwellinghouse and garage including vehicular access and hardstanding.	Application Permitted	22.06.17
17/00828/MISC	Gerrards Cross Town Council	Network Rail	Gerrards Cross Railway Station Station Approach Gerrards Cross Buckinghamshire SL9 8PP	Notification under A.1 of Class A, Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Repainting, lighting, repairs and replacement roofs	Approval is granted	22.06.17
17/00799/FUL	Gerrards Cross Town Council	Mr Ralph, Conrad Gamble C/o Mr Jack Hudspith	Russets 37 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QE	Part single/part first floor/part two storey front/side/rear extensions.	Application Permitted	23.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00813/TPO	Gerrards Cross Town Council	Mr David Reynolds C/o Mr Paul Morris	Elm House Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 ash - fell. (SBDC TPO NO 10, 1995)	Application Permitted	22.06.17
17/00815/FUL	Gerrards Cross Town Council	Mr & Mrs Patterson C/o Mrs Susanne Hardvendel	Berrynarbor 7 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Single storey rear extension, enlargement of front dormer, exterior cladding and alterations to the roof of the existing single storey side extension.	Application Permitted	27.06.17
17/00818/TPO	Gerrards Cross Town Council	Mrs Kay Groves C/o Andrea Nias	Cornerways 38 Mill Lane Gerrards Cross Buckinghamshire SL9 8BA	T1 Beech: Crown reduction up to two meters, removal of crossing limbs/deadwood and crown lift from garage to give 1.5-2 meter clearance. (SBDC TPO NO 5,2001)	Application Permitted	27.06.17
17/00822/TPO	Gerrards Cross Town Council	Mrs Thelma Howe C/o Mr Paul Morris	38 St Huberts Close Gerrards Cross Buckinghamshire SL9 7ER	T1 Oak - Fell (SBDC TPO No. 13, 1988)	Application Permitted	27.06.17
17/00850/NMA	Gerrards Cross Town Council	Mr Alex Seth	21 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Non Material Amendment to planning permission 17/00131/FUL to allow an increase by 20cm in the front line of the porch.	Application Permitted	01.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00854/TPO	Gerrards Cross Town Council	Mrs E Pinfold	Roseland 80 Camp Road Gerrards Cross Buckinghamshire SL9 7PB	T1 - Fir - fell (TPO no. 25, 1995).	Application Permitted	27.06.17
17/00834/FUL	Gerrards Cross Town Council	Mr Ian Lindsey	Cherry Croft 26 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QQ	<p>Detached outbuilding.</p> <p>The outhouse replaces 2 pre-existing buildings of similar footprint, a wooden garden shed and children's cubby, which were rotting and beginning to fall down, which have been pulled down.</p> <p>The 2 previous buildings, and the proposed outhouse, were and would be hidden from view by us and our neighbours each side, by a row of tall screening conifers and other pre-existing trees that sit in front of the space.</p> <p>The proposed function of the room would be to provide a private lit and heated space for day time child recreation or office use.</p>	Application Withdrawn	27.06.17
17/00752/CLOPED	Gerrards Cross Town Council	Mr & Mrs R Kharbanda	41 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Application for a Certificate of Lawfulness for proposed: Formation of vehicular access.	Application Permitted	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00874/GPDE	Gerrards Cross Town Council	Mr Jain C/o Mr Harmeet Minhas	60 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A for Single storey rear extension (Dimensions D 6m, MH 3.14m, EH 2.76)	Prior approval is not required	20.06.17
17/01005/NMA	Hedgerley Parish Council	Mrs S Lawani C/o Selsdon Consultancy	Homelea Gregory Road Hedgerley Buckinghamshire SL2 3XL	Non-material amendment to planning permission 16/02241/FUL to: alter the single storey rear roof from pitched to flat.	Application Permitted	27.06.17
17/00565/REM	Iver Parish Council	Mr W White C/o Mrs M. Rozycka	Land Adjacent 74 Trewarden Avenue Iver Heath Buckinghamshire	Construction of 4 dwellinghouses (Details of access, position of first floor windows, parking, external materials and landscaping following Outline application 15/01418/OUT).	Application Permitted	02.06.17
17/00680/FUL	Iver Parish Council	Mr Alastair Hill C/o Mr Gurveer Choda	Furry Glen 2 Love Lane Iver Buckinghamshire SL0 9QZ	Part single storey/part two storey rear extensions.	Application Permitted	05.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00671/FUL	Iver Parish Council	Mr Michael Catchpole C/o Selsdon Consultancy	83 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Single storey front attached garage.	Application Permitted	06.06.17
17/00687/CLOPED	Iver Parish Council	Mrs Eileen O'Hara C/o Mr S Dodd	Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Application for a Lawful Development Certificate for Proposed use: Two storey rear extension.	Certificate of Lawful Use granted	06.06.17
17/00688/FUL	Iver Parish Council	Mrs Eileen O'Hara C/o Mr S Dodd	Wood Lane Farm Wood Lane Iver Heath Buckinghamshire SL0 0LD	Conversion of outbuilding into a separate residential dwelling.	Application refused	07.06.17
17/00650/CLOPED	Iver Parish Council	Mrs Geeta Goswami C/o Mr Jagir Bhachu	115 Thorney Mill Road Iver Buckinghamshire SL0 9AH	Proposed loft conversion with side dormer and rooflights	Certificate of Lawful Use granted	13.06.17
17/00716/FUL	Iver Parish Council	Mr & Mrs Clerkin C/o Mr John O'Keeffe	14 Thorney Lane South Iver Buckinghamshire SL0 9AE	Front porch and car port, part single storey/ part two storey side/rear extension incorporating rooflights.	Application refused	13.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00742/TPO	Iver Parish Council	Sharon Austin C/o Daniel Wilson	24 Cedar Close Iver Heath Buckinghamshire SL0 0QX	T1 Eucalyptus - Repollard to previous pollarding points (Area A.1., SBDC TPO No. 5, 1989).	Application Permitted	15.06.17
17/00651/FUL	Iver Parish Council	Mr R Pannu C/o Mr Mav Sandhu	Baytrees Cottage Sutton Lane Slough Buckinghamshire SL3 8AH	Conversion and extension of existing dwelling to provide 4 self-contained flats incorporating off-street parking and associated landscaping.	Application refused	23.06.17
17/00675/FUL	Iver Parish Council	Miss Joanne Warrior	101 Swallow Street Iver Buckinghamshire SL0 0ET	Two storey side extension and single storey rear extension.	Application Permitted	14.06.17
17/00667/CLOP ED	Iver Parish Council	Mrs Harjeet Samra	Kensington House Wood Lane Iver Heath Buckinghamshire SL0 0LE	Application for a Lawful Development Certificate for Proposed use: single storey rear extension.	Certificate of Lawful Use granted	16.06.17
17/00786/CROS	Iver Parish Council	Jonathan Binks	Iver Railway Station Wellesley Avenue Iver Buckinghamshire SL0 9AU	Application under Schedule 7 of the Crossrail Act 2008 for approval of Plans and Specifications for the installation of support structures at Iver Station.	Application Permitted	20.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00788/FUL	Iver Parish Council	Mr & Mrs Cummings C/o Miss Ella Cole	1 Pleasant Cottages Uxbridge Road Iver Heath Buckinghamshire SL0 0LR	Rear conservatory.	Application Permitted	21.06.17
17/00395/TPO	Iver Parish Council	Mr Y Vatish C/o Pinewood Tree Care	85A Thornbridge Road Iver Heath Buckinghamshire SL0 0QB	Oak (T1) - 15% crown reduction (SBDC TPO No 5, 1989).	Application refused	22.06.17
17/00796/GPDE	Iver Parish Council	Mr And Mrs Mayling C/o Mr Gary Pottle	157 High Street Iver Buckinghamshire SL0 9QB	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 5.3m, MH 3m, EH 3m).	Application refused	08.06.17
17/00808/FUL	Iver Parish Council	Ms Tracy Lobjoit C/o Mr Nigel Fallon	3 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Retrospective application for a single storey rear extension.	Application Permitted	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00812/TNOT	Iver Parish Council	C/o Fiona Kadama	Land To The North Of Railway Line And West Of Thorney Lane North Iver Buckinghamshire	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 16 of Schedule 2 for the installation of a 21 metre high lattice tower supporting 2no antennas, 1no 600mm dish along with 1no ground based equipment cabinet.	Approval is granted	26.06.17
17/00871/NMA	Iver Parish Council	Rav Hayer	Richings House Main Drive Iver Buckinghamshire SL0 9DP	Non Material Amendment to planning permission 15/00854/FUL to allow repositioning of windows.	Application Permitted	07.06.17
17/00820/GPDE	Iver Parish Council	Mr Hardeep Nota C/o Mr Ranbir Bhogal	9 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 2.9m, EH 2.48m).	Approval is granted	21.06.17
17/00918/FUL	Iver Parish Council	Mr Sambhy C/o Mr Manpreet Matharoo	11 Richings Way Iver Buckinghamshire SL0 9DA	Replacement dwellinghouse.	Application Withdrawn	27.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00920/CM	Iver Parish Council	Bucks County Council	Park Lodge Quarry Pinewood Road Iver Heath Buckinghamshire SLO ONE	Variation to condition 1 of planning permission CM/03/14 to provide for the continuation of mineral extraction and processing and site restoration until 31 OCTOBER 2017 , with the exception of Phase 11 which is to be restored by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 19 August 2016.	Objections	08.06.17
