



Planning Committee

Wednesday 28 February 2018 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

1. Apologies for Absence

2. Minutes (*Pages 5 - 8*)

To confirm the minutes of the meeting held on 31 January 2018.

3. Declarations of Interest

4. Applications and Plans

To consider the reports of the Interim Head of Planning and Economic Development.

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

17/00720/FUL: Land at Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JU (Pages 9 - 18)

17/00721/FUL: Land at Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JU (Pages 19 - 28)

17/01126/FUL: 24 Britwell Road, Burnham, Buckinghamshire, SL1 8AG (Pages 29 - 40)

17/02041/FUL: Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX (Pages 41 - 56)

17/02111/FUL: Cedar Breaks, 50 Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF (Pages 57 - 64)

17/02278/FUL: 25 Lime Walk, New Denham, Buckinghamshire, UB9 4AS (Pages 65 - 70)

17/02290/FUL: Alborough Lodge, 107 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JD (Pages 71 - 78)

17/02296/OUT: 6 Somerset Way, Iver, Buckinghamshire, SL0 9AF (Pages 79 - 86)

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 Interim Head of Planning and Economic Development (Pages 87 – 107)

To receive for information.

5. Planning Appeals and Schedule of Outstanding Matters *(Pages 109 - 112)*

To receive for information.

6. Urgent Business

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

Note: All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

Membership: Planning Committee (SBDC)
Councillors: R Bagge (Chairman)
J Jordan (Vice-Chairman)
D Anthony
M Bezzant
S Chhokar
T Egleton
B Gibbs
P Hogan
M Lewis
Dr W Matthews
G Sandy
D Smith

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PLANNING COMMITTEE (SBDC)

Meeting - 31 January 2018

Present: R Bagge (Chairman)*
D Anthony*, M Bezzant*, S Chhokar, B Gibbs*, P Hogan*, J Jordan*,
M Lewis*, Dr W Matthews* and G Sandy

**attended site visit*

Apologies for absence: T Egleton and D Smith

52. MINUTES

The minutes of the meeting held on 10 January 2018 were confirmed and signed by the Chairman.

53. DECLARATIONS OF INTEREST

There were no declarations of interest.

54. 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.

Planning Committee (SBDC) - 31 January 2018

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

		Decision
Plan Number:	17/02069/FUL	P
Applicant:	Mr Barber	
Proposal:	Replacement dwelling and alterations to front boundary treatment including repositioning of piers and additional iron railings at Little Compton, 43 Orchehill Avenue, Gerrards Cross, Buckinghamshire, SL9 8QE	
Notes:		
<ol style="list-style-type: none"> 1. A site visit was undertaken by Members. 2. Prior to consideration, Mr A Shingleton, on behalf of the objectors addressed the meeting and Mr G Ferdenzi, on behalf of the applicant addressed the meeting. 3. Members were advised by the Planning Officer that the following wording would be inserted to the start of condition 6 on page 19 of the reports pack, 'Prior to the commencement of the development hereby permitted' 		
It was accordingly		
<p>RESOLVED that the application be permitted subject to (i) the wording of condition 6 to be amended as above (3) and to include reference to the privacy screens to be erected prior to occupation; (ii) an additional condition to be added requiring the submission and approval of a landscape scheme, with specific reference to planting being located behind the new front boundary treatment and (iii) an informative to be added to advise the applicant of the need to use materials that are sympathetic to the age and appearance of the existing dwelling and conservation area.</p>		

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

None

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

55. OUTSTANDING ENFORCEMENT NOTICES

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

RESOLVED that the report be noted.

56. 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. The Chairman commended the Planning service for the figures having continued to exceed target whilst the service had been going through a disruptive period. Through the Chairman, the Committee recognised the quality of decisions that had been made by the service and gave their thanks.

RESOLVED that the report be noted.

