



DEMOCRATIC AND ELECTORAL SERVICES

Dealt with by:	Democratic Services	Switchboard:	01895 837200
My Ref:		e-mail:	democraticservices@southbucks.gov.uk
Date:	1 August 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, 9TH AUGUST, 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 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 12 July 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.

17/00494/FUL - 19 And 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9AS

(9 - 20)

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

(21 - 30)

17/00823/FUL - Deepwell House, 71 Bulstrode Way, Gerrards Cross, Buckinghamshire, SL9 7RB

(31 - 38)

17/00929/FUL - 27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU

(39 - 46)

17/01042/FUL - 41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN

(47 - 54)

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.

(55 - 90)

5. **Outstanding Enforcement Notices**

To receive for information.

(91 - 96)

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

To receive for information.

(97 - 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, 6 September 2017

PLANNING COMMITTEE (SBDC)

Meeting - 12 July 2017

Present: Miss Hazell (Chairman)*
Mrs Jordan*, Mr Anthony*, Mr Chhokar*, Mrs Gibbs*, Mr Hogan*,
Mrs Lewis*, Dr Matthews*, Mr Sandy* and Mr D Smith*

Also Present: Mr Naylor and Mr Peplar

Apologies for absence: Mr Egleton and Mr Samson

*attended site visit

10. MINUTES

The minutes of the meeting held on 14 June 2017 were confirmed and signed by the Chairman.

11. DECLARATIONS OF INTEREST

There were no declarations of interest.

12. 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:	17/00538/FUL	R (AO)
Applicant:	Prime Phenix	
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 at Northfield, 40 Penn Road, Beaconsfield, Bucks HP9 2LT											
<p>Notes:</p> <ol style="list-style-type: none"> 1. No site visit was undertaken by Members as Members had previously visited the site. 2. Prior to consideration, Ms A Wheelhouse and Mr King, on behalf of the objectors and Mr D Parker and Mr A Naghsh, on behalf of the applicant addressed the meeting. 3. An identical proposal, 16/0116/FUL, had previously been permitted by the Planning Committee. On approval, a legal agreement was entered into to ensure a commuted sum payment towards affordable housing was made. Since then, the site had been sold to another developer and a Viability Study had been submitted with the current application which concluded that it was not economically viable to provide any commuted sum payment. Therefore, no commuted sum payment or section 106 contribution was being offered with this current application. 4. Mr T Williams, on behalf of the DVS clarified that it was common practice for the Viability Study to use the market value of the site rather than the purchase price. 5. It was recommended that should Members be minded to grant planning permission that it be made subject to the completion of a legal agreement that would ensure that were this application to be permitted, and development had not started within an acceptable time period or not completed within an acceptable time period; a further viability review would be triggered. <p>It was accordingly</p> <p>RESOLVED that the application be refused on the grounds that the previous application had been granted with the agreement that a commuted sum toward affordable housing would be made and therefore this proposed development was not compliant with the Council's affordable housing policy (Core Policy 3).</p>												
	<table border="1"> <tr> <td data-bbox="212 1440 592 1480"></td> <td data-bbox="592 1440 975 1480"></td> <td data-bbox="975 1440 1353 1480">Decision</td> </tr> <tr> <td data-bbox="212 1480 592 1520">Plan Number:</td> <td data-bbox="592 1480 975 1520">17/00554/FUL</td> <td data-bbox="975 1480 1353 1520" rowspan="2">P</td> </tr> <tr> <td data-bbox="212 1520 592 1601">Applicant:</td> <td data-bbox="592 1520 975 1601">EAB Homes and developments</td> </tr> <tr> <td data-bbox="212 1601 592 1720">Proposal:</td> <td colspan="2" data-bbox="592 1601 1353 1720">Replacement dwelling and detached garage with first floor habitable accommodation at Piebalds, Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PB</td> </tr> </table>			Decision	Plan Number:	17/00554/FUL	P	Applicant:	EAB Homes and developments	Proposal:	Replacement dwelling and detached garage with first floor habitable accommodation at Piebalds, Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PB	
		Decision										
Plan Number:	17/00554/FUL	P										
Applicant:	EAB Homes and developments											
Proposal:	Replacement dwelling and detached garage with first floor habitable accommodation at Piebalds, Burkes Road, Beaconsfield, Buckinghamshire, HP9 1PB											
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. One further letter of objection had been received. 3. Consultation response had been received from Building Control in relation to the basement and drainage construction method statement. The response was that this appeared acceptable subject to further investigation. 												

Planning Committee (SBDC) - 12 July 2017

It was accordingly		
RESOLVED that the application be delegated to the Head of Sustainable Development to approve subject to final comments of the County Ecologist. Any approval to be subject to such conditions as the Head of Sustainable Development considers appropriate or if agreement cannot be reached refused for such reasons as considered appropriate.		
		Decision
Plan Number:	17/00699/FUL	D (INF)
Applicant:	Mr T Daniel	
Proposal:	Erection of a pair of semi-detached dwellings with associated landscaping, access and parking at Perrywood, Blackpond Lane, Farnham Royal, Buckinghamshire, SL2 3EA	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. Prior to consideration, Mr Dafydd Thomas, on behalf of the objectors and Mr T Daniel, on behalf of the applicant addressed the meeting. 3. Condition 10 was to be amended to include obscure glazing to the front facing bathroom of the dwelling on plot one. 4. A concern was raised that in 1996 there had been a refusal and appeal decision for the construction of two detached houses, which incorporated this site. The report provided had not referenced this. 		
It was accordingly		
RESOLVED that the application be deferred until the next meeting of the Planning Committee on the grounds that the report provided had not taken in to account the refusal and appeal decision for the construction of two detached houses, which incorporated this site in 1996.		
		Decision
Plan Number:	17/00863/FUL	P
Applicant:	Mr and Mrs L Tewes	
Proposal:	Replacement dwelling at Lothlorien, 3 Ledborough Wood, Beaconsfield, Buckinghamshire, HP9 2DJ	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by members. 2. Prior to consideration, Ms Liz Dale, on behalf of the objectors and Mr B Berry, on behalf of the applicant addressed the meeting. 3. One further letter of objection had been received. 4. Previous application 17/00270/FUL had been refused for reasons set out in the report. 5. Revised location plan had been received. 6. Condition to be added requiring the submission and approval of a method statement for the construction of the basement. 		

It was accordingly

RESOLVED that the application be permitted with the addition of the condition outlined above (6).

(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.

13. 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.

14. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

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

RESOLVED that the report be noted

The meeting terminated at 5.47 pm

PART A

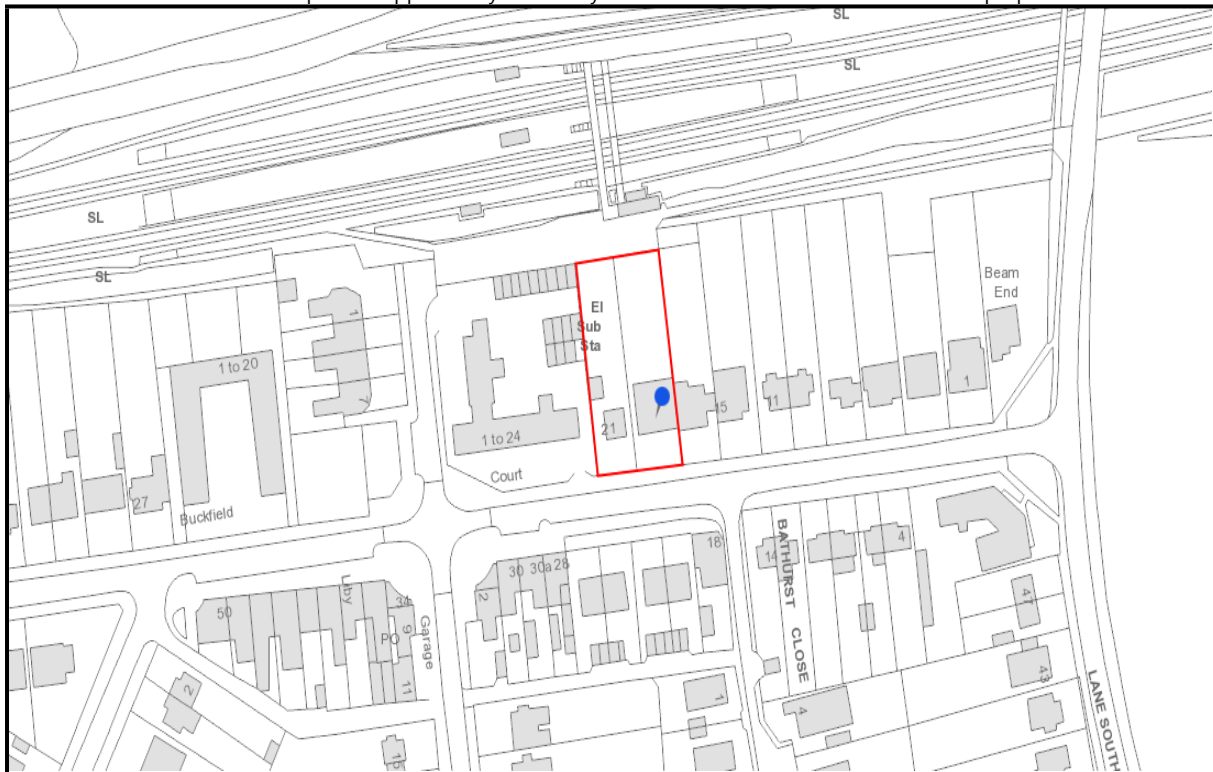
**South Bucks District Council
Planning Committee**

Date of Meeting: 9 August 2017

Parish: Iver Parish Council

Reference No:	17/00494/FUL	Full Application
Proposal:	Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding.	
Location:	19 And 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9AS	
Applicant:	Mr Bradford	
Agent:	Mr David Holmes	
Date Valid Appl Recd:	18th 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

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THE PROPOSAL:

Permission is sought for the redevelopment of the site involving the demolition of the two existing detached residential dwellinghouses Nos. 19 and 21 Bathurst Walk and the erection of a part three-storey part four storey apartment building to house 16 1-bed units and 3 2-bed units of accommodation.

21 parking spaces would be provided on site, 3 at the front and 18 at the rear, accessed through an undercroft section of the building.

LOCATION & DESCRIPTION OF SITE:

The proposal site is situated on the north side of Bathurst Walk in the developed area of Iver and within the Colne Valley Park. Immediately to the west is a four-storey block of flats known as Wellesley Court and to the east lies a row of single detached dwellinghouses. Opposite the site lies a parade of shops and immediately to the rear is Iver Train station.

RELEVANT PLANNING HISTORY:

Nos. 17, 19 and 21 Bathurst Walk:

07/02312/FUL: Redevelopment of site to provide block comprising of 19 two bed flats with associated parking. Refused.

No. 2 Bathurst Walk:

14/01276/FUL: Conversion and extension of the existing building to provide 10 self-contained residential dwellings together with 12 car parking spaces, installation of new plant and PV Panels, landscaping and associated works. Conditional Permission.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Objection - Inadequate parking for residents and Visitors. Only 2 visitor spaces likely to be occupied by residents. Will rear access be retained [if so further loss of parking]. Otherwise, quite well thought out, welcome soft landscaping.

CORRESPONDENCE:

Letters of objection have been received from 10 neighbouring households, which express the following concerns:

- Layout, density, height and scale of development out of character with buildings in Richings Park;
- The development is overdominant;
- Insufficient parking provision;
- Great pressure on on-street parking resulting in restricted access and traffic problems;
- Impact on neighbouring amenity;
- Contrary to Local Plan policy;

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- Overdevelopment of the site;
- Further strain on local infrastructure and services;
- The development should be retirement homes;
- If this development is approved a precedent would be set for other similar developments in Bathurst Walk;
- Lack of outdoor space;
- Would not cater for the elderly or young people;
- The development is commuter focussed;
- The development would destroy the sense of community within Richings Park village.

SPECIALIST ADVICE:

Housing Officer:

The DVS report supports the applicant's viability appraisal that the scheme cannot provide any affordable housing; either on-site or an off-site contribution.

The Council currently has 36 households where it has accepted a homeless duty and as such an obligation to provide permanent accommodation as well as 122 applicants on the Housing Register who have been assessed as having higher priority housing need and requiring a 1 or 2 bed property.

Landscape Officer:

Landscaping proposals generally acceptable. More detail required.

Environmental Health:

No objection subject to condition.

Transport for Buckinghamshire:

No objection subject to amended layout plan showing increased width of access.

Bucks SuDs Officer:

Objection. Lack of information regarding surface water management.

Waste and Recycling Officer:

No objection.

Thames Water:

Various comments for developer.

Network Rail:

Various comments for developer.

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ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

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

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

Other Material Considerations:

Residential Design Guide SPD

South Bucks Townscape Character Study Part 2 (2015)

Interim Guidance on Residential Car Parking Standards

1.0 KEY POLICY ASSESSMENT:

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

1.2 Also material to the assessment of this application are other decisions made by the Local Planning Authority for development at the site and within the immediate vicinity.

2.0 RESIDENTIAL INTENSIFICATION/HOUSING PROVISION

2.1 One of the primary aims of the NPPF is to significantly boost the supply of housing and the advice is clear that housing applications should be considered in the context of the presumption in favour of sustainable development. Local Authorities are advised to plan for a mix of housing based on current and future demographic trends and needs of different groups within the community.

2.2 Core Policy 2 suggests that a mix of dwelling types and sizes should be provided on sites of 5 or more units. The changing demographic suggests a continued need for smaller units, but that it is also important to maintain a stock of larger dwellings for families. The proposal is for 16 1-bed and 3 2-bed units which would add to the stock of smaller units within the District and result in the loss of only two larger family dwellings. Considering the proposal in the context of the variety of dwelling types and sizes within Richings Park, which includes a considerable amount of large family dwellings, the proposal is considered to meet the aims and objectives of the Council's current housing policies.

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

2.4 The viability appraisal submitted by the applicant concludes that the scheme would be unviable with 40% on-site affordable housing provision or indeed with any commuted sum payment in lieu of on-site provision. This assertion has been agreed by the DVS and thus it has been accepted by the Council that no affordable housing contribution can be made in this case.

2.5 It is noted that the previous application 07/02312/FUL was refused on grounds of lack of affordable housing, however the current application has been assessed against more up-to-date policy advice which allows for developments with no affordable housing if it is clearly demonstrated that the proposal would not be viable with a contribution.

2.6 The townscape character study identifies the application site as lying within a suburban road but immediately adjacent to a tightly formed centre to the west, in which the neighbouring flatted development, Wellesley Court lies. Given the sites location, there is no in principle objection to a flatted development.

3.0 IMPACT ON LOCALITY

3.1 The proposed development would be four-storeys high (the section closest to Wellesley Court which is a four-storey building), stepping down to three-storeys high adjacent to No. 17 Bathurst Walk which is a two-storey dwellinghouse. The finished ridge height of the four-storey section is shown to be 280mm above that of Wellesley Court. Such a difference would not be noticeable from the street scene in my opinion. The finished ridge height of the three-storey section of the development closest to No. 17 would be approximately 1m taller than the finished ridge height of No. 17 but marginally lower than the finished ridge height of No. 15. Clearly there are a variety of heights within the street scene of Bathurst Walk and it is considered that the height of the proposed development would not be out of context with other building heights in the street scene.