17/00921/CM	Iver Parish Council	Bucks County Council	Park Lodge Quarry Pinewood Road Iver Heath Buckinghamshire SLO ONE	Variation to condition 1 of planning permission CM/04/14 to provide for the continuation of mineral extraction and processing and site restoration until 31 OCTOBER 2017, with the exception of Phase 11 which is to be restored by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 19 August 2016.	Objections	08.06.17
17/00922/CM	Iver Parish Council	Bucks County Council	Park Lodge Quarry Pinewood Road Iver Heath Buckinghamshire SLO ONE	Variation to condition 2 of planning permission CM/01/14 to provide for the continuation of mineral extraction and processing and site restoration until 31 OCTOBER 2017, with the exception of Phase 11 which is to be restored by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 19 August 2016.	Objections	08.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00924/CM	Iver Parish Council	Bucks County Council	Park Lodge Quarry Pinewood Road Iver Heath Buckinghamshire SLO ONE	Variation to condition 1 of planning permission CM/02/14 to provide for the continuation of mineral extraction and processing and site restoration until 31 OCTOBER 2017, with the exception of Phase 11 which is to be restored by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 19 August 2016.	Objections	08.06.17
17/00957/TPO	Iver Parish Council	Hazlevine C/o Miss Taylor Kilgour	Iver Lodge Bangors Road South Iver Buckinghamshire SLO 0AW	Various tree surgery work and removal of three ash and one lime. (SBDC TPO No. 10, 2009).	Application Permitted	21.06.17
17/01110/NMA	Iver Parish Council	Leo Archutowski	73 Bathurst Walk Iver Buckinghamshire SLO 9EF	Non-material amendment condition to planning permission 16/01391/FUL to allow addition of first floor extension.	Application Withdrawn	22.06.17
17/00070/TEMP	Stoke Poges Parish Council	C/o Dr. Bob Newell	The Park Wexham Road Wexham Buckinghamshire SL2 5QR	Temporary use of 400 car parking spaces (currently 300 spaces) for staff (Extension of Temporary Planning Permission 14/02454/FUL)	Temporary planning permission granted	02.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00480/FUL	Stoke Poges Parish Council	Mr Vinay Mehra	The Old Post Office Hollybush Hill Stoke Poges Buckinghamshire SL2 4PW	Construction of timber fence and electric sliding gates.	Application Permitted	20.06.17
17/00692/TPO	Stoke Poges Parish Council	Miss Angel O'Brien	Sinclair House Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Oak (in front garden)- Reduce 3-4m. Horse Chestnut (in front garden) -Reduce by 4m. Horn Beam (in front garden) -Prune back by 2m.Oak (in back garden) prune by 2m & remove lower left stem. Sycamore (in back garden) - prune by 2m and remove lowest stem back to the main trunk. (SBDC TPO NO 22,1997)	Part Consent/Part Refusal (See decision)	06.06.17
17/00705/FUL	Stoke Poges Parish Council	Mr S Rajput C/o Mr Bjorn Hall	Boundary Meadow Collum Green Road Stoke Poges Buckinghamshire SL2 4BB	Detached garage.	Application refused	08.06.17
17/00711/FUL	Stoke Poges Parish Council	Mr S Quaty C/o Peter Slator	37 Bunby Road Stoke Poges Buckinghamshire SL2 4BS	Front porch. Part single storey/ part two storey front/side/rear extension.	Application Permitted	16.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00730/TPO	Stoke Poges Parish Council	Mr Michael Hastings	50 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T1 Pine - Reduce height by 10 feet and removal of two lower branches. T2 Pine - Fell or Crown Thinning (SBDC TPO No 12,2003)	Part Consent/Part Refusal (See decision)	14.06.17
17/00797/TPO	Stoke Poges Parish Council	Mrs B Amin C/o Mr Andrew Ellis	Sinclair House Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	T3 hornbeam - branch clearance from garage not to exceed 2 metres. T4 oak - 3 metres from ground level the cutting back of overhanging branches is not to exceed 2-3 metres. T2 oak - crown reduction by 2-3 metres. T1 horse chestnut - crown reduction by 2-3 metres. (SBDC TPO No. 22, 1997).	Part Consent/Part Refusal (See decision)	22.06.17
17/00696/FUL	Stoke Poges Parish Council	Mr & Mrs M. & B. Allen C/o Mr Christopher George	Bramshaw House 8 Duffield Park Stoke Poges Buckinghamshire SL2 4HY	First floor side extension.	Application Permitted	27.06.17
17/00791/GPDE	Stoke Poges Parish Council	Mr Lenci Dragoshi C/o Mr Devan Mistry	19 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6.0m, MH 4.0m, EH 2.50m).	Approval is granted	08.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00860/NMA	Stoke Poges Parish Council	Taylor Wimpey West London C/o Mr Geoff Armstrong	Stoke House 26 Mobbs Close Stoke Poges Buckinghamshire	Non-Material Amendment to planning permission 14/02354/FUL: For the small reduction in size of the bin compound and erection of gas meter enclosure.	Application Permitted	14.06.17
16/01895/FUL	Taplow Parish Council	Mr Steve Vinden C/o Mr Nick Laister	Odds Farm Wooburn Common Road Taplow Buckinghamshire HP10 0LA	Replacement building incorporating childrens' nursery (Amendment to Planning Permission Ref: 15/01348/FUL).	Application Permitted	08.06.17
17/00678/ADJ	Taplow Parish Council	The Royal Borough Of Windsor & Maidenhead	Land West Of Crown Lane Including Part Hines Meadow Car Park And La Roche And The Colonnade High Street Maidenhead Berkshire	Reserved Matters Application (Landscaping) for redevelopment following demolition of part of Hines Meadow car park, La Roche and The Colonnade (Summary) (Ref No 17/00680/REM).	No Objection	14.06.17
17/00762/TPO	Taplow Parish Council	Mrs V Bordoulais C/o Mr Mathew Samways	Taplow House Hotel Berry Hill Taplow Buckinghamshire SL6 0DA	Various tree works. SBDC TPO No. 1, 1958.	Application Permitted	19.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00785/CROS	Taplow Parish Council	Jonathan Binks	Taplow Railway Station Approach Road Taplow Buckinghamshire SL6 0NP	Application under Schedule 7 of the Crossrail Act 2008 for approval of Plans and Specifications for equipment support at Taplow Station.	Approval is granted	21.06.17
17/00838/ADJ	Taplow Parish Council	Jennifer Jackson	Out Of Area Land West Of Crown Lane Part Hines Meadow Car Park La Roche And The Colnade High Street Maidenhead Berkshire	Demolition of part of Hines Meadow Car Park (Ref 17/01227).	No Objection	15.06.17
17/00512/CLOPED	Wexham Parish Council	Mr Sukh Khanke C/o Ms Adrienne Gawne-Cain	The Cottage Old House Court Church Lane Wexham Buckinghamshire SL3 6LN	Application for a Certificate of Lawfulness for Proposed: Two storey front extension, two outbuildings and related works to existing residential property.	Part Consent/Part Refusal (See decision)	26.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00659/LBC	Wexham Parish Council	Vivenda Regina NV C/o Ms Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Listed Building Application for : Alterations to the main house to facilitate works to provide a hotel including removal of modern additions, repairs and other internal alterations.	Application Permitted	02.06.17
17/00661/LBC	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Listed Building Application for replacement main entrance steps and the installation of a concealed disabled access platform lift.	Application Permitted	08.06.17
17/00663/NMA	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Non-material amendment condition 2 to planning permission 16/01732/FUL and 16/01733/LBC for alterations to replacement main entrance steps and concealed platform lift	Application Permitted	08.06.17
17/00664/NMA	Wexham Parish Council	Vivenda Regina NV C/o Ms Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Non-material amendment condition 2 to planning permission 11/01528/FUL and 15/02373/RVC to allow alterations to the main house to facilitate works to provide a hotel including removal of modern additions, repairs and other internal alterations.	Application Permitted	05.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00347/OUT	Wexham Parish Council	Mrs Jennry Brumby C/o Henry Doble	Land Adjoining Love Hill Farm House Love Hill Lane Iver Buckinghamshire SL3 6DE	Outline Application for: Erection of dwelling to supervise a horticultural business at Cherry Orchard Nursery.	Application Permitted	23.06.17
17/01044/CM	Wexham Parish Council	Buckinghamshire County Council	All Souls Farm Quarry Wexham Park Lane Wexham Buckinghamshire SL3 6LA	Variation of condition 1 attached to planning consent CM/27/16 to extend the end date for the continued recycling of inert waste until 30th June 2018	No Objection	26.06.17
17/01045/CM	Wexham Parish Council	Buckinghamshire County Council	All Souls Farm Quarry Wexham Park Lane Wexham Buckinghamshire SL3 6LA	Variation of condition 1 attached to planning consent CM/25/16 to extend the end date for the Grangewood Flood Alleviation Scheme and extraction of sand and gravel from western area until 30th June 2018	No Objection	26.06.17