The meeting terminated at 4.56 pm

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PART A

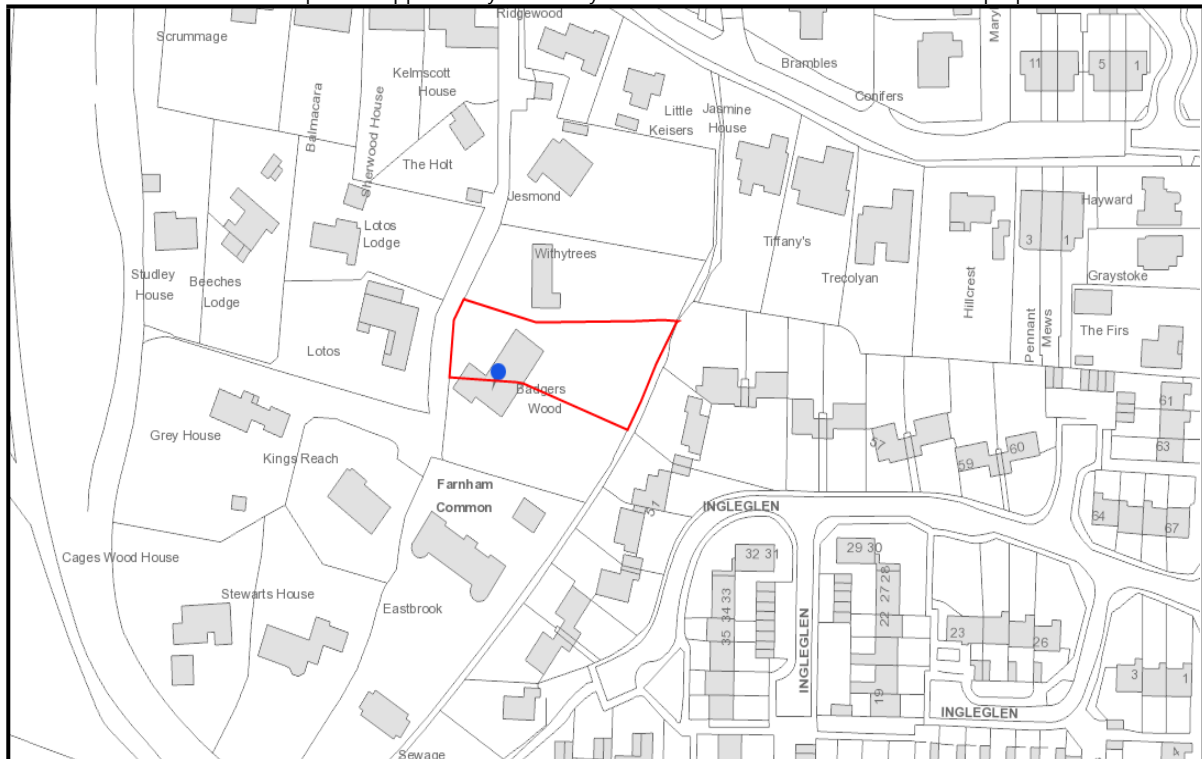
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 February 2018

Parish: Farnham Royal Parish Council

Reference No:	17/00720/FUL	Full Application
Proposal:	Detached dwellinghouse with associated carport on Plot 1.	
Location:	Land At Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JU	
Applicant:	Mr John Jenkins	
Agent:	Miss Natasha Gandhi	
Date Valid Appl Recd:	24th April 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

THE PROPOSAL:

The application seeks planning permission for the construction of a detached dwelling and carport on Plot 1 of the land at Badgers Wood, Beeches Drive, Farnham Common. The application has been submitted alongside planning application 17/00721/FUL with the two applications forming a proposal to demolish the existing dwelling and erect two dwellings on separate proposed plots.

The application as originally submitted included a lower ground floor which has been removed from the proposal following concern and feedback from the Council relating to potential overdevelopment, character and design and impact on the neighbouring SSSI. It should be noted that some correspondence was received prior to the amendment and reference may be made to the lower ground floor or 'basement' in the summary of comments received. All comments received have been considered in relation to both applications and all comments received prior to any amended plans or additional information submitted have still been considered where relevant.

LOCATION & DESCRIPTION OF SITE:

The application site comprises of a detached dwelling set on Beeches Drive, a gated community in a developed area of Farnham Common. The dwelling is bounded by 'Eastbrook' to the south, whilst the northern side boundary forms a mutual side boundary with 'Withytrees'. The property also has a residential presence to the rear of the site. The site lies within close proximity to the Burnham Beeches Site of Scientific Special Interest. The South Bucks Townscape Character Study (amended 2015) and the Chiltern and South Bucks Townscape Character Assessment (published November 2017) categorise Beeches Drive as a Green Suburban Road.

RELEVANT PLANNING HISTORY:

17/00721/FUL: Detached dwellinghouse with associated carport on Plot 2. Pending consideration.

04/01199/FUL: Erection of three bed dwelling house, construction of vehicular access. Conditional Permission.