3.2 In terms of density, the proposal would clearly result in a sharp increase in density from 15 dph to 146 dph, however, given the density of Wellesley Court is 105 dwellings per hectare and that there are other flatted developments within the vicinity of the application, there is no in principle objection to an increase in density. It should also be noted that the proposal is for a high number of 1-bed dwellings resulting in a higher density than if there were a fewer number of larger apartments within the same sized building.

3.3 The gaps to the flank boundaries would be approximately 1.5m either side, with the gaps to the neighbouring buildings first floors of 4.8m and 4.6m. These gaps of separation would ensure that the proposal would not appear cramped within the street scene. The proposal would also respect the building line on this side of the street scene.

3.4 The proposed building would be deeper than the dwellinghouses to the east, but the depth of development would be staggered away from the common boundary and thus the development would be at its deepest adjacent to Wellesley Court which is a significantly larger building within the street scene, forming a large L-shape along the boundaries with the roads Bathurst Walk and Wellesley Avenue.

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3.5 It is considered that the building would provide a transition from the large flat roof building, Wellesley Court, to the smaller detached dwellings houses to the east, and in light of the above assessment, would accord with the character of the street scene of Bathurst Walk and the Richings Park area in general.

3.6 There is no objection to the external appearance of the development, which is of a traditional design with a hipped roof and dormer windows. Details of materials will be requested via condition.

4.0 NEIGHBOUR IMPACT

4.1 There are no side facing windows on the elevation facing Wellesley court closest to the application site. To the rear of flats of Wellesley Court is a large parking area and several garages. There is no communal amenity space for these residents which would be overlooked by the proposed development. As such, the proposal is considered not to have an adverse impact on the living conditions of these neighbouring occupants.

4.2 The part of the development closest to No. 17 Bathurst Walk is three storeys high, with the rear section being marginally higher than the front section. This part of the development would be taller than No. 17 Bathurst Walk but in comparative terms, no taller than No. 19 Bathurst Walk is. The gap between the proposed development and the main living accommodation of No, 17 is approximately 4.6m which is a sufficient gap of separation to ensure that the development would not result in any loss of light to habitable windows. Furthermore, because the development is staggered away from the boundary, it would not appear overbearing when viewed from habitable windows within this neighbouring property or from the private amenity area. Given the sizable gap between the development and the common boundary, there is sufficient space for appropriate landscaping along the common boundary to soften and screen the development.

4.3 Whilst the proposed rear parking area would be situated close to the common boundary with No. 17, it would be set away from the dwellinghouse itself and from the private amenity area immediately to the rear of the dwellinghouse such that the noise arising from vehicle movements would be minimal. It should be noted that the access would be on the opposite side of the site adjacent to the access to the parking area of Wellesley Court, thus minimising noise from vehicle movements.

4.4 Both the Council's Environmental Health Officer and network rail have commented on the proximity of new residential units to the railway line. A noise risk assessment is therefore requested via condition.

4.5 A small communal area is shown to serve the development, which is considered sufficient in size to serve a development of this nature.

5.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

5.1 A material consideration for the assessment of this application is the level of parking to be provided for the development. The application proposes 21 car parking spaces for this 19-unit scheme. Whilst the site plan shows 19 spaces plus 2 visitor spaces it should be noted that the current car parking standards include visitor spaces and thus the proposal allows for 21 spaces in total.

5.2 The Council's Residential Car Parking Standards Interim Guidance stipulates a provision of one space per 1-bed dwelling and 2 spaces per 2-bed dwelling. The proposal is for 16 1-bed units and 3 2-bed units, which would lead to a requirement for 22 car parking spaces. Consequently, the proposal would result in a shortfall of 1 space.

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5.3 Whilst it is understood from residents that on-street parking is a problem in the vicinity of the application site, the proposal only represents a shortfall of one parking space compared to the Council's standards. Given that the previous application which had a shortfall of 15 spaces was not objected to, and the recent application at No. 2 Bathurst Walk which has a shortfall of 5 spaces was not objected to, it would be difficult to resist the current application on grounds of insufficient parking.

5.4 The proposal is supported by Bucks County Council Highways Authority with regard to parking provision, intensification of the site and access subject to the receipt of an amended parking layout and access plan. This plan has been received and the recommendation is therefore subject to favourable comment from the Highways Authority.

6.0 TREES/LANDSCAPING

6.1 There are few trees within the application site; however the application has been accompanied by a landscaping scheme, which is supported by the Council's Landscape Officer in principle, but further details are required regarding species and sizes of plants. This will be requested via condition. No objection has been received by the Council's Arboriculturist.

7.0 OTHER ISSUES:

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

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

7.3 Bucks County Council SuDs Officer has advised that further information is required regarding surface water management in order to complete a SuDs appraisal. The applicant has been advised of this and the intention is to submit such information prior to determination. The recommendation is therefore subject to receipt of satisfactory surface water management details and favourable comments from Bucks County Council SuDs Officer.

7.4 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.

CONCLUSION:

Due to the nature of this proposal and level of local interest, it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

RECOMMENDATION:

Full Planning Permission

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APPLICATION 17/00494/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO: i) THE RECEIPT OF AN AMENDED DRAINAGE STRATEGY AND FAVOURABLE COMMENTS FROM BUCKS COUNTY COUNCIL SUDS OFFICER AND ii) RECEIPT OF FAVOURABLE COMMENTS FROM BUCKS COUNTY COUNCIL REGARDING AMENDED ACCESS AND PARKING. ANY APPROVAL TO BE SUBJECT TO SUCH ADDITIONAL CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule or Sample of Materials**
4. **NM02 Surface Materials**
5. **NT01 Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. **ND16 Details of Levels – building - properties**

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

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

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

9. NH16 Private Access Constructed First Full – AAL-16-243-P02 A
10. NH46 Parking Full

11. **Prior to the commencement of the development hereby permitted, the Applicant shall submit to and receive approval in writing from the Local Planning Authority an initial noise risk assessment of the proposed development site and if indicated an appropriate Acoustic Design Statement (ADS) conducted by a competent noise practitioner as per the requirements detailed within ProPG: Planning & Noise, Professional Practice Guidance on Planning & Noise, New Residential Development May 2017. The development shall thereafter be undertaken entirely in accordance with any recommendations contained within these approved documents.**

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

12. **Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local 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 local planning authority. The scheme shall be implemented as approved.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.

13. 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 Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local 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 Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.

Classification: OFFICIAL

14. The first floor and second floor windows in the east elevation(s) of the development hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)

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.)

15. ND17 No Further First Floor Windows – east – development - properties

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 3, 4, 5, 7, 8, 11 and 12**
2. IN35 Considerate Constructor
3. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 6 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information: -

Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
4. IH23 Mud on the Highway
5. IH24 Obstruction of the Highway
6. IN39 Permeable Hard-Surfacing
7. Attention is drawn to the contents of the attached email dated 13th June 2017 issued by Network Rail.
8. Attention is drawn to the contents of the attached email dated 25th May 2017 issued by Thames Water.

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
AAL-16-243-P01 A	25.07.2017
AAL-16-243-P02 A	25.07.2017
AAL-16-243-P03 A	25.07.2017
AAL-16-243-P04 A	25.07.2017

Classification: OFFICIAL

Classification: OFFICIAL

AAL-16-243-P05 A

25.07.2017

AAL-16-243-P06 A

25.07.2017

AAL-16-243-P08

18.05.2017

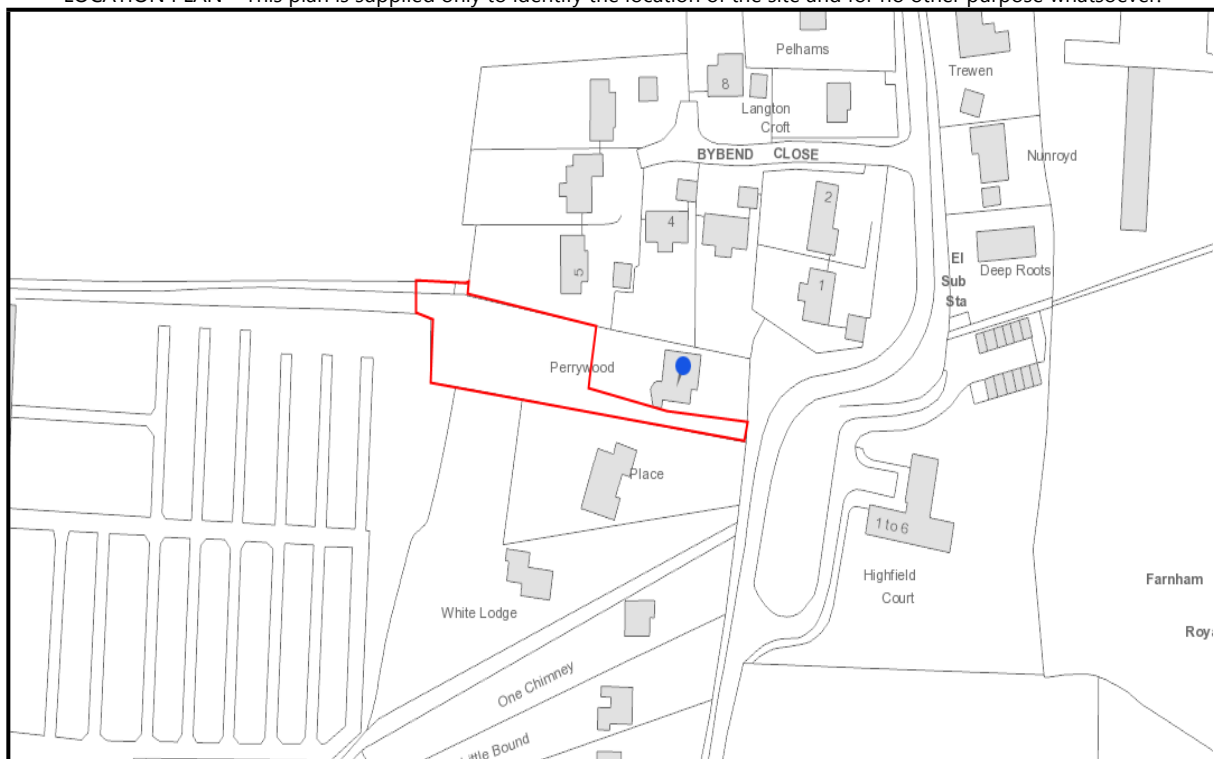
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 9 August 2017**Parish:** Farnham Royal Parish Council

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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South Bucks District Council
Licence Number LA 100025874

SCALE : NOT TO SCALE

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 maximum ridge height of 7.95m. They have been designed to appear as one single detached dwelling, with one forward-facing entrance door.

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

THIS APPLICATION WAS DEFERRED FROM THE 12 JULY PLANNING COMMITTEE MEETING TO ENABLE THE REPORT TO TAKE ACCOUNT OF A 1996 REFUSAL AND APPEAL DECISION FOR THE CONSTRUCTION OF TWO DETACHED HOUSES, WHICH INCORPORATED THIS SITE.

LOCATION & DESCRIPTION OF SITE:

The application site consists of the rearmost section of the rear garden of Perrywood. This area consists 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:

- | | |
|------------------|--|
| S/95/0753/OO: | Erection of two detached houses on land at Perrywood and White Lodge. Refused. Appeal dismissed. |
| 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 can be summarised as follows:

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

Fire Brigade access unsatisfactory. (This matter can be dealt with at the Building Control stage).

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.

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 place 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 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 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 the proposed dwellings 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 It is acknowledged that there was a previous application, ref. S/95/0753/00, for the erection of dwellings on this site, as well as on land immediately adjacent, and that it was refused and dismissed at appeal. The planning Inspector dismissed the appeal on four grounds, two of which related to adverse impacts on residential amenity, and these will be addressed later on in the relevant section. One of the other grounds related to the fact that part of the proposed development fell within the Green Belt, and as such, constituted inappropriate development in the Green Belt. This current application does not involve any new development within the Green Belt, therefore that reason/concern is not relevant to this current application.

2.10 The final ground upon which the Inspector dismissed the appeal was related to the fact that it was considered that the proposed development would harm the character of the area by hardening and increasing the density of development close to the Green Belt Boundary. However, that decision was made over 20 years ago, and was made within the context of the planning policies and guidance in place at that time, and which have subsequently been superseded by new policies and guidance, and therefore no longer form part of the local development plan. As such, it is considered that very little weight should be afforded to this appeal decision in the assessment of this current application. It is imperative that the current application is assessed against current planning policies and guidance, and as set out above, when assessed within the context of current policy, it is considered that the proposal would not adversely impact upon the adjacent Green Belt simply by bringing development closer to it. It is important to note that there are numerous examples of developments that have been approved by this Council which introduce new development adjacent to the Green Belt, many of which are closer to the Green Belt boundary than that proposed in this application.

2.11 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 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.

3.6 It is acknowledged that the previously appealed scheme was dismissed on grounds relating to adverse impacts on the residential amenity of neighbouring properties, specifically loss of privacy. However, the proposed layout and siting of the proposed dwellings within that refused scheme was entirely different from that of the currently proposed scheme, and as such, it is considered that little weight can be attributed to the appeal decision. For the reasons set out above, it is considered that the current proposal does not lead to any unacceptable impacts on the amenities of neighbouring properties, including privacy.

3.7 It is also acknowledged that the appeal scheme was dismissed on grounds relating to adverse impacts on the amenities of the occupants of Perrywood, in the form of noise and disturbance, due to the close proximity of the access road. Whilst this element of the scheme remains fundamentally the same within the current proposal, it has been established under current planning policy and guidance, and approved in many recent applications and appeals, that the provision of access drives in close proximity to the side of existing dwellings is not an unacceptable form of development in principle, and would not lead to unacceptable amenity issues for occupants. Therefore, it is considered that the appeal decision carries very little weight on this matter.

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 to serve this property.

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.

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.

CONCLUSION:

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

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. 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, and the first floor window in the eastern front elevation serving a bathroom 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 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.)

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

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

12. **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

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:** 9 August 2017**Parish:** Gerrards Cross Town Council

Reference No:	17/00823/FUL	Full Application
Proposal:	Replacement dwellinghouse and associated landscaping.	
Location:	Deepwell House, 71 Bulstrode Way, Gerrards Cross, Buckinghamshire, SL9 7RB	
Applicant:	Mr Gerard Molloy	
Agent:	Mr Ian Hambly	
Date Valid Appl Recd:	11th 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 for a detached replacement dwellinghouse to be sited in a similar position on the plot to the existing chalet bungalow. The dwellinghouse would have a basement, a ground floor and a small first floor within the roof space. The proposed dwellinghouse is of a similar height and scale to the existing.

This application follows two earlier applications. The first scheme, ref: 15/01218/FUL, was refused on two grounds, firstly that the proposed dwelling would complete visually with its neighbours resulting in an unacceptable impact on the street scene and the character of the Conservation Area, and secondly that the dwellinghouse would appear visually intrusive and overdominant to the neighbouring occupiers. (For full reasons for refusal please refer to case officer report).

The second scheme, ref: 15/02286/FUL was refused again for reasons of impact on the street scene and impact upon neighbouring properties. The subsequent appeal was dismissed but only on grounds of impact on the neighbouring occupiers.