OUTSTANDING ENFORCEMENT NOTICES
(AS AT 3RD JULY 2017 FOR 12TH JULY 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>(1) PREVIOUS EN UPHELD ON APPEAL. COMPLIED INITIALLY. CURRENTLY – JUNE 2012 – BEING CLEARED.</p> <p>[(2) & (3) APPEALS]– (2) GROUND A & D (3) GROUND A, F & G. – PI – 17/18.6.08 – DECISION 27.6.08. EN’S UPHELD AS AMENDED AND PARTIAL AWARD OF COSTS.</p> <p>(2) 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>(3) 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 13TH MAY 2014. NEGOTIATIONS TAKING PLACE RE THE RELOCATING OF THE ANIMAL SANCTUARY – ON GOING. 7.8.15 – OFFICERS HAVE BEEN INFORMED THAT CONFIDENTIAL NEGOTIATIONS ARE STILL ONGOING. 7.9.15 – RELOCATION OF THE ANIMAL SANCTUARY DUE TO TAKE PLACE BY JANUARY 2016. 13.1.16 – OFFICERS INFORMED THAT AGREEMENT NOW REACHED RE LAND ONTO WHICH THE SANCTUARY WILL BE RELOCATIONG. EXACT MOVE DATE TBC BY ENF TEAM. 8.6.16 – ENFORCEMENT OFFICER MEETING ON 9.6.2016 RE RE-LOCATION. 13.7.16 – OFFICERS ATTENDED MEETING AND PROGRESS HAS BEEN MADE. SITE VISIT PENDING TO CONFIRM THE MOVING DATE. 18.8.16 – PROGRESS BEING MADE REGARDING RELOCATION. FURTHER SITE VISITS TO BE UNDERTAKEN TO MONITOR PROGRESS. 28.9.16 – PROGRESS CONTINUES TO BE MADE REGARDING THE RE-LOCATION</p>			