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

In addition to standard comments the Parish Council also requested that conditions relating to contractor hours and contractor parking are added to any permission granted and that contribution to compensate additional demand on local infrastructure is sought via a Section 106 Agreement and CIL Agreement. Concern also raised in relation to potential hydrological impact on underground streams.

CORRESPONDENCE:

Consultation has been sought on three occasions following the initial submission and then the receipt of amended plans and / or additional information. Each response received has been considered regardless of date of receipt although some comments are noted below but omitted from consideration where applicable (for instance in relation to an originally proposed lower ground floor / basement which has since been removed from the proposal).

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Objections have been received comprising 14 unique addresses, one with no postal address given and an objection received from 'The Avenue Residents' Association'.

Objection reasons are summarised as below:

- Not in keeping with locality (Size and type of dwelling, height, spacing between buildings);
- Overlooking of neighbouring properties;
- Dispute accuracy of land registry document (width of plot / ownership);
- Impact on water tables;
- Impact on utility services;
- Impact on neighbouring access during construction;
- Overdevelopment (density of plots);
- Impact on Beeches Drive highway, road surface should be improved / restored (if damaged) following any approved development;
- Size of proposed dwellings not required in locality, smaller dwellings needed;
- Insufficient parking and turning availability (for construction, emergency vehicles and future residents);
- Loss of vegetation;
- Over-dominant / over bearing when viewed from neighbours and street scene (height);
- Flooding of neighbouring land (including loss of on site soakaway);
- Overdevelopment of locality following similar approved applications in area;
- Continued inconvenience / disturbance following similar approved applications in area;
- Increase in residential related traffic (residents, visitors, deliveries to dwellings etcetera);
- Inaccurate Tree Report (existing trees not shown on plans);
- Indicative artists impressions not realistic;
- Insufficient access sight lines;
- Impact on wildlife (including loss of habitat from proposed landscaping);
- Breach of covenants;
- Impact on foundations / subsidence of land on neighbouring properties;
- Water table / underwater streams affected by basements;
- Impact on tree on site protected by a Tree Preservation Order;
- Legal / financial impact to others in relation to private road and rights of access to property;
- Will affect neighbour sightlines, access to privacy, light and air;
- Impact on community spirit;
- Application site used to be in an Area of Outstanding Natural Beauty;
- Original plot of Badgers Wood already divided twice following permissions for Withytrees and Hideaway;
- No access gates shown, access gates are likely to be installed and will impact vegetation;
- Impact on Green Belt;
- Overshadowing (and resultant light loss) to neighbour dwelling;
- The Residents Association will immediately inform the media of the identities of current members of the planning commission following any incidents considered to potentially be attributable to additional traffic or access problems resulting from the proposal and will explore possible Civil legal action against Members;
- Proposed self-contained apartment results in proposed three dwellings;
- Clarification on proposed boundary treatment required (post and rail fence shown on site and location plans, wall shown on street scene image);
- Weather trend towards more severe storms will impact flooding;
- Proximity of frontage to road;
- Insufficient consultation.

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SPECIALIST ADVICE:

City of London:

Object to application due to potential impact on hydrology of Burnham Beeches (particularly during construction), increased urbanisation and increase of visitor numbers to Burnham Beeches. Request that a net gain biodiversity is sought and raise concern regarding potential reduction to Stag Beetle and Bat habitats.

Natural England:

Initial objection withdrawn following the submission of additional information. Request inclusion of condition requiring compliance with submitted Hydrological Assessment report should planning permission be granted.

Ecology Officer:

Initial objection relating to potential bat activity withdrawn following consideration of submitted bat survey. Request specified conditions, providing protection to reptiles and birds, are included to any permission granted.

Arboricultural Officer:

No objection subject to the inclusion of a specified condition in the event that planning permission is granted.

Transport for Bucks:-

No objection.

Building Control:

No response received to date.

ISSUES AND POLICY CONSIDERATIONS

National Policy

National Planning Policy Framework (published March 2012)

National Planning Practice Guidance

Development Plan:

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

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

Other Material Considerations:

South Bucks District Residential Design Guide SPD (published October 2008)

South Bucks Townscape Character Study (amended 2015) and Chiltern and South Bucks Townscape Character Assessment (published 2017)

Interim Guidance on Residential Parking Standards.