LOCATION & DESCRIPTION OF SITE:

The application site consists of a detached chalet bungalow on the south side of Bulstrode Way in the developed area and within Gerrards Cross Centenary Conservation Area. The property is sited between two positive buildings, Nos. 69, Springdale and 73 Redriff. There are mature trees within the site.

RELEVANT PLANNING HISTORY:

15/02286/FUL: Replacement dwelling and associated landscaping. Refused. Appeal dismissed.

15/01218/FUL: Replacement dwelling and associated landscaping. Refused.

SBDC//989/87: Erection of detached chalet bungalow. Conditional Permission.

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

No objection - Council recognises that this application is much smaller than previous applications which were refused. But, given that the proposed development now includes deep excavation for a basement floor, Council raised concerns about the ground works in the light of local geography. Previous development/construction history has shown that deep digging has caused flooding to neighbouring properties and Council recommends that a comprehensive hydrological survey is carried out.

Amendment:

No objection.

CORRESPONDENCE:

Letters of representation have been received from the occupiers of 11 neighbouring properties, which express the following concerns:

Classification: OFFICIAL

- The addition of a basement is concerning due to proximity of pond to application site;
- The development may not be feasible. Concerns that this would not be realised until development is underway;
- Hydrological survey should be submitted prior to decision;
- A basement is inappropriate development in the Conservation Area;
- The dwellinghouse is significantly larger in mass and scale than the one it is replacing;
- Impact on water table;
- The plans include removal of a tree on the neighbouring land;
- Conditions were imposed on the original planning permission for the site that the dwellinghouse should be single storey;
- Flooding/drainage issues;
- Risk of structural damage to neighbouring properties due to excavation;
- A similar excavation was planned to a neighbouring property and found to be unviable;
- The Japanese knotwood that has been identified on site should be removed prior to commencement of work.

It should be noted that several neighbours noted that the proposed development was an improvement to the previous application.

A letter has been received from Denham Aerodrome advising future occupants that the site is within Denham Aerodrome Traffic Zone.

SPECIALIST ADVICE:

Arboriculturist:

No objections subject to condition.

Conservation and Design Officer:

No objection.

Building Control Officer:

There are no fundamental problems with basement construction providing the basement is designed by a structural engineer who will take into account sub soil conditions including the water table location.

A Method Statement should be prepared for the construction which will be in accordance with the CDM Regulations 2015.

The adjoining owners would generally be notified under the Party Wall Act 1996 depending on the proximity of the basement to the site boundaries.

Historic England:

No comments.

Waste Team:

No objections.

Classification: OFFICIAL

Classification: OFFICIAL

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan:

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

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

Other Material Considerations:

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

Townscape Character Study (Rev A - 2015)

Gerrards Cross Centenary Conservation Area Character Appraisal (2009)

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 IMPACT ON LOCALITY:

2.1 The site lies within the developed area and within a designated Conservation Area wherein replacement dwellings are not unacceptable in principle. However, the proposal must be considered in light of the relevant local and national planning policies and guidance listed above with particular regard to the impact on the character of the area and upon the amenities of neighbouring occupiers.

2.2 Specifically, it needs to be assessed whether the current application has overcome the previous reason for refusal and Inspectors comments, and indeed whether the revised proposal is acceptable in all other regards, given the material changes to the development.

2.3 Firstly, it should be noted that the Planning Inspector did not have any concerns with regard to the impact of the previously proposed scheme on the character and appearance of the Conservation Area.

2.4 In comparison to the previous scheme, the dwellinghouse has been reduced in height from 8.2m to 6.9m, with a hipped roof as opposed to a crown roof. The height of the proposed dwellinghouse now matches that of the existing dwellinghouse. The design of the dwellinghouse is more contemporary in its appearance and incorporates a basement; however the basement would not be visible from the street scene.

Classification: OFFICIAL

Classification: OFFICIAL

2.5 There is no objection in principle to a more contemporary style dwelling in the Conservation Area. Whilst this part of Bulstrode Way contains several traditional style buildings, it should be noted that planning permission has recently been granted for a contemporary style dwellinghouse at No. 65 Bulstrode Way. Indeed, one could comment that a contemporary design would not compete with other fine examples of original Edwardian architecture along Bulstrode Way.

2.6 There can be no objection in principle to a basement within the Conservation Area. It should be noted that a development of 4 dwellings with a sizable basement was allowed on appeal at a site in West Common earlier this year (ref: 16/01824/FUL).

2.7 The modest height and bulk of the dwellinghouse would ensure that the proposal would not appear prominent within the street scene of Bulstrode Way. The retention of mature landscaping within the site would ensure that the development would be softened and the site would remain in character with the leafy suburban character of Bulstrode Way.

2.8 Overall it is considered that the scale, height, bulk, siting and design of the proposed replacement dwellinghouse would contribute positively to the character of Gerrards Cross Centenary Conservation Area and the street scene of Bulstrode Way and thus the proposal is in line with national and local policy in this regard.

3.0 NEIGHBOUR IMPACT:

3.1 The proposed dwellinghouse remains in a similar position to that previously proposed and to that of the existing dwellinghouse - fully behind the rear elevations of the neighbouring dwellinghouses. The Planning Inspector concluded that the dwellinghouse proposed under planning application ref: 15/02286/FUL would have a significant enclosing and over-bearing effect on the occupants of No.73. The Inspector did not raise an objection with regard to overlooking stating that if the appeal were to have been allowed, side facing windows could be conditioned to be obscurely glazed. With regard to the impact on the occupants of No.69, the Inspector concluded that the proposed dwellinghouse would have had an impact on daylight and sunlight to habitable rooms facing the application site.

3.2 Considering firstly, the impact on No. 73, whilst the proposed dwellinghouse would be marginally deeper than the existing and contain two small side facing roof lights, given the similarities in height, form, scale and siting to the existing dwellinghouse, it must be concluded that there would be no undue harm to the amenities of the neighbouring occupants of No. 73 Bulstrode Way in terms of loss of light, outlook or obtrusiveness. I am therefore satisfied that the revised proposal has overcome the Council's and Inspector's concerns relating to impact on the living conditions of these neighbouring occupants.

3.3 With regard to the impact on the occupants of No. 69, again, given that the scale of the dwellinghouse is so similar to the existing chalet bungalow, it would be difficult to raise objection with regard to impact on sunlight and daylight to the habitable rooms of No.69.

3.4 Overall, due to the significant reduction in bulk and scale of the dwellinghouse (above ground), the proposal is now acceptable with regard to the impact on the immediate neighbouring occupiers.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 There would be sufficient parking space within the driveway to accommodate off-street parking to serve the dwellinghouse.

4.2 No objections have been raised from the Highways Officer.

Classification: OFFICIAL

Classification: OFFICIAL

4.3 No objections were previously raised with regard to impact on parking or the highway in either of the two previous applications.

5.0 TREES/LANDSCAPING:

5.1 Whilst there have been concerns raised regarding impact to trees, the Arboriculturist is satisfied that the proposal would not be harmful to any trees of significance, subject to compliance with the arboricultural method statement that has been submitted.

5.2 Damage to trees outside the applicant ownership would be a civil matter.

6.0 OTHER ISSUES

6.1 The site is in close proximity to Latchmoor pond and concerns have been raised by neighbouring residents that the construction of the basement would result in flooding or drainage problems in the immediate vicinity. Concerns relating to potential structural issues, including subsidence, have also been raised by neighbouring occupiers. The site is not within a natural flood risk zone or a Strategic Flood Risk zone and as such, for an application of this scale, there is no obligation for the Local Authority to consult the Environment Agency or the Bucks County Council Flood Management Team. However, due to the concerns raised by neighbours, further details have been requested of the applicant regarding the construction of the basement.

6.2 A ground investigation report and covering letter has been submitted by the applicant in response to this request. The report has been subject to consultation with the Council's Building Control Officer. The advice is that the construction of a basement is acceptable in principle and that building regulations approval will need to be sought prior to construction. An informative will be attached to the decision to ensure that any materials to be used in the hard-surfacing of the site would be permeable.

CONCLUSION:

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

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

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

- | | | |
|----|-------------|---|
| 1. | NS01 | Standard Time Limit - Full Application |
| 2. | NMS09A | Development To Accord With Application Drawings |
| 3. | NM01 | Schedule or Sample of Materials |
| 4. | NM02 | Surface Materials |
| 5. | NT01 | Landscaping Scheme to be Submitted |
| 6. | NT02 | First Planting Season |

Classification: OFFICIAL

7. **ND16** **Details of Levels – building - properties**
8. NT18 Completion in accordance with Method Statement
9. ND12 Exclusion of PD Part 1 Density of layout -any
10. **ND16A** **Details Of Soil Disposal From Basement**
11. ND04 Windows fitted with obscure glass - west and east – dwellinghouse – properties
12. ND17 No Further First Floor Windows - west or east - dwellinghouse – properties
13. **Prior to the commencement of the development hereby permitted, a Construction Method Statement for the construction of the basement shall be submitted to and approved by the District Planning Authority in writing. Thereafter the basement shall be constructed entirely in accordance with the approved details unless the District Planning Authority first agrees to any variation in writing.**

Reason: To ensure that the works are undertaken in a manner that will minimise impact on the amenities of neighbouring residents and to minimise disruption and inconvenience to highway users. (Policies EP3 and TR5 of the South Bucks District Local Plan (adopted March 1999) refer.)

Informatives:-

1. IN02 **Details Required Pursuant to Conditions - 3, 4, 5, 7, 10 and 13**
2. IN35 Considerate Constructor
3. IN39 Permeable Hard-Surfacing

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
S01	11.05.2017
S02	11.05.2017
PD302 Rev C	11.05.2017
PD301	11.05.2017

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PART A

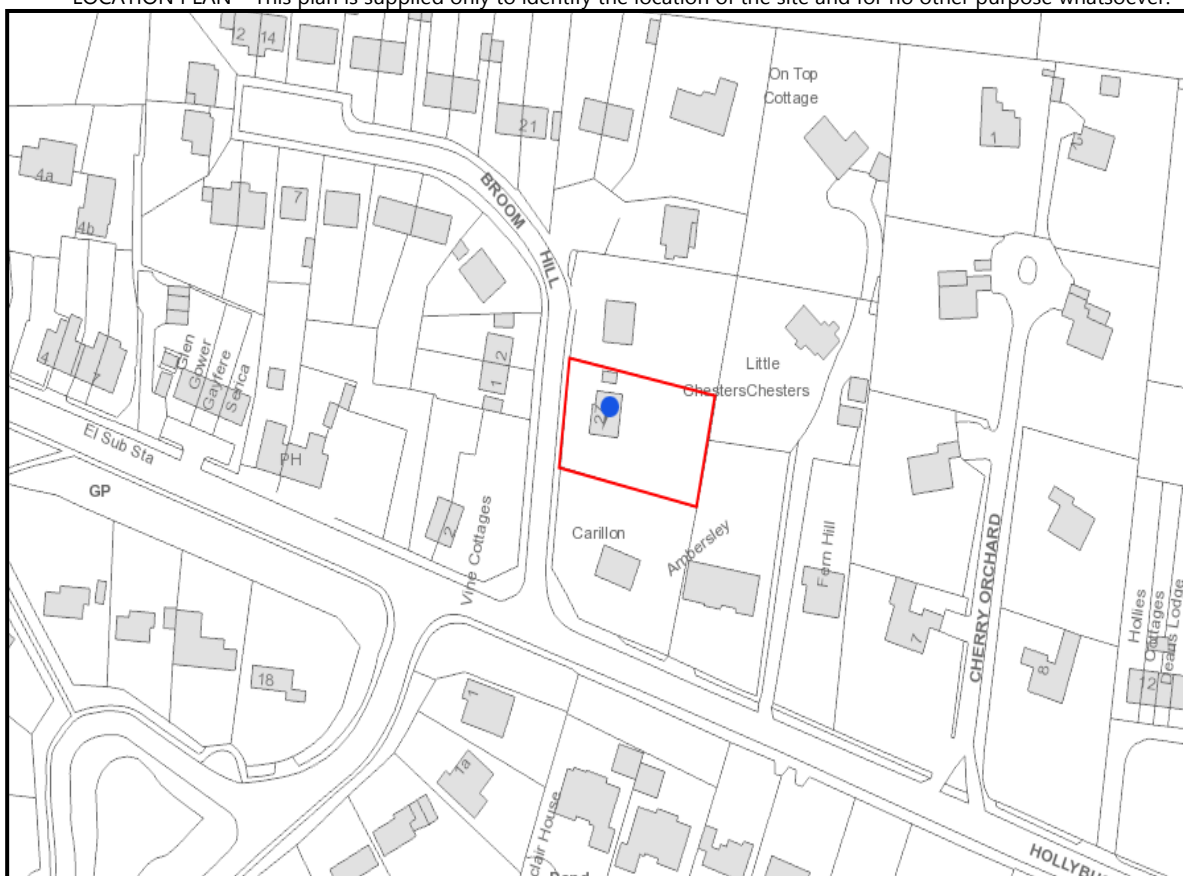
**South Bucks District Council
Planning Committee**

Date of Meeting: 9 August 2017

Parish: Stoke Poges Parish Council

Reference No:	17/00929/FUL	Full Application
Proposal:	Construction of three terraced dwellings with associated vehicular accesses.	
Location:	27 Broom Hill, Stoke Poges, Buckinghamshire, SL2 4PU	
Applicant:	Mr T Daniel	
Agent:	Mrs Liz Shield	
Date Valid Appl Recd:	19th 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:

The application proposes the redevelopment of the site to provide a terrace of 3 dwellinghouses, parking provision with integral garaging and associated landscaping.

LOCATION & DESCRIPTION OF SITE:

The application site currently accommodates a two storey detached dwelling located on the eastern side of Broom Hill, which is sited within the developed area of Stoke Poges, and designated as a 'Suburban Road', in the South Bucks Townscape Character Study. The site is generally flat. Broom Hill is characterised by detached and semi-detached dwellings.

RELEVANT PLANNING HISTORY:

17/00536/FUL: Construction of three terrace dwelling houses, including integral garages. Construction of new vehicular accesses. Withdrawn.

17/00312/FUL: Erection of four dwellinghouses, parking provision with integral garaging and associated landscaping. Refused.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Object - Overdominance of site, totally out of character, style of terraced houses will set a precedent, does not meet character requirements of this locality, and question whether sufficient parking is being provided.

CORRESPONDENCE:

Letters raising objections and concern have been received from 21 separate properties. Issues raised include the following:

- Unacceptable intensification;
- Overdevelopment of site;
- Out of keeping;
- Out of character;
- Increase in noise disturbance;
- Parking layout;
- Unattractive design;
- Overlooking;
- Loss of an attractive house;
- Overbearing/Overdominant;
- Too large;
- Highway safety implications;
- Additional traffic;
- Parking congestion;
- Inappropriate layout of parking spaces;
- Set a precedent;
- Inadequate drainage;
- Loss of landscaping to front - surface water issues;
- Loss/damage to trees;
- No affordable Housing;

- Lack of consultation;
- Misleading details and statements.

SPECIALIST ADVICE:

Transport for Bucks:

No objections.

Arboriculturalist:

No objections.

SBDC Waste:

No objections.