OF THE ANIMAL SANCTUARY. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW PROGRESS. 12.12.16 – OFFICERS HAVE BEEN ADVISED THAT SANCTUARY IS NOT NOW RELOCATING. ENFORCEMENT MANAGER IS REVIEWING THE CURRENT POSITION AND LIAISING WITH OWNERS/INTERESTED PARTIES AS TO WAY FORWARD. 6.3.2017 – PLANNING CONTRAVENTION NOTICE ISSUED ON 20.2.2017. 5.6.2017 – ON-GOING MONITORING OF SITE BY ENF TEAM.

PROPERTY	AREA 2, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1219)
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE
1. TSN – IMPORTATION AND MOVEMENT OF EARTH/MATERIALS TO RE-PROFILE THE LAND.	28.7.11 CON. BODY	29.7.11	29.7.11
2. DITTO BREACH AT 1. – EN AND SN	24.8.11 CON. BODY	25.8.11	25.8.11 – SN 10.2.12 – EN
3. WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND FROM USE FOR RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE OF THE LAND AS A GYPSY AND TRAVELLER SITE, THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY AND THE STORAGE OF MATERIALS ON THE LAND (“UNAUTHORISED USES”) TOGETHER WITH THE ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT UNDERTAKEN (INCLUDING THE IMPORTATION OF EARTH AND MATERIALS FOR THE PURPOSES OF RE-PROFILING THE LAND AND THE CONSTRUCTION OF A VEHICULAR ACCESS) TO FACILITATE THESE UNAUTHORISED USES.	27.5.15	1.6.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)
REMARKS			
<p>TEMP. STOP NOTICE ISSUED – CON. BODY APPROVAL. WARNING LETTER RE FURTHER BREACH RE RESIDENTIAL USE. PCN ISSUED DATED 5.8.11. CON. BODY AGREED TO ISSUE AN EN AND SN RE THE OP. DEVELOPMENT – SN TAKES IMMEDIATE EFFECT, NO RIGHT OF APPEAL. NO FURTHER WORKS UNDERTAKEN AREA 2– TSN/SN THEREFORE EFFECTIVE TO CURTAIL BREACH. EN APPEAL 4.10.11 – A, F AND G – WITHDRAWN 10.1.12 – EN TAKES IMMEDIATE EFFECT – ONE MONTH COMPLIANCE. FURTHER BREACHES UNDER INVESTIGATION. SV 14/15.12.11. PA – 31.1.12 RECEIVED 12/00162/FUL – RECEIVED 1.2.12 RE AREA 2 RE RETENTION OF PART OF THE HARDSTANDING, ERECTION OF FENCING AND TREE PLANTING – REFUSED 16.3.12 – APPEALED 16.4.12 BUT DECLARED INVALID BY PINS AS OUT OF TIME (26.7.12). SV - FURTHER BREACHES RE RESIDENTIAL USE AND FENCING AND BREACH OF EN. INFORMED PA PENDING – PCN ISSUED SEPT 2012. PCN RESPONSE RECEIVED NOV 2012.</p> <p>PA REF 12/01990/FUL RECEIVED ON 14.12.12 FOR CHANGE OF USE OF LAND TO 1 GYPSY PITCH FOR STATIONING OF ONE MOBILE HOME AND CARAVANS FOR RESIDENTIAL USE, CONSTRUCTION OF BUILDING FOR ANCILLARY USE AS UTILITY/DAYROOM AND THE FORMATION OF HARDSTANDING. PLANNING APPLICATION REFUSED 8.2.13. SV UNDERTAKEN 4.9.13. NO CHANGES ON SITE WHICH REQUIRED IMMEDIATE ACTION. ON GOING ENFORCEMENT INVESTIGATION. 16.3.15 – PCN ISSUED AND SERVED ON OWNERS AND OCCUPIERS. 1.6.15 – ENF NOTICE ISSUED AND SERVED. EFFECTIVE DATE 13.7.2015. 26.6.15 – APPEAL RECEIVED – GROUND – F – WRITTEN REPS REQUESTED. 10.7.15 – SECOND APPEAL RECEIVED – GROUNDS A, B, D, F AND G – INQUIRY REQUESTED. 20.8.15 – APPEALS TO BE DETERMINED AT A PUBLIC INQUIRY. DATE OF INQUIRY – 28th JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11TH OCTOBER 2016 FOR 3-4 DAYS. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED AND ENFORCEMENT NOTICE UPHELD (AS VARIED). <u>8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.</u></p>			