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1.0 KEY POLICY ASSESSMENT:

1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 The application site is bounded on three sides by private residential properties containing dwellings. High level vegetation along the application site's front and side boundaries forward of the existing dwelling ensures site is currently well screened from a public viewpoint and only visible from the street scene in passing the property.

1.3 Although the creation of a new vehicular access for the property is shown, in the event that planning permission is granted a condition could be added to ensure that proposed boundary treatments and planting is in keeping with the locality.

1.4 The proposed dwelling would maintain a minimum distance of 1m from neighbouring boundaries and with particular consideration to its relationship with neighbouring properties would retain a sufficient level of spaciousness with neighbouring buildings particularly at first floor level.

1.5 The dwelling is considered to remain in keeping with the locality in terms of size, height, width and design. Although the application would fail to conform with several recommendations in the South Bucks Townscape Character Study (amended 2015) with regard to the character and setting of a 'Green Suburban Road', it would more importantly remain in keeping with other dwellings in the locality where the recommendations of this background document are not strictly adhered to.

1.6 It is considered that the resultant dwelling would be of a size and scale that would not be disproportionate to the size of the proposed plot, with the distances retained to the site's boundaries being similar to those seen elsewhere in the immediate vicinity.

1.7 Given the overall mix in dwelling types and styles in the locality, the resultant dwelling would not appear out of place. It is acknowledged that the resultant dwelling would be of a significant size, however, given the presence of other similar sized dwellings within the area, it is considered that it would not appear over dominant or obtrusive in the locality. Given this, along with the set back of the dwelling from the highway and the topography of the site, it is considered that it would have no unacceptable adverse impacts on the character and appearance of the general street scene. The introduction of a garage located forward of the dwelling is also considered to be acceptable, with a number of other dwellings along Beeches Drive and surrounding roads also having a detached garage forward of their dwelling.

1.8 The scale and siting of the development is therefore considered to be acceptable against policies EP3, H10 and H11 of the Council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

2.0 NEIGHBOUR IMPACT:

2.1 The proposed dwelling would not cross a 45 or 60 degree angle when viewed from front or rear windows of neighbours to either side (this includes the proposed new dwelling subject to another planning application currently under consideration). Consequently it is considered that the resulting development would not have an adverse impact on the amount of sunlight or daylight that neighbouring properties would receive.

2.2 Although the proposed garage and part of the proposed dwelling would project forward of the dwelling to the north, it is considered that a combination of distance, dwelling angles, eaves heights, and roof style mitigates the visual impact of this element of the proposal to a degree that it would not be detrimental to the enjoyment of the neighbouring dwelling and would not be justifiable to refuse the application.

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2.3 A proposed window is shown at first floor level in each side elevation. These windows are proposed to serve bathrooms, in the event of planning permission being granted, it would therefore be reasonable and necessary to condition the side elevation window to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy and in line with Permitted Development requirements.

2.4 Proposed roof lights are also proposed in the side elevation at second floor level, these would have an internal sill height at a minimum of 1.7m, as such it could not be considered reasonable or necessary to condition these windows to be non-opening or obscure glazed.

2.5 The proposed front and rear windows are considered to afford similar levels of overlooking to the existing dwelling and are not considered to present amenity harm to neighbouring properties to an extent which would warrant refusal. Concern has been raised in relation to the addition of the proposed rear dormer windows, however, it is considered that these would afford views similar to that achievable by works which could be undertaken to the existing dwelling as Permitted Development or achievable via Permitted Development were the application to be approved with the dormer windows omitted.

2.6 A distance of over 30m is retained between the proposed dwelling and the shared rear boundary. Consequently, it is considered that there would be no detrimental impact on properties to the rear of the application site.

2.7 Additionally the proposed dwelling is not felt to affect the outlook of neighbouring properties to either side to a degree which could be considered to be detrimental to the enjoyment of occupants.

2.8 It is therefore considered that the proposals would not have a detrimental impact on the amenity of neighbouring properties in terms of amenity considerations such as privacy, dominance, shadowing or being overbearing and that it complies with policies EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

3.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

3.1 Objections have been raised in relation to parking provision, vehicle turning within the site, additional traffic generation and sight lines from the proposed access. Buckinghamshire Highways have reviewed the application and have raised no concerns with regard to any of these matters, they are therefore considered as acceptable. It is considered that the application site would continue to meet residential parking standards as detailed in policy TR7 and Appendix 6 of the South Bucks District Local Plan.