Building Control:

No comments received to date.

Bucks County Council Ecologist:

No objections.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

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

Development Plan:

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

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

Other material considerations:-

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

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF.

Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

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

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

2.3 The resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 33dph. This is a higher level of density when compared to the immediately surrounding residential properties. However, it is considered that new development of whatever density should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to immediate neighbouring buildings, but the townscape and landscape of the wider locality. As such, it is considered that the density figure cannot be looked at in isolation and the impact on the character and appearance of the locality must be carefully assessed, especially in light of the fact the proposal promotes sustainable and efficient use of land.

2.4 Broom Hill is characterised by modest sized detached and semi-detached single family dwellings that display a regular level of spaciousness between them.

2.5 The proposed development does maintain the layout of the existing and surrounding development by maintaining the presence of a building fronting onto Broom Hill in a linear fashion. It is considered that the proposed building has been designed so that it generally harmonises with the appearance of the surrounding properties and would not appear so out of keeping within the existing street scene as to be detrimental to its character and visual appearance. The building has been designed in a manner to replicate an appearance of a pair of semi-detached dwellings, with two visible main entrance doors on the front elevation. The ridge height of the new building would be approx. 9.3m which is not excessive for the locality, and it is considered that the proposed building would not appear over bearing or obtrusive within the street scene and that an appropriate level of spaciousness would be maintained within the existing street scene.

2.6 The previous application for the redevelopment of this site with four dwellings was refused on the grounds of overdevelopment and its adverse impact on the character of the site and locality in general. These concerns did not relate to the physical size or design of the actual built form, but rather they focused on factors such as the extent of hardsurfacing required and the associated lack of landscaping at the front of the site; the numbers of vehicles that would be parked at the front of the building and the formal manner in which these vehicles would need to be parked; as well as factors including the very small and inappropriately laid out rear gardens, the increase in the intensity at which the site would be used including the introduction of significantly higher levels of vehicle

movements to and from the site, and the need for significantly greater levels of bins/recycling caddies having to be presented at the road side. It was ultimately considered that it was these issues that would result in that scheme appearing out of character with the remaining existing development within the vicinity of the site.

2.7 This current scheme has attempted to address these concerns in a number of ways. In the first instance, the number of units being proposed has been reduced; therefore the number of vehicle movements to and from the site and the number of vehicles parked at the site would be less than that previously proposed. It is considered that the level of vehicle movements and parking associated with the proposed new units would now not be too dissimilar to that of two large 4 bed semi-detached dwellings, and therefore could not be said to be materially different on this matter.

2.8 A further important revision that has been made to this current proposal is the parking layout and level of landscaping at the front of the site. It is considered that the scheme now sets out a parking arrangement that is much more akin to a site that serves as a pair of semis, with it being much less formal, and having the appearance of providing a level of parking which is not out of keeping for the locality and which is seen elsewhere within the road. The presence of much greater levels of natural landscaping also helps to retain the character and appearance of the front gardens and driveways seen elsewhere within the immediate locality.

2.9 It is acknowledged that the proposed rear gardens would be smaller than those seen elsewhere, and the site would be used more intensively; however, when balancing this against the need to promote the efficient use of land, it is not considered that these factors would be so detrimental to the character and appearance of the site and locality to warrant refusing the scheme.

2.10 On balance therefore, it is considered that the proposed scheme has overcome the concerns of the previous application. It is considered that it would not appear as an overdevelopment of the site in either built form or how intensely it would be used. Visually, it is not considered that the resultant three dwellings on this plot would appear out of keeping or detrimental to the character or appearance of the site, or the locality in general, including its designation as a Green Suburban Road, as set out in the Townscape Character Study.

3.0 NEIGHBOUR IMPACT:

3.1 Given the distances retained to the neighbouring properties, combined with the juxtaposition of the buildings to one another, and the fact that the relevant light angles would not be breached, it is considered that the proposed building would not appear overdominant or obtrusive when viewed from these neighbouring properties, nor would it lead to an unacceptable loss of light.

3.2 In terms of privacy, there would be no first floor side windows and the rear facing windows would provide no greater opportunity for overlooking than would be expected from any conventional dwelling on this site.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 The level of parking being provided meets the standards set out in the Council's Local Plan for 3 bed units. The Highway Authority has raised no objections in terms of the parking layout and how vehicles would need to manoeuvre in and out of them. Given that the scheme is providing a level of parking that accords with the Council's standards, from the point of view of policy TR7, it is considered that it would be unreasonable to raise an objection on such grounds.

4.2 The County Highway's Authority have also advised that they have no objections to the proposal from a highway safety point of view, and consider that the level of traffic movements, and positioning of access points would not lead to unacceptable highway or pedestrian safety implications. As such, it is considered that there are no grounds under policy TR5 upon which to object to the proposal.

5.0 TREES/LANDSCAPING:

5.1 The Council's Arboriculturalist raises no objections to the proposals.

5.2 A detailed landscaping scheme can be obtained by way of condition.

6.0 OTHER ISSUES:

6.1 The County Ecologist raises no objections to the proposals.

6.2 The comments of the Council's Building Control Section have yet to be received however it is considered that any such matters can be dealt with at the Building Control Stage.

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

6.4 It is noted that a number of residents have raised concern that the existing sewerage system will not be able to cope with the additional dwellings. Such matters are primarily a Building Control matter, and should not prevent a proposal from being acceptable from a planning point of view. Notwithstanding this, given the concerns raised by the local residents, Thames Water has been consulted to provide their comments on the matter.

6.5 Surface water drainage is also a matter that would be dealt with at the Building Control stage, however the type of hardsurfacing materials to be used can be controlled by way of condition to ensure that permeable materials are used to maximise infiltration.

6.6 The Council's notification of this application to local residents was undertaken in accordance with the Council's neighbour notification procedure.

CONCLUSION:

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

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

RECOMMENDATION:

Full Planning Permission

APPLICATION 17/00929/FUL BE DELEGATED TO THE HEAD OF SUSTAINABLE DEVELOPMENT TO APPROVE SUBJECT TO THE RECEIPT OF FAVOURABLE COMMENTS FROM THAMES WATER. ANY APPROVAL TO BE SUBJECT TO SUCH CONDITIONS AS THE HEAD OF SUSTAINABLE DEVELOPMENT CONSIDERS APPROPRIATE OR IF AGREEMENT CANNOT BE REACHED REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

Conditions & Reasons:

- | | | |
|----|-------------|---|
| 1. | NS01 | Standard Time Limit - Full Application |
| 2. | NMS09A | Development To Accord With Application Drawings |
| 3. | NM01 | Schedule or Sample of Materials |

4. **NM02** **Surface Materials**
5. **NT01** **Landscaping Scheme to be Submitted**
6. NT02 First Planting Season
7. ND05 No windows at first floor level - north or south – dwellinghouses –properties

8. 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 any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND12)

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

9. The integral garages incorporated in the development hereby permitted shall not be used other than for the accommodation of private motor vehicles or for purposes incidental to the enjoyment of the dwellinghouses as such, and, in particular, shall not be used for any business purpose, nor converted into living accommodation without planning permission having first been obtained via the submission of a planning application to the District Planning Authority. (ND02)

Reason: To accord with the terms of the submitted application, to safeguard the amenities of the area and to ensure continued compliance with the District Planning Authority's adopted car parking standards in the interests of the free flow of traffic and conditions of safety on the neighbouring highway. (Policies EP3 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

10. NT18 Completion in accordance with Method Statement

11. **Prior to any works commencing, including the removal of any vegetation, an Ecological Method Statement shall be submitted to and approved in writing by the District Planning Authority. The Statement shall include details of the working practices that will be put in place during the construction period to safeguard the following animals:**

Great Crested Newts
Reptiles
Breeding Birds
Bats
and other mammals.

The Statement shall also include details of measures to enhance the biodiversity of the site.

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

Informatives:-

- | | | |
|-----------|-------------|--|
| 1. | IN02 | Details Required Pursuant to Conditions - 3, 4, 5, and 11 |
| 2. | IN35 | Considerate Constructor |
| 3. | IH23 | Mud on the Highway |
| 4. | IH24 | Obstruction of the Highway |

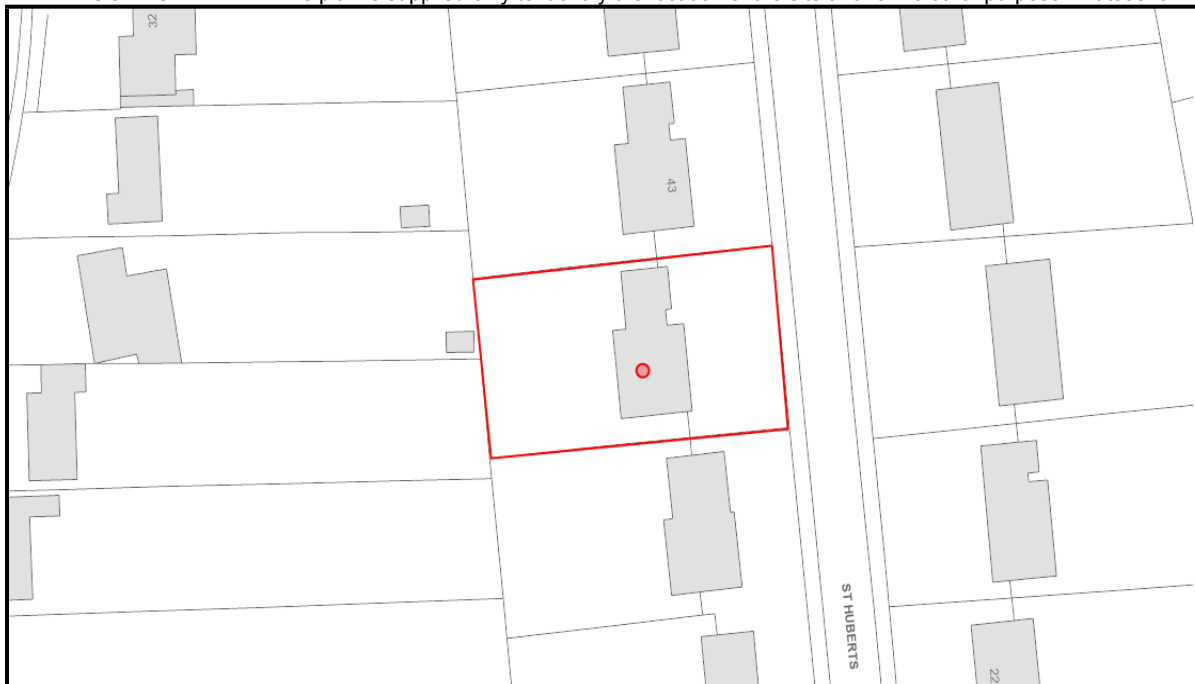
LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
3051-SK1	19.05.2017
3051-S-02	19.05.2017
3051-PR-05	19.05.2017
3051-S-01	19.05.2017
3051-3-02	19.05.2017
3051-3-03 REV A	05.06.2017
3051-3-04	19.05.2017

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 9 August 2017**Parish:** Gerrards Cross Town Council

Reference No:	17/01042/FUL	Full Application
Proposal:	Part two storey, part single storey front/side extension.	
Location:	41 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN	
Applicant:	Mr R Bika	
Date Valid Appl Recd:	9th June 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:

Permission is sought for a part single storey/part two storey front/side extension.

At ground floor level, the application proposes an extension to the existing garage and link elevation, to be brought forwards and flush with the existing principal elevation of the main dwelling. A window would be inserted in place of the existing link window that would match the existing windows and the garage door would be brought forward and reduced in width to accommodate this enlarged window.

At first floor level, the extension would have a width of 3m which would be sited predominantly above the link and partially above the existing garage. The first floor element would extend the full depth of the existing dwellinghouse measuring 8.3m. The planning history and relevant appeal decisions indicate that the first floor element is the focal point of contention.

The contentious nature of the site results from two previously refused applications determined by the Planning Committee and two subsequent appeal decisions which were both dismissed by the Planning Inspectorate. This report therefore considers whether the proposal has overcome the previous reasons for refusal, which were predominantly supported in the subsequent appeal decisions.

The previously refused application Ref: 16/02354/FUL was refused by the Planning Committee on the following grounds:

Due to its first floor width, scale and design the proposed development is out of keeping with the character of the area and furthermore is unsympathetic and inappropriate in the context of this Area of Special Character as defined in the South Bucks Townscape Character Study Part 2 (February 2014). The development would be obtrusive and overdominant in the street scene, thereby disrupting its rhythm and harmony, and is beyond the reasonable limits of what would be appropriate. As such the proposed development is contrary to the requirements of policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) and inconsistent with the guidance in the South Bucks Townscape Character Study.

It should be noted that the ground floor element of the proposal did not form the basis for refusal stated above or as stated by the Planning Inspectorate in their decision under ref: APP/N0410/D/17/3171965.

It would therefore appear that the key consideration for Members in determining this planning application, turns on whether the first floor extension proposed, by virtue of its width, scale and design would be out of keeping with the character of the area and unsympathetic and inappropriate in the context of the Area of Special Character.

This application is reported to Members at the request of Councillor Chhokhar.

LOCATION AND DESCRIPTION OF SITE:

The application site is located on the western side of St Huberts Close within the Developed Area of Gerrards Cross and the entire site is covered by an Area Tree Preservation Order. The site falls within the South Bucks Townscape Character Study 'Open Plan Suburban' typology where streets are defined as being:

'characterised by its sense of space and openness with no boundary treatment between building and roads. It is typical of late 1960s-1970's development.'

Of particular note with regard to this Area of Special Character, the Character Study states:

'There are some exceptions [to the typical characteristics of the Open Plan Suburban typology] with more uniform building line and more traditional roads such as... St Huberts Close (shown in figure 3.6.7 of the Townscape Character Study, Page 41).'

RELEVANT PLANNING HISTORY:

- 16/01298/FUL: Front porch. Part single part two storey part first floor front/side/rear extension incorporating integral garage. Refused by the Planning Committee. Appeal dismissed.
- 16/02354/FUL: Part two storey, part single storey front/side/rear extension. Refused by the Planning Committee. Appeal dismissed.
- 17/00408/GPDE: Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 5.47, MH 3m, EH 3m). Prior approval is required and is granted.
- 17/01043/FUL: Single storey front/side extension. Pending consideration.

REPRESENTATIONS AND CONSULTATIONS:

TOWN COUNCIL COMMENTS:

Council objects to this application. The plans submitted do not show the permitted development which is already taking place and therefore does not give a clear indication of the totality of planned development on the site. As a result of this, though difficult to assess, Council determines that this proposal represents overdevelopment of the site and contrary to Policy EP3 of the Local Plan.

St Huberts Close is a residential area identified as an Area of Special Character (South .Bucks Townscape Character Study, Feb 2014, 2.2.9) and the proposal to extend the building over half the garage detracts from the Special Character of the building as described in the Townscape study.

Given the planning history of this property, Council asks that this application is put before the SBDC Planning Committee for consideration.

Following on from the re-consultation, the Town Council have stated:

Council acknowledges that accurate plans have now been submitted showing the permitted development extensions... stands by its previous comments that the proposal is overdevelopment and contrary to the Townscape Character Study. If minded to grant permission, Council requests that Permitted Development Rights are removed and a condition is attached for matching materials, consistent with neighbouring properties" – A full copy of the comments are included in the application file.