PROPERTY	AREA 1, ALDERBOURNE COTTAGE, FULMER LANE		FULMER (1229)	
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
UNAUTHORISED MATERIAL CHANGE OF USE OF THE LAND FROM A MIXED USE FOR RESIDENTIAL PURPOSES AND USE OF OUTBUILDINGS AS A WORKSHOP AND OFFICE AND FOR STORAGE AND RESIDENTIAL PURPOSES ANCILLARY TO ALDERBOURNE COTTAGE TO A MIXED USE COMPRISING GYPSY AND TRAVELLER SITE; USE OF OUTBUILDINGS FOR RESIDENTIAL PURPOSES ANCILARY TO USE AS A GYPSY & TRAVELLER SITE AND THE STATIONING, PARKING AND/OR STORAGE OF COMMERCIAL VEHICLES AND MACHINERY TOGETHER WITH ASSOCIATED WORKS AND OPERATIONAL DEVELOPMENT.	28.4.15	29.4.15	6/8 MONTHS (REVISED FOLLOWING APPEAL TO 12/14 MONTHS – MAY 2018)	
REMARKS				
NO ENFORCEMENT TO DATE BUT BREACHES – NOW A SEPARATE PLANNING UNIT TO AREA 2 ABOVE. PA – 31.1.12 RECEIVED 12/00153/FUL – RECEIVED 30.1.12 RE AREA 1 – 2 CARAVANS – COMMITTEE REFUSED 5.9.12 – REFUSAL NOTICE 19.9.12. – APPEAL RECEIVED ON 21.11.12, HEARING REQUESTED – NO DATE AS YET. FURTHER BREACHES BEING INVESTIGATED – SV 4.5.12 AND 18.5.12 – GATES/FENCING/BRICK PIERS, LANDSCAPING BUSINESS – EN WARNING AS PRECURSOR TO FURTHER EN. 4 DAY PUBLIC INQUIRY HELD FROM 16-19 JULY 2013 (INCL). DECISION EXPECTED TO BE RECEIVED ON 29.9.13, BUT RECENTLY CALLED-IN BY SOS. DECISION EXPECTED BY 28.01.14 AND STILL AWAITED AS AT 27.3.14. STILL AWAITED AS OF 20.5.14. SOS DECISION RECIVED; APPEAL DISMISSED 3 rd 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 TH JUNE 2016 FOR 4 DAYS. 29.6.16 - INQUIRY ADJOURNED AFTER 2 DAYS TO 11 TH OCTOBER 2016 FOR 3-4 DAYS.. 17.10.16 – AWAIT APPEAL DECISION. 16.3.2017 – APPEALS DISMISSED. ENFORCEMENT NOTICE UPHELD (AS VARIED). 8.5.2017 - COMPLIANCE WITH EN WILL BE MONITORED BY THE ENF TEAM.				