4.0 TREES / LANDSCAPING:

4.1 The Council's Tree Officer has reviewed the application and has raised no objection to the application. Objections have also been received with regard to the removal of the front boundary hedgerow. Whilst it is important to note that, unlike trees, hedges are not covered by Tree Preservation Orders, it is also considered that on this occasion, in the event that planning permission is granted, it would be reasonable and necessary to include a condition requiring boundary treatment details to be agreed in writing with the Council to ensure that any treatment is appropriate. In the event that planning permission is granted it would also be reasonable and necessary to include a condition requiring the agreement of landscaping for the site to ensure that proposed landscaping is appropriate to the site and the locality.

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5.0 OTHER MATTERS NOT ADDRESSED ELSEWHERE IN THIS REPORT:

5.1 Waste Disposal Provision:

5.2 The proposed location of bin storage is shown on the plans and considered to be acceptable. Residents will be required to place bins at the site's entrance on collection days.

5.3 Impact on Burnham Beeches:

5.4 The City of London has requested that the application be refused on the grounds that the proposed development would adversely affect the amenity of the nearby Burnham Beeches, whilst neighbouring residents have also raised concerns regarding the impact that the proposal may have on a watercourse. However, the application includes a Hydrology Assessment, and Natural England have not objected to the construction of a new dwelling on this plot subject to a condition requiring compliance with the recommendations of the Hydrology Assessment. It must therefore be considered that the proposed dwelling would not have a detrimental impact on either adjacent watercourses or the nearby Burnham Beeches.

5.5 Dispute accuracy of land registry document (width of plot / ownership):

5.6 Several residents have again queried the accuracy of the submitted plans. It is considered that a detailed and accurate assessment of the proposal has been able to be undertaken based on the information submitted, historic planning files and via a site visit. Indicative drawings within supporting documents are considered in the context of their inclusion and would not be included as specified approved plans.

5.7 Impact on utility services / Impact on Beeches Drive highway road surface / Breach of covenants / Legal and, or, financial impact to others in relation to private road and rights of access to property / Impact on community spirit

5.8 These matters do not constitute material planning considerations.

5.9 Size of proposed dwellings not required in locality, smaller dwellings needed
The size of the dwelling is considered to be consistent and appropriate to the locality.

5.10 Continued inconvenience / disturbance following similar approved applications in area:

5.11 A number of neighbouring residents have raised concerns regarding the potential impact that construction works and associated vehicles may have on their amenities, but as this disruption is temporary and inevitable with any type or size of development it is considered that it would be unreasonable and unjustified to pursue a refusal of the application on such grounds. Due to the site's location, in the event that planning permission is granted it would be reasonable and necessary to include a condition requiring the agreement of a Construction Method Statement and an informative advising of the Considerate Constructor Scheme.

5.12 Impact on wildlife (including loss of habitat from proposed landscaping):

5.13 The County Council's Ecologist has been consulted in relation to the application and, following the submission of a Bat Survey, have no objection to the application in relation to wildlife matters.

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5.14 Impact on foundations / subsidence of land on neighbouring properties:

5.15 Application site used to be in an Area of Outstanding Natural Beauty / Impact on Green Belt
The application site is within a designated developed area and is not set immediately adjacent to any green belt land, or in or adjacent to an Area of Outstanding Natural Beauty, but is instead bounded on all sides by the built form of neighbouring properties. Consequently it must be concluded that the proposed extensions to the dwelling in this location will not unduly impact on the openness or character of the Green Belt or any Area of Outstanding Natural Beauty.

5.16 The Residents Association will immediately inform the media of the identities of current members of the planning commission following any incidents considered to potentially be attributable to additional traffic or access problems resulting from the proposal and will explore possible Civil legal action against Members.

5.17 It is noted that these comments were received by a member of the public and not 'The Avenue Residents' Association' who submitted separate comments. The comment and the assertion therein are not considered to constitute material planning considerations.

5.18 Insufficient consultation:

5.19 The Council has met all consultation requirements as well as consulting additional neighbouring properties and organisations that it considered appropriate. Twelve neighbouring properties were consulted including all adjoining properties. Farnham Common Parish Council and relevant specialist consultees were also notified of the application.

6.0 WORKING WITH THE APPLICANT

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

6.2 In this case South Bucks District Council has requested amended plans and the provision of additional specialist information, these were considered to be acceptable.