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NEIGHBOUR COMMENTS:

Following on from the amended plans received and the re-notification of neighbouring properties, 6 letters of objection have been received from the occupants of properties in the vicinity of the site. The grounds of objection can be summarised as follows:

- Impact upon the character of the street scene;
- Spaciousness above garage would not be retained which is contrary to Inspector's comments;
- The proposal, in addition to the permitted development extensions, represents an overdevelopment of the property;
- The special character of the Close would be compromised by the proposed development.

SPECIALIST ADVICE:

Arboriculturist -

No objection.

ISSUES AND POLICY CONSIDERATIONS:

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

Development Plan:

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

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

Other material considerations:

South Bucks District Residential Design Guide SPD (published October 2008)
South Bucks Townscape Character Study Part 2 (Revised July 2015)
Interim Guidance on Residential Parking Standards
Appeal Decision References: APP/N0410/D/16/3159757 & APP/N0410/D/17/3171965

1.0 KEY POLICY ASSESSMENT:

1.1 VISUAL IMPACT/ IMPACT ON LOCALITY:

1.2 Having travelled the entire length of St Huberts Close that falls within the Area of Special Character, it is evident that there are currently three examples of identical dwellings to that on the application site. These are No.'s 35, 42 and 51 St Huberts Close. I am of the opinion that the northern most dwellings on St Huberts Close from No.59 clockwise to No.69 St Huberts Close, in addition to those dwellings at the most eastern point of St Huberts Close comprising No.'s 81 clockwise to No.34 are not considered to be of the same character as the remainder of the Area of Special Character by virtue of their design, size, siting etc.

1.3 There appears to be a single dominant style of dwelling along this particular part of St Huberts Close. This dominant style is shown in figures 4.5.2 and 4.5.5, page 63, of the Townscape Character Study and comprises relatively large dwellings where the first floor element overhangs the

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ground floor below. This is considered to be the most common feature of dwellings within the immediate street scene.

1.4 Despite that mentioned above, it should not be overlooked that some anomalies to the typical character do exist. It was noted upon the site visit that an almost identical dwelling to that proposed did exist at No.33 St Huberts Close. This dwelling is quite distinct by virtue of the window shutters at first floor level having fallen into disrepair. Notwithstanding this, it is noted that the garage of No.33 is still set back marginally and that the garage appears to have maintained its width, implying that the extension above the link is not as wide as that proposed by this application. In any case, No.33 does maintain matching roof profiles to those of the surrounding houses, recognisable by their shallow pitches. In light of No.33 St Huberts Close and the size and scale of the most predominant style of dwelling on this part of St Huberts Close, it would be difficult for the Local Planning Authority to demonstrate that the proposal would be out of character or indeed, an overdevelopment.

1.5 The Planning Inspector for the most recent appeal decision stated in paragraph 7 that they afforded significant weight to the previous Inspector's findings whom stated:

"The first floor extension would significantly increase the two storey width of the property. This would detract from the spacious setting of the building, would restrict views from the road of trees to the rear and would disrupt the rhythm and harmony of the street scene."

1.6 The most recent appeal decision acknowledges in paragraph 8 that some effort had been made to overcome the previous Inspector's concerns and states:

"I consider that this has resulted in a scheme that would appear suitably subservient to the host dwelling and would not, in itself, be harmful to the character and appearance of the existing property."

1.7 In light of the above, I am of the opinion that the first floor development now proposed by this application, has overcome the previous concerns raised. The two storey width of the property is not considered to increase significantly to an unacceptable amount and whilst some views of the trees behind would be lost, it would be considerably less than that previously proposed, maintaining the spaciousness and rhythm and I am therefore of the view that the proposal is now acceptable.

1.8 As such, I am of the opinion that the resultant dwelling would not be sufficiently out of character with the rest of the street that it could be refused on the basis of a lack of homogeneity. Furthermore, the proposed extensions, with particular reference to the first floor element, are considered to harmonise well with the existing dwelling and the surrounding developments. In particular, the first floor extension with its width of 3m would still allow for a sufficient gap to be retained above the garage in order to not contradict the concerns raised previously by the Planning Committee or the Planning Inspectorate.

1.9 The proposal is considered to comply with policies EP3 and H11 of the Local Plan and is also considered to conform to the character outlined in the South Bucks Townscape Character Study Part 2 (Revised July 2015). As such, the proposal is not deemed to have a detrimental impact upon the character of the street scene or the Area of Special Character.

2.0 NEIGHBOUR IMPACT:

2.1 I am aware of the numerous objections received in relation to the two previous applications. These objections appear to have predominantly revolved around the impact on character as a result of the larger scale development proposed previously, although some did reference potential loss of privacy and loss of light.

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2.2 By virtue of the proposals width at first floor level, the proposed extension measures to be approximately 5m from the mutual boundary to the north and is not therefore considered to be in close enough proximity to materially impact upon the amount of light that reaches this neighbouring dwelling. Furthermore, this distance is considered satisfactory and would not result in an overbearing appearance. Finally it should be noted that there are no windows proposed in the flank elevation at first floor level which could result in overlooking and this can be further ensured by including a planning condition preventing the insertion of any further windows in this elevation.

3.0 PARKING/ ACCESS/HIGHWAY IMPLICATIONS:

3.1 Whilst it is not clearly shown on the submitted plans, the applicant has stated that the proposal would create an additional bedroom at first floor level. This would likely result in a 4 or 5 bedroomed dwelling. In accordance with the Council's Parking Standards, three off-street parking spaces should be provided within the curtilage of the site. It is concluded that the resultant garage and driveway could likely accommodate these spaces and in any case, this relatively quiet road is not subject to the same parking pressures as other parts of Gerrards Cross. It is evident that little on-street parking occurs here.

3.2 As such, the proposal is considered to comply with Policy TR7 and the Council's Car Parking Standards, and parking provision is not considered to substantiate a reason for refusal.

4.0 OTHER MATTERS/MISREPRESENTATIONS:

4.1 The Town Council has stated that the proposed first floor extension appears to extend over half of the existing garage. The existing garage and link measures 7m in width and the resultant dwelling would maintain a gap above the garage of 3.8m. This is as a result of the first floor extension predominantly being sited above the existing link and the extension does not therefore extend half way across the existing garage as stated.

4.2 The Town Council has also raised concern regarding the permitted development extensions which have commenced at the rear of the dwelling. This was observed at the time of the site visit and it was noted very minimal works had actually taken place; primarily the outline of the extensions were visible however the walls were not substantially complete. Amended plans have been received to reflect these partially built extensions. In any case, I do not consider that these extensions would lead me to arrive at a different conclusion and ultimately a different recommendation.

4.3 Further to the abovementioned point, it could not be considered reasonable to refuse the application on the grounds of overdevelopment, solely as a result of these extensions constructed through exercising permitted development rights. Refusing the application on these grounds would be considered unreasonable as it is not uncommon for applicants to seek full planning permission and then carry out extensions under permitted development at a later date, assuming they still maintain these rights. It is not considered necessary to remove these rights because of the order in which the applicant has carried out extensions, over which the Local Planning Authority has no control.

4.4 The two letters of objection received refer to the character and spaciousness of development and also to the potential overdevelopment of the plot. Both of these points have been addressed in this report above.

CONCLUSION:

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

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Extensions have been constructed since MEMBERS previously carried out a site visit and these extensions form part of the basis of contention. As such, it is considered that value would be added to the decision making process if **MEMBERS** were to carry out another **SITE VISIT** prior to their determination of this application.

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. NM03 Matching Materials
4. ND05 No windows at first floor level – northern - first floor extension - property

Informatives:-

1. IN35 Considerate Constructor
2. IN41 Building Regulations

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
Front Elevation REV B	11.07.2017
Side Elevations REV B	11.07.2017
Rear Elevation REV B	11.07.2017
Ground Floor Plan REV B	11.07.2017
First Floor Plan REV B	11.07.2017
Roof Plan REV B	11.07.2017
Site Plan REV C	11.07.2017

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Head of Sustainable Development