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

ABSENCE – FINE £4000 PLUS £15 VICTIM SURCHARGE AND £4000 COSTS. INFORMED APPEAL PENDING – FORMS RE APPEAL OUT OF TIME PROVIDED BY COURT.

JUDICIAL REVIEW HIGH COURT APPLICATION FOR PERMISSION JULY 2012 TO PURSUE A CLAIM RE DECISION NOT TO WITHDRAW EN/PROSECUTION. 8.2.13 PERMISSION FOR JR REFUSED. RENEWAL APPLICATION MADE ON 15.2.13. MATTER LISTED FOR AN ORAL HEARING ON 10.5.13.

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

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

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

THE MORTGAGEE HAS TAKEN POSSESSION OF THE PROPERTY. THERE ARE A NUMBER OF COMPLEX LEGAL ISSUES FOR THE MORTGAGEE TO CONSIDER IN RESPECT OF THE DUTIES IT OWES TO THE LEGAL OWNER. IT IS UNDERSTOOD THAT THE PROPERTY IS BEING AUCTIONED. SEVERAL ENQUIRIES FROM INTERESTED PARTIES HAVE BEEN MADE ABOUT THE NOTICE AND INFORMATION HAS BEEN PROVIDED. 7.8.15 – OFFICERS CONTINUE TO BE IN CONTACT WITH THE MORTGAGEES ABOUT PROGRESS REGARDING THE DISPOSAL OF THE PROPERTY. HOWEVER EXACT DETAILS OF THE POSITION STILL REMAIN CONFIDENTIAL. 18.8.15 – OFFICERS INFORMED PROPERTY SOLD AT AUCTION. ENQUIRIES BEING MADE RE NEW OWNERS AND COMPLIANCE WITH THE ENFORCEMENT NOTICE WILL THEN BE PURSUED. 1.10.15 – CONTACT MADE WITH NEW OWNER WHO WILL BE MEETING WITH OFFICERS IN ORDER TO PROGRESS COMPLIANCE WITH THE ENFORCEMENT NOTICE. 26.11.15 – OFFICERS HAVE BEEN ADVISED THAT THE OWNER HAS NOW ENGAGED A PLANNING AGENT WHO WILL BE SEEKING PRE-APP ADVICE FROM THE COUNCIL. 27.1.16 – CURRENT OWNER NOW SEEKING PRE-APP ADVICE. OFFICERS INFORMED THAT PROPERTY UNDER OFFER VIA AUCTION. 29.3.16 – PROPERTY SOLD AGAIN – ENQUIRIES BEING MADE RE NEW OWNERS. 27.5.16 – NEW OWNERS BEING CONTACTED BY ENF TEAM RE COMPLIANCE WITH ENF NOTICE. 8.6.16 – LETTERS NOW SENT TO NEW OWNERS RE COMPLIANCE WITH ENF NOTICE. AWAIT A REPLY. 12.7.16 – ENF OFFICERS HAD MEETING WITH NEW OWNERS – PROPOSALS TO BE SUBMITTED TO THE COUNCIL. 14.11.16 – ENFORCEMENT MANAGER TO REVIEW AND LETTERS TO BE SENT TO CURRENT OWNERS REGARDING COMPLIANCE WITH ENFORCEMENT NOTICE. 6.2.2017 – LETTER SENT TO OWNERS TO ARRANGE AN ENFORCEMENT NOTICE COMPLIANCE SITE VISIT. 2.3.2017 – SITE VISIT UNDERTAKEN TO CHECK CURRENT POSITION ON SITE. 3.7.2017 – PROGRESS NOW BEING MADE WITH THE NEW OWNERS RE COMPLIANCE WITH THE EN.