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 number of representations received 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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Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule of Materials**
4. **NM02 Surface Materials**
5. **NMS01 Demolition of Buildings – dwelling – its - EP3 and H9**
6. **Prior to any works commencing, a Construction Management Plan shall be submitted and approved in writing by the District Planning Authority. Details shall include hours of construction work and deliveries, as well as details of how the site will accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. Thereafter the scheme shall be implemented in accordance with this Construction Management Plan.**

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

7. **NT01 Landscaping Scheme to be Submitted**
8. NT02 First Planting Season
9. **NT08 Walls & Fencing details - dwelling**
10. NT18 Completion in accordance with Method Statement
11. The development hereby approved shall be implemented in accordance with the Hydrological Assessment report by Cole Easdon Consultants Ltd (Issue 3) submitted and approved as part of the planning application in order to ensure that the correct materials and techniques are employed to mitigate the impact on the Burnham Beeches SAC.

All hard standing areas are to be surfaced in permeable paving with sufficient permeability to cope with predicted flows and with slopes towards bio-retention plantings to catch any overflow.

Reason: To prevent significant impact on the Burnham Beeches SAC. (Policy EP3 the South Bucks District Local Plan (adopted March 1999) refer.)

12. ND02 Garage Or Carport for Parking Only – garage - dwelling
13. The windows at first floor level in the north and south elevations of the dwelling hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

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

14. ND17 No Further First Floor Windows - north or south – dwelling - properties

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Informatives:-

1. **IN02** Details Required Pursuant to Conditions - 3, 4, 5, 6, 7 and 9
2. IN41 Building Regulations
3. IN35 Considerate Constructor

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
2370_PL205 Rev. B	18.10.2017
2370_PL201 Rev. B	18.10.2017
2370_PL202 Rev. B	18.10.2017
2370_PL203 Rev. A	18.10.2017
Tree Protection Plan	24.04.2017

PART A

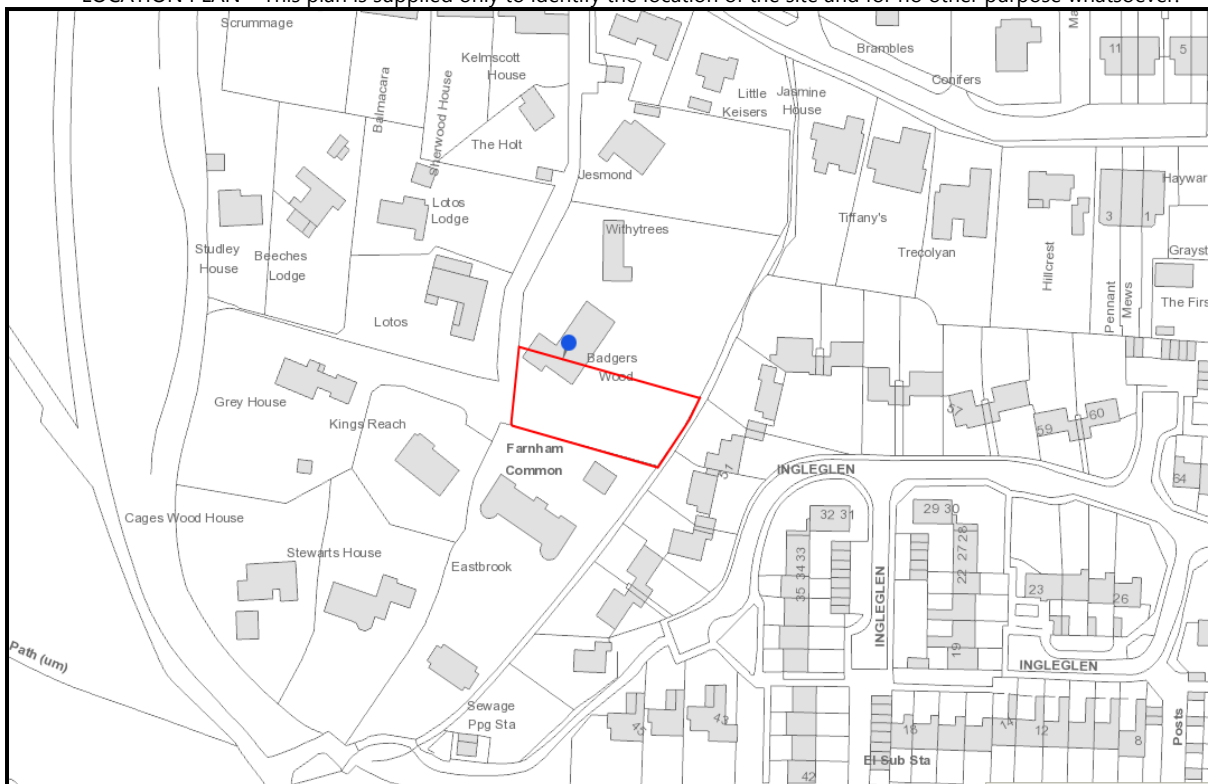
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 February 2018