28 July 2017

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00316/FUL	Beaconsfield Town Council	Mr Mark Tugwell	National Film And Television School Station Road Beaconsfield Buckinghamshire HP9 1LG	Replacement electric gates and pedestrian turnstile to Candlemas Lane.	Application Permitted	10.07.17
17/00712/FUL	Beaconsfield Town Council	Mr & Mrs Donald Whittick C/o Mr James Pask	Inglewood 6 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Alterations to roof ridge height and alterations to fenestration (Amendment to planning permission 16/01398/FUL).	Application Permitted	12.07.17
17/00819/FUL	Beaconsfield Town Council	Mr & Mrs Nelson C/o Mr Jonathan Heighway	Copperfield 12 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Carport (retrospective application).	Application Permitted	28.06.17
17/00844/FUL	Beaconsfield Town Council	Mr & Mrs Tony and Dawn Lawes C/o Mr Daniel Fennings	137 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Widening of an existing vehicular crossover.	Application Permitted	03.07.17
17/00849/TEMP	Beaconsfield Town Council	Inland Homes PLC C/o Mr Ian Gillespie	Land At Wilton Park Gorell Road Beaconsfield Buckinghamshire HP9 2RL	Display of 4 temporary housing units, one facilities unit and one artificial landscaping for a period of two years. Construction of new access road and hardstanding.	Application Permitted	03.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00855/FUL	Beaconsfield Town Council	Mr & Mrs J Jagger C/o Mr B Hall	9 Furzeffield Road Beaconsfield Buckinghamshire HP9 1PQ	Replacement dwellinghouse with garage and formation of vehicular access.	Approval is granted	03.07.17
17/00859/FUL	Beaconsfield Town Council	Mr A Collier C/o Mr P Lugard	High Meadow 3 One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	First floor front extension and part two storey/part single storey front, side and rear extension incorporating rear dormer (Amendment to planning permission 16/01644/FUL).	Application Permitted	04.07.17
17/00794/RVC	Beaconsfield Town Council	Mr Tony Ottis C/o Mr Steven Simpson	18 Reynolds Road Beaconsfield Buckinghamshire HP9 2NJ	Replacement dwelling and construction of vehicular access. Variation of Condition 2 of Planning Permission 15/01158/FUL: To allow alterations to bay window and changes to windows and fenestration.	Application Permitted	06.07.17
17/00833/FUL	Beaconsfield Town Council	Ms Helen Poyser C/o Mr Carlo Criscuolo	62 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Part two storey, part single storey side and rear extension and widening of existing vehicular access.	Application Permitted	07.07.17
17/00882/FUL	Beaconsfield Town Council	Mr & Mrs V Kaushal C/o Mrs Weller	20 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SG	Front porch, first floor side extension and a single storey rear extension.	Application Permitted	07.07.17
17/00889/TPO	Beaconsfield Town Council	Mrs N Desai C/o Mr A Ellis	54 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EJ	(T1) Oak - Remove epicormic growth up to 7m (first fork) and reduction of over extended lateral branches growing low over the applicants drive by no more than 2-3m (SBDC TPO No. 18, 1995).	Application Permitted	11.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00901/CLOP ED	Beaconsfield Town Council	Mrs Diana Llewellyn	41 Horseshoe Crescent Beaconsfield Buckinghamshire HP9 1LJ	Application for a Certificate of Lawfulness for proposed: Formation of vehicular access.	Certificate of Lawful Use granted	28.06.17
17/00903/NMA	Beaconsfield Town Council	Miss C Porter	59 Holtspur Way Holtspur Beaconsfield Buckinghamshire HP9 1DY	Non-material amendment to planning permission 16/00822/FUL: To allow a reduction in size of the first floor window in the front elevation, 2 sun- pipes and one rooflight in the single storey roof slope.	Application Permitted	20.07.17
17/00824/TEMP	Beaconsfield Town Council	Mr Gary Magee	First Place Nursery Wilton Park Gorell Road Beaconsfield Buckinghamshire HP9 2WH	Temporary Planning Permission for a portable building extension to day nursery building.	Application Permitted	11.07.17
17/00847/FUL	Beaconsfield Town Council	Mr & Mrs M Keane C/o Mr John Broderick	12 Wycombe End Beaconsfield Buckinghamshire HP9 1NB	Two storey side extension.	Application Permitted	11.07.17
17/00848/LBC	Beaconsfield Town Council	Mr & Mrs M Keane C/o Mr John Broderick	12 Wycombe End Beaconsfield Buckinghamshire HP9 1NB	Listed Building application for: Two storey side extension.	Application Permitted	11.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00911/FUL	Beaconsfield Town Council	Mr & Mrs K Casey C/o Mr Jeffrey Powell	21 Woodside Road Beaconsfield Buckinghamshire HP9 1JW	Replacement dwelling.	Application Permitted	11.07.17
17/00912/FUL	Beaconsfield Town Council	Mr J Hughes C/o Mr S Cook	19 Crossways Beaconsfield Buckinghamshire HP9 2HX	Rear dormer.	Application Permitted	11.07.17
17/00420/TPO	Beaconsfield Town Council	Mrs J Wade	8 Dove Court Beaconsfield Buckinghamshire HP9 1JB	4 x Beech - overhanging branches trimmed/lopped by 50% (SBDC TPO No. 20, 1988)	Part Consent/Part Refusal (See decision)	13.07.17
17/00893/FUL	Beaconsfield Town Council	Mrs Barnet (Headteacher) C/o Mr D Gibson	St Marys And All Saints Church Of England Primary School Maxwell Road Beaconsfield Buckinghamshire HP9 1RG	Construction of a multi-use games area.	Application Permitted	13.07.17
17/00917/FUL	Beaconsfield Town Council	Mr D Garner C/o Mr Phil Desmond	31 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	First floor side extension.	Application Permitted	13.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00923/FUL	Beaconsfield Town Council	Mr & Mrs K Johal C/o Mr J Parry	96 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Front porch, part single/part two storey front extension, part two storey/part first floor rear extension, construction of pitched roof over existing flat roof and increase in ridge height incorporating front and rear dormers (Amendment to planning permission 17/00115/FUL).	Application Permitted	20.07.17
17/00902/FUL	Beaconsfield Town Council	Miss Caroline Porter	59 Holtspur Way Holtspur Beaconsfield Buckinghamshire HP9 1DY	Front porch and single storey front extension (Amendment to planning permission 16/00822/FUL).	Application Permitted	17.07.17
17/00934/FUL	Beaconsfield Town Council	Mr Phil Prosser C/o Mr Tom Franklin	2 The Birches Gregories Road Beaconsfield Buckinghamshire HP9 1HU	Single storey side extension.	Application Permitted	17.07.17
17/00938/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	New relief road between the A355 / Maxwell Road and Wilton Park on land to the east of Beaconsfield (Bucks County Council Ref: CC/65/16).	No Objection	12.07.17
17/00940/FUL	Beaconsfield Town Council	Mr & Mrs R Worker C/o Mr Simon Davis	8 Reynolds Road Beaconsfield Buckinghamshire HP9 2NJ	Part single/part two storey rear extension.	Application Permitted	17.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00942/FUL	Beaconsfield Town Council	Mr & Mrs P Whitehead C/o Mr Simon Davis	4 Caledon Road Beaconsfield Buckinghamshire HP9 2BX	Front porch, single storey front extension, part single/part two storey front/side/rear extension incorporating roof lantern and construction of additional vehicular access (Amendment to planning permission 16/01796/FUL).	Application Permitted	17.07.17
17/00949/TPO	Beaconsfield Town Council	Mrs Susan Marson C/o Mr Tom Hunnings	Charnleigh House 5 Brownswood Road Beaconsfield Buckinghamshire HP9 2NU	4 x limes - Crown reduction up to 3 metres - (SBDC TPO No. 14, 2003).	Application Permitted	13.07.17
17/00956/FUL	Beaconsfield Town Council	Mr Jason Hunt C/o Mr Jake Collinge	Georgian House 57 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	External alterations, including provision of balcony/raised veranda with external stairs, all related to the change of use from B1(a) (Offices) to provide additional guest accommodation in connection with the Crazy Bear Hotel.	Application refused	19.07.17
17/00856/FUL	Beaconsfield Town Council	Portman Burtley Estate C/o Miss Jenna Sugars	Hyde Farm Hedgerley Lane Beaconsfield Buckinghamshire HP9 2SA	Change of use of cart shed building to class B1 with facilitating internal and external alterations including new fenestration and replacement roof.	Application Permitted	21.07.17
17/00857/LBC	Beaconsfield Town Council	Portman Burtley Estate C/o Miss Jenna Sugars	Hyde Farm Hedgerley Lane Beaconsfield Buckinghamshire HP9 2SA	Listed Building Application for change of use of cart shed building to class B1 with facilitating internal and external alterations including new fenestration and replacement roof.	Consent not required	21.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00972/FUL	Beaconsfield Town Council	Mr & Mrs M Ashelford C/o Mr Paul Lugard	Montrose 65 Lakes Lane Beaconsfield Buckinghamshire HP9 2JZ	Part single/part two storey front extension incorporating front porch.	Application Permitted	21.07.17
17/00978/FUL	Beaconsfield Town Council	Mr & Mrs Goodall C/o Mr Stuart Bowen	Hedgerley End House Hedgerley Lane Beaconsfield Buckinghamshire HP9 2JR	Detached garage and replacement pool enclosure with glazed roof canopy (Amendment to planning permission 16/02363/FUL).	Application Permitted	21.07.17
17/00981/FUL	Beaconsfield Town Council	Mr & Mrs Warren C/o Mr Mark Longworth	Littlecote 59 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Replacement dwelling.	Application Permitted	21.07.17
17/00829/FUL	Beaconsfield Town Council	Mr Attridge C/o Nicholas Pike	10 Meadow Lane Beaconsfield Buckinghamshire HP9 1AL	Construction of outbuilding.	Application Permitted	25.07.17
17/00998/FUL	Beaconsfield Town Council	Mr & Mrs N. Amin C/o Declan Minoli	30 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TU	First floor front extension, part two storey/ part single storey side/rear extension.	Application Permitted	26.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01012/FUL	Beaconsfield Town Council	Mr And Mrs T Noble C/o Mr D Russell	8A Cambridge Road Beaconsfield Buckinghamshire HP9 1HW	Single storey rear extension.	Application Permitted	26.07.17
17/01026/GPDE	Beaconsfield Town Council	Mr A Adani C/o Mr R Patel	51 The Spinney Beaconsfield Buckinghamshire HP9 1SA	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6m, MH 3m, EH 3m).	Prior approval is not required	17.07.17
17/01095/CC	Beaconsfield Town Council	Buckinghamshire County Council	Holtspur Primary School Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BH	Application to discharge Condition 12 (Cycle parking) 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. (Reference No AOC/0042/17)	No Objection	03.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01226/ADJ	Beaconsfield Town Council	Chiltern District Council	6 Eastergate Knotty Green Buckinghamshire	First floor side extension single storey front and rear extensions and pitched roof to existing garage (Chiltern District Council Ref: CH/2017/1065/FA).	No Objection	17.07.17
17/00444/FUL	Burnham Parish Council	Mrs C Hunter C/o Mr Mark Spragg	Unit 4 58 Britwell Road Burnham Buckinghamshire SL1 8DH	Change of use to dog day care facility (sui generis) and retention of ancillary buildings.	Application refused	10.07.17
17/00826/TEMP	Burnham Parish Council	Mrs S Panchal C/o Mr Andrew Werrell	Little Roos Nursery Bath Road Burnham Buckinghamshire SL6 0QH	Provision of temporary prefabricated classroom.	Application Permitted	28.06.17
17/00827/LBC	Burnham Parish Council	Mrs S Panchal C/o Mr Andrew Werrell	Little Roos Nursery Bath Road Burnham Buckinghamshire SL6 0QH	Provision of temporary prefabricated classroom.	Consent not required	28.06.17
17/00754/FUL	Burnham Parish Council	Mr & Mrs T Beavington C/o Mr Graham Barker-Dench	22 Wymers Wood Road Burnham Buckinghamshire SL1 8JJ	Single storey rear extension.	Application Permitted	28.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00831/FUL	Burnham Parish Council	Mr John Ashby C/o Mr Robert Whittle	Stansfield 7 Wymers Wood Road Burnham Buckinghamshire SL1 8JQ	Single storey rear extension, roof extension and rear dormer.	Application Permitted	26.07.17
17/00864/LBC	Burnham Parish Council	Dr M Hashemi C/o Mr Simon Painter	Allerds House Crown Lane Farnham Royal Buckinghamshire SL2 3SG	Listed building application for: Removal of single storey rear extension and reinstatement of facade to original appearance.	Application Permitted	03.07.17
17/00865/FUL	Burnham Parish Council	Dr M Hashemi C/o Mr Simon Painter	Allerds House Crown Lane Farnham Royal Buckinghamshire SL2 3SG	Removal of single storey rear extension and reinstatement of facade to original appearance.	Planning permission is not required	29.06.17
17/00884/FUL	Burnham Parish Council	Mr S Rehman C/o Mr S Bahia	31 Pink Lane Burnham Buckinghamshire SL1 8JP	Front porch and single storey side/rear extension incorporating conversion of garage into habitable accommodation and roof lanterns.	Application Permitted	07.07.17
17/00764/FUL	Burnham Parish Council	Mr A Goodoyal C/o Mr Fida Hussain	29 Wendover Road Burnham Buckinghamshire SL1 7ND	Detached outbuilding.	Application Permitted	12.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00907/FUL	Burnham Parish Council	Mr & Mrs S. Pursey C/o David Raeside	Land Adjoining 59 The Fairway Burnham Buckinghamshire	Detached dwelling.	Application refused	17.07.17
17/00862/CLOP ED	Burnham Parish Council	Mr D Rutherford C/o Miss S Salata	28 Eastfield Road Burnham Buckinghamshire SL1 7PE	Application for a Certificate of Lawfulness for proposed: Construction of vehicular access.	Application Withdrawn	12.07.17
17/00904/FUL	Burnham Parish Council	Mr Julian Wilson C/o Ms Amanda Jones	The Huntercombe Hospital Huntercombe Manor Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ	DDA compliant alterations including creation of new lift access and ambulant disabled steps; partial enclosure of existing courtyard with new wall and glass roof; removal and widening of existing openings and replacement windows and doors.	Application Permitted	19.07.17
17/00905/LBC	Burnham Parish Council	Mr Julian Wilson C/o Ms Amanda Jones	The Huntercombe Hospital Huntercombe Manor Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ	Listed Building Application for: DDA compliant alterations including creation of new lift access and ambulant disabled steps; partial enclosure of existing courtyard with new wall and glass roof; removal and widening of existing openings and replacement windows and doors.	Application Permitted	19.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00872/FUL	Burnham Parish Council	Mr I Tatla C/o Mr Abdul Wajid	21 Huntercombe Lane North Burnham Buckinghamshire SL6 0LF	First floor rear extension and subdivision of property to form one x 3 bed house and one x 2 bed house.	Application Permitted	25.07.17
17/00947/LBC	Burnham Parish Council	Mrs T Hornett	The Ashes Rose Hill Burnham Buckinghamshire SL1 8LW	Listed Building Consent for replacement windows.	Application Permitted	25.07.17
17/00995/CLOPED	Burnham Parish Council	Ms Hanah Zarai C/o Mr Prabh Singh	29 Chiltern Road Burnham Buckinghamshire SL1 7NF	Application for a Lawful Development Certificate for Proposed: Hip to gable loft conversion incorporating rear dormer.	Certificate of Lawful Use granted	25.07.17
17/01032/FUL	Burnham Parish Council	Mr Loyd Dennison	Land Adjacent To 23 Burlington Road Burnham Buckinghamshire SL1 7BQ	Two storey detached building consisting of two x 1 bedroom maisonettes with associated amenity space and parking spaces.	Application refused	25.07.17
17/00670/FUL	Denham Parish Council	Mrs M Hughes C/o Mr B Hall	Land To Rear Of White Gable Ashmead Lane Denham Buckinghamshire UB9 5BB	Detached dwellinghouse with formation of vehicular access.	Application refused	30.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00603/FUL	Denham Parish Council	Mr K Arora C/o Landmark Group	32 Oxford Road New Denham Denham Buckinghamshire UB9 4DQ	Erection of first and second floors incorporating two residential units on first floor and one residential unit on second floor. Change of use of ground floor from A3 to part residential and Part A1 (Amendment to approved scheme 16/01858/FUL).	Application refused	05.07.17
17/00830/FUL	Denham Parish Council	Tiger Cubs C/o Mr Rob Clark	Tiger Cubs 74 Oxford Road New Denham Denham Buckinghamshire UB9 4DN	Retrospective application for a change of use from agricultural land to car sales (Sui Generis).	Application refused	07.07.17
17/00875/FUL	Denham Parish Council	Mr F Connors C/o Joseph Jones	Land North Of Bakers Wood Denham Buckinghamshire	Change of use to residential for the stationing of one static caravan, one touring caravan, parking for two vehicles with associated hardstanding, fencing and water treatment plant.	Application refused	20.07.17
17/00983/CLOPED	Denham Parish Council	Mr Shane Corcoran C/o Mr John Broderick	16 Nightingale Way Denham Green Buckinghamshire UB9 5JH	Conversion of existing garage into habitable accommodation.	Application Permitted	19.07.17
17/01000/FUL	Denham Parish Council	Mr & Mrs Smith C/o Mr S Dodd	9 Pollard Avenue Denham Green Buckinghamshire UB9 5JN	Single storey side extension and two storey rear extension.	Application Permitted	25.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01059/FUL	Denham Parish Council	Mr And Mrs C Perryman	14 Penn Drive Denham Green Buckinghamshire UB9 5JP	Part single/part two storey front/side/rear extension (Amendment to planning permission 15/02252/FUL).	Application Permitted	19.07.17
17/01040/FUL	Denham Parish Council	Mrs Kathy McHugh C/o Mr Harmeet Minhas	39 Lindsey Road Denham Buckinghamshire UB9 5BW	Single storey front extension to and conversion of garage to provide additional accommodation	Application Permitted	25.07.17
17/01177/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 4.2m, MH 3.783m, EH 3.525m).	Prior approval is not required	25.07.17
17/00487/FUL	Dorney Parish Council	Mr Allan Stark	Cypress Cottage Lake End Road Dorney Buckinghamshire SL4 6QS	Detached garage.	Application Permitted	20.07.17
17/00953/CAN	Dorney Parish Council	Mr Gozzard C/o Miss Helen Taylor	Grove Cottage Village Road Dorney Buckinghamshire SL4 6QW	(T1) Ash - Fell, (T2) Ash - Reduce, reshape and balance crown by 2m by cutting back to secondary branches, (T3) Ash - Fell, (T4) Ash - Reduce, reshape and balance crown by 2m by cutting back to secondary branches, (T5) Ash - Fell and (T6) Acacia - Reduce, reshape and balance crown by 2m by cutting back to secondary branches (Dorney Conservation Area).	No TPO is to be made	03.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00930/FUL	Dorney Parish Council	Mr J Dodd C/o Mr Eric Bolton	Croindene 3 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Single storey rear extension.	Application refused	20.07.17
17/01056/GPDE	Dorney Parish Council	Mrs Sandy Shaw C/o Mrs Fiona Jones	21 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 8m, MH 3.1m, EH 2.3m).	Application refused	19.07.17
17/01084/CAN	Dorney Parish Council	Mr Barker C/o Andrea Nias	Further Dimmings Village Road Dorney Buckinghamshire SL4 6QW	T1 Sycamore - Section fell and poison stump. Dorney Conservation Area.	No TPO is to be made	17.07.17
17/00063/FUL	Farnham Royal Parish Council	McCarthy & Stone Lifestyles Ltd C/o Mr Gavin Cooper	Phil Whitaker Cars Beaconsfield Road Farnham Common Buckinghamshire SL2 3NE	Redevelopment of site to provide one block comprising 20 apartments of 'Retirement Living' for the elderly. Associated communal facilities, parking and landscaping. Construction of vehicular access.	Application Permitted	21.07.17
17/00767/FUL	Farnham Royal Parish Council	Mr Stuart Goodall	Scotlands Scotlands Drive Farnham Royal Buckinghamshire SL2 3ES	Single storey extension to existing garage.	Application Permitted	07.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00887/TPO	Farnham Royal Parish Council	Rouse New Homes Limited C/o Simon Hawkins	Emily Jubb Hall Rectory Close Farnham Royal Buckinghamshire SL2 3BG	G1 Beeches - Lower height by 25% (4m), prune lateral branches to a width of 2m and crown lift lower branches to a height of 4m (SBDC TPO No. 28, 2011).	Application refused	11.07.17
17/00821/TPO	Farnham Royal Parish Council	Mr Antony Birkett	Lotos Lodge Beeches Drive Farnham Common Buckinghamshire SL2 3JU	G1 - 2 x Birch - removal or reduction of overhanging branches situated 5m from ground level should not exceed 1-2m (TPO/SBD 34, 2008).	Application Permitted	11.07.17
17/00895/FUL	Farnham Royal Parish Council	Mr T Dolling C/o Mr T Isaac	11 Long Close Farnham Royal Buckinghamshire SL2 3EJ	Front porch, part single/part two storey front/side extension (Amendment to planning permission 16/01335/FUL).	Application Permitted	13.07.17
17/00916/FUL	Farnham Royal Parish Council	Dr. Rajeswari Ranganathan C/o Mr Muhtasham Qureshi	Bahati Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BW	Single storey rear extension.	Application Permitted	18.07.17
17/00952/FUL	Farnham Royal Parish Council	Mr Hobson C/o Mr David Webb	Idlewood Beaconsfield Road Farnham Royal Buckinghamshire SL2 3DB	Proposed replacement outbuilding to provide a self-contained residential annexe to the main dwelling.	Application refused	18.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00919/CLOP ED	Farnham Royal Parish Council	Mr Terry Daniel C/o Mr Jonathan Dennis	Perrywood Blackpond Lane Farnham Royal Buckinghamshire SL2 3EA	Loft conversion incorporating rear dormer, single storey rear extension.	Part Consent/Part Refusal (See decision)	19.07.17
17/00775/FUL	Farnham Royal Parish Council	Miss Joanne O'Riordan	Kirklands Green Lane Farnham Common Buckinghamshire SL2 3SP	Replacement garden shed.	Application Permitted	20.07.17
17/00970/NMA	Farnham Royal Parish Council	Mr P Nichols C/o Mr C Hunt	7 Mount Close Farnham Common Buckinghamshire SL2 3QZ	Non-material amendment to planning permission 16/00298/FUL: To allow alterations to fenestration.	Application refused	11.07.17
17/00975/FUL	Farnham Royal Parish Council	Mr T Sekhon C/o Mr Pravin Raheja	Scopello Beeches Road Farnham Common Buckinghamshire SL2 3PR	Widening of existing vehicular access.	Application Permitted	21.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01008/TPO	Farnham Royal Parish Council	Mr C Clump C/o Mr S Stokes	Old Orchard House Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	(T1) Beech - Crown thin/clean up to 20%, crown/branch reduction on east side to provide clearance of 1m of building and crown lift up to 2m by removing secondary branches, (T2) Beech - Crown thin/clean up to 20% and crown lift up to 2m by removing secondary branches, (T3) Robinia - Crown thin/clean up to 20% and crown lift over highway up to 5.4m, (T4) Maple - Crown thin/clean up to 20%, crown lift over neighbouring property by 3m and crown lift over highway up to 5.4m, (T5) Cypress - Crown thin/clean up to 20% and crown lift by up to 2m (SBDC TPO No. 02, 2006).	Application Permitted	26.07.17
17/01038/NMA	Farnham Royal Parish Council	Mrs Joanne Ashcroft C/o Ms Joanna Lindley	New Acre House Beeches Road Farnham Common Buckinghamshire SL2 3PS	Non-material amendment to planning permission 16/01060/FUL to allow alterations to internal and external layout to houses A and B.	Application refused	04.07.17
17/01087/FUL	Farnham Royal Parish Council	Mrs Pam Kaur C/o David Parker	Silver Beeches Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Detached dwelling, carport and construction of vehicular access.	Application Withdrawn	03.07.17
17/00679/LBC	Fulmer Parish Council	Mr & Mrs P Sundsig-Hansen C/o Mr S Elboth	6 South Row Fulmer Road Fulmer Slough SL3 6HS	Listed Building Application for: alterations to fenestration.	Application refused	04.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00526/RVC	Gerrards Cross Town Council	Mr Simon Bridbury C/o Mr Simon Rogers	Land At Rear Of 55 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Change of use from storage and garage ancillary to A.1 (Retail) to B.1 Office; extension of building by addition of new first floor. (Variation of condition 4 of Planning Permission 16/02462/FUL to allow substitution of vertical screening louvres in place of obscured glass).	Application Permitted	13.07.17
17/00701/CLOPED	Gerrards Cross Town Council	Mr & Mrs Krzyszczak C/o Mr Yousuf Kyeyune	43A Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Application for a Certificate of Lawfulness for proposed: Conversion of loft to habitable accommodation.	Certificate of Lawful Use granted	28.06.17
17/00747/FUL	Gerrards Cross Town Council	Mr Amit Vedi C/o Mrs Fiona Jones	Silver Springs Over The Misbourne Gerrards Cross Buckinghamshire UB9 5DR	Redevelopment of site for detached dwellinghouse and outbuilding.	Application Permitted	12.07.17
17/00816/FUL	Gerrards Cross Town Council	Mr & Mrs S Reeves C/o Mr Stephen Prismall	Park House 1 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NP	Part single storey/part two storey side extension.	Application Permitted	28.06.17
17/00837/FUL	Gerrards Cross Town Council	Mr & Mrs A. Nagpal C/o Declan Minoli	Montana House 6 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8PX	Double garage, incorporating front and rear dormers, with link to existing dwelling. Dormer window in front-facing roof-slope of existing dwellinghouse.	Application Permitted	30.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00845/TPO	Gerrards Cross Town Council	John C/o Daniel Wilson	Little Spinney 45 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	T4 maple - crown reduction by 30%. T5 maple - crown reduction by 30%. T6 maple - fell. T1 oak - crown reduction by 3-4 metres. (SBDC TPO NO 31, 1995).	Part Consent/Part Refusal (See decision)	03.07.17
17/00700/FUL	Gerrards Cross Town Council	Mr David Palmer C/o Mr Lefkos Kyriacou	Patricia 55 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Retention of new front to restaurant and use of pavement for planters, tables and chairs.	Application Permitted	05.07.17
17/00869/FUL	Gerrards Cross Town Council	Mr Akthar C/o Malcolm Humphrey	Garden Cottage 54 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	Replacement dwelling.	Application Permitted	05.07.17
17/00885/FUL	Gerrards Cross Town Council	Mr & Mrs Rupesh and Kiran Patel C/o Mr Roger Clarke	Oaklands 18 Hill Waye Gerrards Cross Buckinghamshire SL9 8BJ	Two storey front extension, part single / part two storey front /side / rear extension. Ground floor rear extension. Roof extension incorporating rear dormers and balconies.	Application refused	07.07.17
17/00839/TPO	Gerrards Cross Town Council	Mr Shaun Poole C/o Mr Tom Hunnings	3 Portland Park Gerrards Cross Buckinghamshire SL9 7PX	Oak x 1 in back garden - reduce by approximately 15-20% (4-5 m) and shape. Yew hedge - prune back garden side up to 1-1.5m. Yew x 1 in back garden - reduce by approximately 35% (3.5m) and shape. (SBDC TPO No 7, 1986).	Part Consent/Part Refusal (See decision)	11.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00877/FUL	Gerrards Cross Town Council	Mr Jain C/o Mr Harmeet Minhas	60 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Part single storey/part two storey side/rear extension. Extension to roof incorporating front dormer windows.	Application Permitted	07.07.17
17/00910/FUL	Gerrards Cross Town Council	Mr A Vara C/o Mr A Vara	43 Birchdale Gerrards Cross Buckinghamshire SL9 7JB	Part two storey, part single storey rear extension incorporating rear dormers and rooflights.	Application Permitted	07.07.17
17/00913/TPO	Gerrards Cross Town Council	Mr Paul Ryan C/o Mr Paul Morris	Woolton House 4 Oval Way Gerrards Cross Buckinghamshire SL9 8QD	(T1) Beech - Prune back overhanging branches up to 2.5m in lower canopy (SBDC TPO No. 41 2006).	Application Permitted	11.07.17
17/00883/CLOPED	Gerrards Cross Town Council	Mr A Groves	Winridge 4 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DL	Application for a Certificate of Lawfulness for proposed: Outbuilding.	Application refused	12.07.17
17/00888/FUL	Gerrards Cross Town Council	Mr N Khan C/o Mr K Janjua	Woodside Oxford Road Gerrards Cross Buckinghamshire SL9 7DP	Loft conversion incorporating side/rear dormer and installation of 2 rooflights.	Application refused	13.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00927/FUL	Gerrards Cross Town Council	Mr Darren Schurer	Brox Hairdressing Co 49 Packhorse Road Gerrards Cross Buckinghamshire SL9 8PE	Installation of metal shutter to shop front.	Application refused	18.07.17
17/00928/CLUE D	Gerrards Cross Town Council	Signature DW Limited C/o PRCGROUP	72 Dukes Wood Drive Gerrards Cross Buckinghamshire SL9 7LF	Application for a Certificate of Lawfulness to establish commencement of planning permission 15/01751/VC	Certificate of Lawful Use granted	13.07.17
17/00908/FUL	Gerrards Cross Town Council	Mr Rick Bhambra C/o Mr Ehsan UL-HAQ	Forest Gate 5 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Single storey rear extension and extension to roof incorporating rear dormer and front rooflights. Construction of replacement vehicular access.	Application Permitted	17.07.17
17/00933/FUL	Gerrards Cross Town Council	Syed Alyas Hussain C/o Mr M Spragg	Sandy Gate 44 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EE	Construction of outbuilding for use as a separate annexe.	Application refused	17.07.17
17/00941/FUL	Gerrards Cross Town Council	Mr H Khangura C/o Mr Robert Clarke	St Huberts Lodge Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Two storey and single storey rear extensions and single storey infill extension.	Application Permitted	17.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00943/FUL	Gerrards Cross Town Council	Mr & Mrs Parker C/o Stephen Varney Associates	Highlands 19 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AR	Replacement rear dormer.	Application Permitted	17.07.17
17/00873/FUL	Gerrards Cross Town Council	Mr & Mrs Hughes C/o Mr R Bedner	Kyalami 12 Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Front porch and two storey rear extension to dwelling. Single storey side extensions and increase in ridge height of garage incorporating front and rear dormers and covered link to dwelling.	Application Permitted	18.07.17
17/00939/CLOPED	Gerrards Cross Town Council	Mr & Mrs Joshi C/o HKB Design & Build Ltd	1 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Application for a Certificate of Lawfulness for proposed: Conversion of garage to habitable accommodation.	Certificate of Lawful Use granted	18.07.17
17/00937/GPDE	Gerrards Cross Town Council	Mr & Mrs V Markanday C/o Mr S Mann	20 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	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 6.2m, MH 3m, EH 2.8m).	Application refused	05.07.17
17/00963/FUL	Gerrards Cross Town Council	Mr & Mrs R Johal C/o Declan Minoli	Silver Birches 64 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	Detached double garage.	Application Permitted	19.07.17