PROPERTY	SOUTH END COTTAGE, MIDDLE GREEN, WEXHAM, BUCKS SL3 6BS – 14/00004/APPENF.	WEXHAM (1333)		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION THE ERECTION OF A TWO STOREY OUTBUILDING WITH ASSOCIATED CONCRETE SUPPORTS	7.5.14	9.5.14	19.9.14 (REVISED FOLLOWING APPEAL TO 28.7.15)	
REMARKS				
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 TH 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 TH 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. 3.4.2017 – SUBSTANTIAL PROGRESS MADE RE COMPLIANCE WITH S215 NOTICE – ON-GOING MONITORING OF SITE BY ENF TEAM.				

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 th JULY 2016 - FOR ONE DAY. 5.7.16 – AWAITING APPEAL DECISION. 3.8.16 – APPEALS DISMISSED AND ENFORCEMENT NOTICES UPHELD (AS VARIED). PARTIAL COSTS AWARDED TO THE COUNCIL. <u>17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM.</u>				

PROPERTY	14 WOORBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE	BEACONSFIELD SB000216		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.	21.4.16	27.4.16	8.12.16 (AMENDED AT APPEAL TO 12.12.2017) – SUBJECT TO HIGH COURT CHALLENGES.	
REMARKS				
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE 2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION. 12.12.2016 – PLANNING AND ENFORCEMENT NOTICE APPEALS DISMISSED AND ENFORCMENT NOTICE UPHELD (AS VARIED RE COMPLIANCE PERIOD. APPELLANT'S COSTS APPLICATION REFUSED. COMPLIANCE WITH THE NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. 21.1.2017 – HIGH COURT CHALLENGES LODGED BY OWNER AGAINST SEC OF STATE APPEAL DECISIONS. PERMISSION HEARING DATE – APRIL 2017 - TBC. 6.3.2017 – PERMISSION HEARINGS IN THE HIGH COURT LISTED ON 12.4.2017. <u>12.4.2017 – PERMISSION GRANTED FOR S289 CHALLENGE RE TIME TO COMPLY WITH ENF NOTICE. FULL HEARING DATE TBC. PERMISSION REFUSED RE S288 AND JR CHALLENGES.</u>				

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	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING APPEAL TO 18.11.17)	

ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND WORKSHOP.			
REMARKS			
4.8.16 - ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 15.9. 2016. 14.9.16 - APPEAL RECEIVED - GROUND A – WRITTEN REPS REQUESTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 17.10.16 – STIL AWAIT CONFIRMATION FROM PIN THAT APPEAL IS VALID. 14.11.16 – APPEAL VALIDATED BY PIN – APPEAL TO BE DETERMINED BY WRITTEN REPRESENTATIONS. 18.5.2017 – APPEAL DISMISSED. EN UPHELD WITH NEW PLAN. 3.7.2017 - COMPLIANCE WITH NOTICE TO BE MONITORED BY ENFORCEMENT TEAM.			

PROPERTY	LAND AT MOSQUE AL MOHSIN, WINDMILL ROAD, FULMER, BUCKS SL3 6HF (ALSO KNOWN AS LAND ON THE EAST SIDE OF WINDMILL ROAD, FULMER, SLOUGH)	FULMER SB000423		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF TWO BUILDINGS ONE WITH AN ASSOCIATED COVERED WALKWAY.	26.10.16	30.11.16	11.4.2017	
WITHOUT PLANNING PERMISSION, ENGINEERING OPERATIONS INCLUDING THE IMPORTATION OF MATERIAL AND THE RE-GRADING OF LAND, THE FORMATION OF A CONCRETE SUB-BASE, THE FORMATION OF A PLATFORM (FORMED OF METAL SUBFRAME AND SURFACE FLOORING) AND THE INSTALLATION OF PERMENANT UMBRELLAS TO FORM AN OUTDOOR PRAYER AREA AND THE INSTALLATION OF RETAINING WALLS, STEPS AND PAVING.	26.10.16	30.11.16	11.7.2017	
WITHOUT PLANNING PERMISSION, THE CONSTRUCTION OF A BUILDING AND THE INSTALLATION OF EXERCISE EQUIPMENT CONSISTING OF VERTICAL POSTS WITH METAL CROSSBARS.	26.10.16	30.11.16	11.4.2017	
REMARKS				
30.11.16 - THREE ENFORCEMENT NOTICES ISSUED AND SERVED. EFFECTIVE DATE –11.1.2017 IF NO APPEALS LODGED. 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. 5.8.2017 – PINS HAVE NOW VALIDATED APPEALS. TO BE DETERMINED BY WRITTEN REPRESENTATIONS. AWAIT DECISION.				

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

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Sustainable Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2016 – 30 June 2017

Planning appeals allowed (incl enforcement)

29.4% (5 out of 17) against a target of 30%.

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

29.4% (5 out of 17). No target set.

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

33.3% (1 out of 3). No target set.