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17/00964/CLOP ED	Gerrards Cross Town Council	Mr & Mrs R Johal C/o Declan Minoli	Silver Birches 64 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EF	Conversion of garage to habitable accommodation and installation of solar panels to the rear roof slope.	Certificate of Lawful Use granted	19.07.17
17/00980/TPO	Gerrards Cross Town Council	Mrs Christine Logan	Carmel 25 South Park Gerrards Cross Buckinghamshire SL9 8HQ	T1 sycamore - cutting back of all overhanging branches. T1 sycamore - selected branch removal/reduction of overhanging branches to create a clearance of 2-3m from dwelling. (ER TPO No. 01, 1963).	Part Consent/Part Refusal (See decision)	17.07.17
17/00932/FUL	Gerrards Cross Town Council	Mr M Baig C/o Robert Clarke	69 Windsor Road Gerrards Cross Buckinghamshire	Single storey side extension, replacement roof incorporating roof lights and alterations to the existing double garage.	Application Permitted	25.07.17
17/00985/FUL	Gerrards Cross Town Council	Mr Bruce Vincent C/o Fraser Kirkcaldy	Juniper House 24 Manor Lane Gerrards Cross Buckinghamshire SL9 7NJ	Part single/part two storey front extension incorporating front porch, double garage with habitable accommodation above with covered link to dwelling. Single storey rear extensions and rear balcony. Relocation of access.	Application refused	25.07.17
17/00990/TPO	Gerrards Cross Town Council	Malpas C/o Mrs Taylor Kilgour	Drum House 18 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	(T1) Oak and (T2) Alder - Crown reduce by 1.5-2m (SBDC TPO No. 05, 2001).	Application Permitted	26.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00966/FUL	Gerrards Cross Town Council	Triton Ltd C/o Mr A Browne	Eagle Lodge St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Retrospective application for construction of agricultural building with new access road and access gates off St Huberts Lane.	Application refused	19.07.17
17/00968/CLOP ED	Gerrards Cross Town Council	Mr David Baldwin C/o Mrs Moffat	Land Adjacent To Colston Court 6 East Common Gerrards Cross Buckinghamshire	Siting of storage container.	Certificate of Lawful Use granted	25.07.17
17/01057/FUL	Gerrards Cross Town Council	Dr Gunjal C/o Mr Barry Cunningham	19 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Detached garage to driveway with the provision of railings, brick pillars and electric gates to front boundary.	Application Permitted	19.07.17
17/01100/CAN	Gerrards Cross Town Council	Mr Andrew Kerrison	Ravenscroft 17 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	Conifer - Remove (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	26.07.17
17/00768/FUL	Hedgerley Parish Council	Extra MSA Beaconsfield Limited C/o Miss Nikki Sills	Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	Two storey front extension to existing Motorway Service Area Amenity Building and new single storey entrance. Relocation of 8 car parking spaces.	Application Permitted	28.06.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00969/FUL	Hedgerley Parish Council	Mr P Mussenden C/o Mr R Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Relocation of existing vehicular access with entrance gates, construction of additional vehicular access with entrance gates and construction of pedestrian access with entrance gates.	Application Permitted	19.07.17
17/00976/LBC	Hedgerley Parish Council	Mr P Mussenden C/o Mr R Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed Building Application for: Relocation of existing vehicular access with entrance gates, construction of additional vehicular access with entrance gates and construction of pedestrian access with entrance gates.	Application Withdrawn	03.07.17
17/00610/CLOPED	Iver Parish Council	Mr Jaskarn Randhawa	10 Pinewood Green Iver Heath Buckinghamshire SL0 0QP	replacement roof tiles	Certificate of Lawful Use granted	30.06.17
17/00835/FUL	Iver Parish Council	Mr Jas Matharu C/o Mr David Nutchey	Glais 3 Delaford Close Iver Buckinghamshire SL0 9JX	Detached rear outbuilding.	Application refused	30.06.17
17/00867/CLOPED	Iver Parish Council	Mr J Asokumar C/o Mr D Webb	Whiteway Langley Park Road Iver Buckinghamshire SL0 0JQ	Application for a Certificate of Lawfulness for proposed: construction of two dormer windows in existing roofslope.	Certificate of Lawful Use granted	03.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00769/FUL	Iver Parish Council	Mrs Kuldeep Virdee C/o Mr Parwinder Seera	Dunromin And Zoar Little Sutton Lane Iver Buckinghamshire SL3 8AN	Front porch. Part two storey/part first floor side and rear extension incorporating side and rear dormers to both properties.	Application Withdrawn	10.07.17
17/00866/FUL	Iver Parish Council	Mr Schneck C/o Mr T Knowles	Olympia House 28 The Ridgeway Iver Buckinghamshire SL0 9HX	Overcladding of roof.	Application Permitted	03.07.17
17/00899/FUL	Iver Parish Council	Mr A Kendall C/o Mr James Rush	Conley Church Road Iver Heath Buckinghamshire SL0 0RW	Single storey rear extension.	Application Permitted	12.07.17
17/00915/RVC	Iver Parish Council	Mr Clive Ridge C/o Mr Paul Davey	Old Slade Farm 41 Old Slade Lane Iver Buckinghamshire SL0 9DX	Variation of conditions 2 and 3 of planning permission 15/00261/FUL: To allow for change in roof tiles, alterations to fenestration and shape of roof, insertion of five rear dormers. Application also includes details relating to conditions 4, 5 and 8 of planning permission 15/00261/FUL.	Application Permitted	12.07.17
17/00925/FUL	Iver Parish Council	Mr & Mrs A Gill C/o Mr Kapil Chawla	17 Syke Ings Iver Buckinghamshire SL0 9ER	Single storey rear extension and first floor rear extension. Garage conversion into habitable accommodation, replacement of ground floor window and insertion of first floor window within north-east side elevation of existing dwelling.	Application Permitted	13.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00936/CLOP ED	Iver Parish Council	Mr & Mrs Assaf C/o Mr Gary Pottle	145 Ashford Road Iver Heath Buckinghamshire SL0 0QE	Conversion of garage into habitable accommodation.	Certificate of Lawful Use granted	17.07.17
17/00944/FUL	Iver Parish Council	Mr Kersi Deboo C/o Mr Grahame Elton	284 Longstone Road Iver Heath Buckinghamshire SL0 0RN	Part single/part two storey/part first floor side/rear extension and roof extension incorporating rear dormer.	Application Permitted	18.07.17
17/00960/FUL	Iver Parish Council	Mr Sumir Ahluwalia C/o Mr VK Singh Rayat	91 Bathurst Walk Iver Buckinghamshire SL0 9EF	Outbuilding.	Application Permitted	18.07.17
17/00897/FUL	Iver Parish Council	Mr R S Bhachu C/o Mr P Alan	Land Rear Of 45 High Street Iver Buckinghamshire SL0 9ND	Construction of MOT Test Centre and associated parking.	Application refused	20.07.17
17/00965/CC	Iver Parish Council	Buckinghamshire County Council	Thorney Mill Sidings Thorney Mill Road Iver Buckinghamshire UB7 7EZ	The importation, storage and onward distribution of rail bournne aggregates together with the erection and use of a concrete batching (Ref: CM/19/17).	Objections	30.06.17
17/00977/FUL	Iver Parish Council	Mr Jimmy Smith	290 Longstone Road Iver Heath Buckinghamshire SL0 0RN	Single storey rear extension, rear dormer and insertion of two rooflights.	Application Permitted	19.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00979/FUL	Iver Parish Council	Mr Paul Conneely C/o Mr John Molloy	Jakella Pinewood Road Iver Heath Buckinghamshire SLO 0NL	Two rear dormers and three front rooflights.	Application Permitted	19.07.17
17/01002/GPDE	Iver Parish Council	Mr Mandip Sunder C/o Jag Bhachu	Littlebury Wood Lane Iver Heath Buckinghamshire SLO 0LD	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 8m, MH 3.9m, EH 2.68m).	Prior approval is not required	12.07.17
17/01007/FUL	Iver Parish Council	Mr And Mrs Kulczykowska C/o Mr P McHugh	10 Swallow Fields Iver Buckinghamshire SLO 0DQ	Front porch, first floor side/rear extension.	Application Permitted	19.07.17
17/01068/FUL	Iver Parish Council	Mr Sambhy C/o Mr Manpreet Matharoo	11 Richings Way Iver Buckinghamshire SLO 9DA	Outbuilding.	Application Permitted	25.07.17
17/01165/GPDE	Iver Parish Council	Mr Matt Ryznar C/o Mr David Webb	42 Iverdale Close Iver Buckinghamshire SLO 9RL	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey side and rear extensions (Dimensions D 4.96m, MH 3.4m, EH 2.45m).	Application refused	19.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01030/NMA	Iver Parish Council	Pinewood PSB Ltd C/o Olivia Carr	Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH	Non -material amendment planning permission 13/00175/OUT for amendments to the parameters in respect of buildings 2.22, 2.23, 2.24, 2.25 and 2.26 and the perimeter road.	Application Permitted	25.07.17
17/00174/FUL	Stoke Poges Parish Council	Mr Amritpal Sahans	Charnwood Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Retrospective application for erection of brick piers and wall to front boundary.	Application Permitted	14.07.17
17/00825/OUT	Stoke Poges Parish Council	Mr Prittin Patel C/o Mr Michael Jaquiss	Temple Cottage Templewood Lane Farnham Common Buckinghamshire SL2 3HW	Outline Application for two detached dwellinghouses with formation of vehicular access.	Application refused	29.06.17
17/00770/TPO	Stoke Poges Parish Council	Mr Brian Jeans	26 Elderfield Road Stoke Poges Buckinghamshire SL2 4DE	T1 Oak - Crown thinning is not to exceed 30%. T1 Oak - Crown reduction. (SBDC TPO No. 09, 2010).	Part Consent/Part Refusal (See decision)	03.07.17
17/00352/FUL	Stoke Poges Parish Council	Mrs Elaine Bennett	Davel House Keen's Acre Stoke Poges Buckinghamshire SL2 4FB	Front porch, two storey front extension and link, first floor terrace, external alterations to facades and to roof incorporating rooflights. Replacement detached garage. Amendment to planning permission 15/00501/FUL.	Application refused	06.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00879/FUL	Stoke Poges Parish Council	Mr D Kitson	South Lodge Rickmans Lane Stoke Poges Buckinghamshire SL2 4AF	Two storey rear extension.	Application refused	06.07.17
17/00861/LBC	Stoke Poges Parish Council	Taylor Wimpey West London C/o Mr G Armstrong	Stoke House Grays Park Road Stoke Poges Buckinghamshire	Listed Building Application for: Internal and external alterations.	Application Permitted	17.07.17
17/00914/FUL	Stoke Poges Parish Council	Mr Amrit Sall C/o Miss Elaine Kimber	Jolanka Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	Two storey side/rear extension incorporating integral garage, rear balcony and alterations to fenestration.	Application Permitted	12.07.17
17/00961/FUL	Stoke Poges Parish Council	Mr Greg Pearce C/o Mr Shorne Tilbey	77 Vine Road Stoke Poges Buckinghamshire SL2 4DQ	Single storey rear extension.	Application Permitted	21.07.17
17/00993/CLUE D	Stoke Poges Parish Council	Mr M Shankster	2 Woodbine Cottages Gerrards Cross Road Stoke Poges Buckinghamshire SL2 4EL	Application for a Certificate of Lawfulness for existing: Use of an outbuilding as a separate self-contained dwelling.	Application refused	25.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01063/CAN	Stoke Poges Parish Council	Mr Patrick Basquil C/o Mr Robert Irvin	25 Mobbs Close Stoke Poges Buckinghamshire SL2 4FF	T1 Sycamore - Crown reduction by 3m. Stoke Green Conservation Area.	No TPO is to be made	13.07.17
17/01033/GPDE	Stoke Poges Parish Council	Mr T Hothi C/o Mr Kashif Bashir	Winroys Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JJ	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 5m, MH 3m, EH 2.4m).	Approval is granted	26.07.17
17/00724/RVC	Taplow Parish Council	Elemento Group C/o Mr Nick Kirby	Hitchambury Farm Hitcham Lane Taplow Buckinghamshire SL6 0HG	Redevelopment of site to provide detached dwelling and detached garage/workshop with landscaping to provide associated garden. Variation of Condition number 2 attached to Planning Permission 13/01546/FUL, to allow amendment to tree protection plan.	Application Permitted	17.07.17
17/00746/CON D	Taplow Parish Council	Mr Stuart Allington	Land South Of Institute Road Taplow Buckinghamshire	Application for approval of details reserved by condition 3 on planning application 15/00656/FUL. - (16/01941/COND)	Response despatched	28.06.17
17/00802/FUL	Taplow Parish Council	Mr Robert Judd C/o Mr Terry Platt	Green Tiles River Road Taplow Buckinghamshire SL6 0BG	Replacement detached dwellinghouse.	Application Permitted	25.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00253/FUL	Taplow Parish Council	Ms Heather Shufflebotham C/o Mr Nick Malhotra	Wee Cottage High Street Taplow Buckinghamshire SL6 0EX	Single storey side extension and first floor rear extension.	Application Permitted	17.07.17
17/00261/LBC	Taplow Parish Council	Ms Heather Shufflebotham C/o Mr Nick Malhotra	Wee Cottage High Street Taplow Buckinghamshire SL6 0EX	Application for Listed Building Consent for: single storey side extension, first floor rear extension and internal alterations.	Application Permitted	17.07.17
17/01029/ADJ	Taplow Parish Council	Royal Borough Of Windsor And Maidenhead	Out Of Area Land West Of Crown Lane Part Hines Meadow Car Park La Roche And The Colonnade High Street Maidenhead Berkshire	Demolition of the Colonnade and redevelopment of land to the north of Chapel Arches to provide a mixed use scheme comprising 182 apartments, 605qm commercial space, 1030sqm retail and restaurant use (classes A1 and A3), the creation of basement car parking; the erection of a new footbridge over the York Stream and the replacement of the existing vehicular bridge to the existing car park: the creation of new pedestrian links, landscaping and alterations to waterways to create new public realm.	No Objection	12.07.17
17/00777/CLOPED	Wexham Parish Council	Mr Leighs	5 Thorn Drive Wexham Buckinghamshire SL3 6SA	Formation of vehicular access.	Certificate of Lawful Use granted	13.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/00880/RVC	Wexham Parish Council	Mr John Weir C/o Mr Barry Kitcherside	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND	Variation of Condition 4 of Planning Permission 16/02414/FUL to allow use of floodlights up to 22.00 hours.	Application refused	06.07.17
17/00851/FUL	Wexham Parish Council	Mr Hugh Edgley C/o Jenna Killeen	Garage Site Beaumont Court Post Office Lane George Green Buckinghamshire	Redevelopment of site to provide two storey building containing 2 no 2-bedroom self contained apartments and associated parking.	Application refused	17.07.17
17/00891/FUL	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	External swimming pool and associated pavilion structure.	Application Permitted	17.07.17
17/00892/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: External swimming pool and associated pavilion structure.	Consent not required	17.07.17

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01004/FUL	Wexham Parish Council	Mr M A Mughal	Sawyers Green Farm Langley Park Road Wexham Buckinghamshire SL3 6DD	Change of use from kennels to airport car parking.	Application refused	26.07.17
17/01078/ADJ	Wexham Parish Council	Slough Borough Council	Wexham Park Hospital Wexham Street Wexham Slough SL2 4LH	Creation of an internal ambulance access route within the hospital site. (Application No P/06622/083)	No Objection	12.07.17

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OUTSTANDING ENFORCEMENT NOTICES
(AS AT 31st JULY 2017 FOR 9th AUGUST 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. MEETING SCHEDULED WITH OWNERS WEEK COMMENCING 14TH AUGUST 2017.

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 REMAINING. 18.8.16 – FIRST INSTALEMENT OF PROSECUTION COSTS RECEIVED FROM DEFENDANTS. ON-GOING SITE MONITORING AND INVESTIGATION BY ENFORCEMENT OFFICERS. 24.8.16 – WARRANT FOR SV ISSUED BY MAGS COURT. SV ON 16 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. 17.10.16 – COMPLIANCE WITH NOTICES TO BE MONITORED BY ENFORCEMENT TEAM.				

PROPERTY	14 WOORBURN GREEN LANE, HOLTSPUR, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE	BEACONSFIELD SB000216		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE ERECTION OF A FRONT PORCH, TWO STOREY SIDE EXTENSION AND PART TWO STOREY/PART SINGLE STOREY REAR EXTENSION.	21.4.16	27.4.16	8.12.16 (AMENDED AT APPEAL TO 12.12.2017) – SUBJECT TO HIGH COURT CHALLENGES.	
REMARKS				
27.4.16 – ENFORCEMENT NOTICE ISSUED AND SERVED. EFFECTIVE DATE – 8 JUNE 2016. 23.6.16 - APPEAL FORM RECEIVED - GROUNDS A, C, F & G LISTED. AWAIT CONFIRMATION FROM PIN THAT APPEAL IS ACCEPTED ON THE GROUNDS STATED. 13.7.16 - AWAITING CONFIRMATION OF PROPOSED DATE FOR HEARING. 19.8.16 – HEARING LISTED FOR 1 DAY ON 15.11.16 AT 10AM. 12.12.16 – AWAIT APPEAL DECISION. 12.12.2016 – PLANNING AND ENFORCEMENT NOTICE APPEALS DISMISSED AND ENFORCMENT NOTICE UPHELD (AS VARIED RE COMPLIANCE PERIOD. APPELLANT'S COSTS APPLICATION REFUSED. COMPLIANCE WITH THE NOTICE TO BE MONITORED BY ENFORCEMENT TEAM. 21.1.2017 – HIGH COURT CHALLENGES LODGED BY OWNER AGAINST SEC OF STATE APPEAL DECISIONS. PERMISSION HEARING DATE – APRIL 2017 - TBC. 6.3.2017 – PERMISSION HEARINGS IN THE HIGH COURT LISTED ON 12.4.2017. 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. HEARING LISTED FOR 2 ND NOVEMBER 2017.				

PROPERTY	APEX WORKS, WILLOW AVENUE, NEW DENHAM, BUCKS UB9 4AF	DENHAM SB000371		
CONTRAVENTION	AUTHORISED	NOTICE SERVED	DATE FOR COMPLIANCE	
WITHOUT PLANNING PERMISSION, THE MATERIAL	3.8.16	4.8.16	15.3.2017 (REVISED FOLLOWING	

CHANGE OF USE FROM TWO WORKSHOPS WITH ANCILLARY OFFICES WITHIN CLASS B1(C) TO A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND WORKSHOP.			APPEAL TO 18.11.17)
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)	17/00393/CLUED Mr Amer Bashlawi Continued use of existing yard for storage. The North Star, 63-67 Thorney Mill Road, Iver	29/06/2017
(b)	17/00394/CLUED Mr Amer Bashlawi Continued use of car park for car wash. The North Star, 63-67 Thorney Mill Road, Iver	29/06/2017
(c)	17/00231/FUL Mr V Dhariwal Change of use from (A1) Retail to (C3) Residential. 62 Eastfield Road, Burnham	03/07/2017
(d)	16/02337/FUL Mr P Uppal The resumption of human habitation of an existing independent dwellinghouse. Plum Tree Cottage, East Burnham Lane, Farnham Royal	06/07/2017
(e)	17/00271/FUL Mr R Potyka Pair of semi-detached dwellings. Land adj to 35A Tockley Road, Burnham	10/07/2017
(f)	17/00272/FUL Mr T Whitehorn Detached Dwellinghouse. Land rear of 19 Tockley Road, Burnham	10/07/2017

Planning Appeals Lodged continued

			<u>Date Received</u>
(g)	17/00646/FUL Mrs D Leschorn	Outline application for new dwelling house. Waynflete Lodge, 25 South Park Drive, Gerrards Cross	24/07/2017
(h)	17/00743/FUL Mr F Iqbal	Porch with double storey side and part double storey part single storey rear extension. 14 Wooburn Green Lane, Holtspur, Beaconsfield	25/07/2017
(i)	16/02250/FUL Mr Geoff Williams	Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping. Haymill Automotive, Beaconsfield Road, Farnham Common	25/07/2017
(j)	17/00930/FUL Mr Eric Bolton	Single storey rear extension. 3 Harcourt Road, Dorney Reach	25/07/2017

Appeal Decisions

Planning Appeal Decisions

			<u>Date of decision</u>
(a)	16/01936/FUL Mr and Mrs D Allen	Part single/part two storey rear extension incorporating roof lanterns and increase in ridge height incorporating rear dormer. 23 Dukes Close, Gerrards Cross <u>Appeal Dismissed - D</u>	03/07/2017
(b)	16/01824/FUL Mr and Mrs D Stanning	Four new dwellings with basement parking. The Coach House, 29 West Common, Gerrards Cross <u>Appeal Allowed - CC</u>	04/07/2017
(c)	17/00360/FUL Mr Paul Caraco	Detached Garage. The Birches, Cherry Tree Lane, Fulmer <u>Appeal Dismissed - D</u>	17/07/2017
(d)	16/02084/FUL Mr and Mrs G Lally	Garage loft conversion with new roof and side dormer. 10 Cheveley Gardens, Burnham <u>Appeal Dismissed - D</u>	20/07/2017

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.</p> <p>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 planning.appeals@southbucks.gov.uk</p>
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