Appeals Lodged

Planning Appeals Lodged

		<u>Date Received</u>
(a)	16/02253/FUL Mr A Howarth Erection of a detached building comprising 6 apartments with basement parking. (Amendment to Planning Permission 15/01316/FUL) 96 Gregories Road, Beaconsfield	26/05/2017
(b)	17/00506/FUL Mr S Dosanjh Replacement detached dwelling with integral garage, front boundary wall with gates and associated landscaping. The Priory, 57 High Beeches, Gerrards Cross	05/06/2017
(c)	17/00294/FUL Mr Karmjit Sidhu Erection of one metre high front boundary wall, with brick pillars to a max height of 2 metres along with metal railings and metal gates. Erection of 1.8 metre High railings to part of both left and right side boundaries. 27 Green Lane, Burnham	09/06/2017
(d)	17/00108/FUL Mr B S Khurl Glazed cover over existing swimming pool. Navarone, Wood Lane, Iver Heath	11/06/2017

Planning Appeals Lodged continued

			<u>Date Received</u>
(e)	17/00429/FUL Mr T Robinson	Change of Use from glasshouse to car sales room. Pinewood Nurseries Ltd, Wexham Street, Stoke Poges	14/06/2017
(f)	16/02032/CLUED Mrs Ann Delany	Application for Certificate of Lawfulness for Existing: mixed use of land as residential, stabling and caravan site. Qumran, Riding Lane, Beaconsfield	15/06/2017
(g)	17/00383/FUL Mr N Rowland-Hill	One pair of semi-detached dwellings with new vehicular and pedestrian access. Land Adjacent To The Plough Inn, Wexham Street, Stoke Poges	22/06/2017
(h)	16/02067/FUL Mr Jake Davies	Detached chalet bungalow. 29 Decies Way Stoke Poges	26/06/2017
(i)	17/00298/FUL Mr Jake Davies	Detached chalet bungalow. 29 Decies Way Stoke Poges	26/06/2017
(j)	17/00492/FUL Mr Mike Lewis	Single storey rear extension. Haywood Cottage, Tilehouse Lane, Denham	27/06/2017
(k)	16/02193/OUT Mr C Lindsay	Outline Application for: Detached dwelling. Land Adjacent To Cedar House, Main Drive, Iver	29/06/2017
(l)	17/00651/FUL Mr R Pannu	Conversion and extension of existing dwelling to provide 4 self-contained flats incorporating off-street parking and associated landscaping. Baytrees Cottage, Sutton Lane, Slough	29/06/2017
(m)	16/02437/FUL Mr J Diwan	Replacement dwelling and construction of vehicular access. 3 Clevehurst Close, Stoke Poges	30/06/2017

Appeal Decisions

Planning Appeal Decisions		<u>Date of decision</u>
(a)	16/01262/FUL Mr Terry Daniel	Redevelopment of site to provide two detached dwellings with associated access and landscaping. Land South of Rowley Lane, Wexham
<u>Appeal Allowed - D</u>		
(b)	16/01123/FUL Ms D Panagiotidou	Construction of vehicular access and associated hardstanding. 53 Leas Drive, Iver
<u>Appeal Dismissed - D</u>		
(c)	16/02051/FUL Mr Jason Randall	Proposed extensions/alterations to former doctor's surgery to create a one bed dwelling and creation of additional vehicular access. Land adj 3 Minton Rise, Burnham
<u>Appeal Dismissed - D</u>		
(d)	16/02354/FUL Mr Ricky Bika	Part two storey, part single storey front/side/rear extension. 41 St Huberts Close, Gerrards Cross
<u>Appeal Dismissed – CC</u>		
(e)	16/01559/FUL Mr Joe Atkinson	Demolition of existing stable blocks and replace with a new custom build dwelling with associated garage block and stables. Land Adjacent To Brick House, Brickfield Lane, Burnham
<u>Appeal Dismissed - D</u>		
(f)	16/00870/FUL Mr and Mrs Grundon	Replacement dwelling. Tara Stud, Colley Hill Lane, Hedgerley
<u>Appeal Dismissed - D</u>		

Planning Appeal Decisions continued

Date of
decision

- | | | | |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (g) | 16/01957/FUL
Logi Homes Lts | Replace detached dwelling with a pair of semi-detached dwellings with associated garaging and onsite parking.
10 Baring Crescent, Beaconsfield | 22/06/2017 |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Appeal Allowed - CC

- | | | | |
|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (h) | 15/01188/CLUED
Mr T Gutteridge | Application for a Certificate of Lawfulness for Existing: Use as a self-contained single dwellinghouse.
Brooklands Lodge, Oxford Road, Gerrards Cross | 22/06/2017 |
|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Appeal Dismissed - D

- | | | | |
|-----|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------|
| (i) | 16/01678/FUL
Bristol
Developments | Demolition of existing garages and construction of dwellinghouse.
Land adj to 5 Ellington Gardens, Taplow, SL6 0AY | 29/06/2017 |
|-----|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------|

Appeal Allowed - D

- | | | | |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (j) | 16/02182/RVC
Mr Kuba Diller | Removal of condition 9 of planning permission 05/00096/FUL to allow for permitted developments to be reinstated.
1A Clevehurst Close, Stoke Poges, SL2 4EP | 29/06/2017 |
|-----|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Appeal Allowed - D

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

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

SCHEDULE OF OUTSTANDING MATTERS

HIGH COURT

DATE	PREMISES
Full Hearing - TBC	<p><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></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. 12.4.2017 - Permission granted for S289 Challenge re extending the time to comply with the Enforcement Notice. Permission refused re S288 and JR challenges.</p>

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