Parish: Farnham Royal Parish Council

Reference No:	17/00721/FUL	Full Application
Proposal:	Construction of a detached dwelling and carport on Plot 2 of the land at Badgers Wood.	
Location:	Land At, Badgers Wood, Beeches Drive, Farnham Common, Buckinghamshire	
Applicant:	Mr John Jenkins	
Agent:	Miss Natasha Gandhi	
Date Valid Appl Recd:	24th April 2017	
Recommendation:	PER	

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



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SCALE : NOT TO SCALE

THE PROPOSAL:

The application seeks planning permission for the construction of a detached dwelling and carport on Plot 2 of the land at Badgers Wood, Beeches Drive, Farnham Common. The application has been submitted alongside planning application 17/00720/FUL with the two applications forming a proposal to demolish the existing dwelling and erect two dwellings on separate proposed plots.

The application as originally submitted included a lower ground floor which has been removed from the proposal following concern and feedback from the Council relating to potential overdevelopment, character and design and impact on the neighbouring SSSI. It should be noted that some correspondence was received prior to the amendment and reference may be made to the lower ground floor or 'basement' in the summary of comments received. All comments received have been considered in relation to both applications and all comments received prior to any amended plans or additional information submitted have still been considered where relevant.

LOCATION & DESCRIPTION OF SITE:

The application site comprises of a detached dwelling set on Beeches Drive, a gated community in a developed area of Farnham Common. The dwelling is bounded by 'Eastbrook' to the south, whilst the northern side boundary forms a mutual side boundary with 'Withytrees'. The property also has a residential presence to the rear of the site. The site lies within close proximity to the Burnham Beeches Site of Scientific Special Interest. The South Bucks Townscape Character Study (amended 2015) and the Chiltern and South Bucks Townscape Character Assessment (published November 2017) categorise Beeches Drive as a Green Suburban Road.

RELEVANT PLANNING HISTORY:

17/00720/FUL:	Detached dwellinghouse with associated carport on Plot 1. Pending consideration.
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REPRESENTATIONS AND CONSULTATIONS:**TOWN / PARISH COUNCIL COMMENTS :**

In addition to standard comments the Parish Council also requested that conditions relating to contractor hours and contractor parking are added to any permission granted and that contribution to compensate additional demand on local infrastructure is sought via a Section 106 Agreement and CIL Agreement. Concern also raised in relation to potential hydrological impact on underground streams.

CORRESPONDENCE:

Consultation has been sought on three occasions following the initial submission and then the receipt of amended plans and / or additional information. Each response received has been considered regardless of date of receipt although some comments are noted below but omitted from

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consideration where applicable (for instance in relation to an originally proposed lower ground floor / basement which has since been removed from the proposal).

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Objection reasons are summarised as below:

- Not in keeping with locality (Size and type of dwelling, height, spacing between buildings);
- Overlooking of neighbouring properties;
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- Impact on water tables;
- Impact on utility services;
- Impact on neighbouring access during construction;
- Overdevelopment (density of plots);
- Impact on Beeches Drive highway, road surface should be improved / restored (if damaged) following any approved development;
- Size of proposed dwellings not required in locality, smaller dwellings needed;
- Insufficient parking and turning availability (for construction, emergency vehicles and future residents);
- Loss of vegetation;
- Over-dominant / over bearing when viewed from neighbours and street scene (height);
- Flooding of neighbouring land (including loss of on site soakaway);
- Overdevelopment of locality following similar approved applications in area;
- Continued inconvenience / disturbance following similar approved applications in area;
- Increase in residential related traffic (residents, visitors, deliveries to dwellings etcetera);
- Inaccurate Tree Report (existing trees not shown on plans);
- Indicative artist's impressions not realistic;
- Insufficient access sight lines;
- Impact on wildlife (including loss of habitat from proposed landscaping);
- Breach of covenants;
- Impact on foundations / subsidence of land on neighbouring properties;
- Water table / underwater streams affected by basements;
- Impact on tree on site protected by a Tree Preservation Order;
- Legal / financial impact to others in relation to private road and rights of access to property;
- Will affect neighbour sightlines, access to privacy, light and air;
- Impact on community spirit;
- Application site used to be in an Area of Outstanding Natural Beauty;
- Original plot of Badgers Wood already divided twice following permissions for Withytrees and Hideaway;
- No access gates shown, access gates are likely to be installed and will impact vegetation
- Impact on Green Belt;
- Overshadowing (and resultant light loss) to neighbour dwelling;
- The Residents Association will immediately inform the media of the identities of current members of the planning commission following any incidents considered to potentially be attributable to additional traffic or access problems resulting from the proposal and will explore possible Civil legal action against Members;
- Proposed self-contained apartment results in proposed three dwellings;
- Clarification on proposed boundary treatment required (post and rail fence shown on site and location plans, wall shown on street scene image);
- Weather trend towards more severe storms will impact flooding;
- Proximity of frontage to road;
- Insufficient consultation.

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SPECIALIST ADVICE:

City of London:

Object to application due to potential impact on hydrology of Burnham Beeches (particularly during construction), increased urbanisation and increase of visitor numbers to Burnham Beeches. Request that a net gain biodiversity is sought and raise concern regarding potential reduction to Stag Beetle and Bat habitats.

Natural England:

Initial objection withdrawn following the submission of additional information. Request inclusion of condition requiring compliance with submitted Hydrological Assessment report should planning permission be granted.

Ecology Officer:

Initial objection relating to potential bat activity withdrawn following consideration of submitted bat survey. Request specified conditions, providing protection to reptiles and birds, are included to any permission granted.

Arboricultural Officer:

No objection subject to the inclusion of a specified condition in the event that planning permission is granted.

Transport for Bucks:-

No objection.

Building Control:

No response received to date.

ISSUES AND POLICY CONSIDERATIONS

National Policy

National Planning Policy Framework (published March 2012)

National Planning Practice Guidance

Development Plan:

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

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

Other Material Considerations:

South Bucks District Residential Design Guide SPD (published October 2008)

South Bucks Townscape Character Study (amended 2015) and Chiltern and South Bucks Townscape Character Assessment (published 2017)

Interim Guidance on Residential Parking Standards.

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1.0 KEY POLICY ASSESSMENT:

1.1 VISUAL IMPACT / IMPACT ON LOCALITY:

1.2 The application site is bounded on three sides by private residential properties containing dwellings. High level vegetation along the application site's front and side boundaries forward of the existing dwelling ensures site is currently well screened from a public viewpoint and only visible from the street scene in passing the property.

1.3 Although the creation of a new vehicular access for the property is shown, in the event that planning permission is granted a condition could be added to ensure that proposed boundary treatments and planting is in keeping with the locality.

1.4 The proposed dwelling would maintain a minimum distance of 1m from neighbouring boundaries and with particular consideration to its relationship with neighbouring properties would retain a sufficient level of spaciousness with neighbouring buildings particularly at first floor level.

1.5 The dwelling is considered to remain in keeping with the locality in terms of size, height, width and design. Although the application would fail to conform with several recommendations in the South Bucks Townscape Character Study (amended 2015) with regard to the character and setting of a 'Green Suburban Road', it would more importantly remain in keeping with other dwellings in the locality where the recommendations of this background document are not strictly adhered to.

1.6 It is considered that the resultant dwelling would be of a size and scale that would not be disproportionate to the size of the proposed plot, with the distances retained to the site's boundaries being similar to those seen elsewhere in the immediate vicinity.

1.7 Given the overall mix in dwelling types and styles in the locality, the resultant dwelling would not appear out of place. It is acknowledged that the resultant dwelling would be of a significant size, however, given the presence of other similar sized dwellings within the area, it is considered that it would not appear over dominant or obtrusive in the locality. Given this, along with the set back of the dwelling from the highway and the topography of the site, it is considered that it would have no unacceptable adverse impacts on the character and appearance of the general street scene. The introduction of a garage located forward of the dwelling is also considered to be acceptable, with a number of other dwellings along Beeches Drive and surrounding roads also having a detached garage forward of their dwelling.

1.8 The scale and siting of the development is therefore considered to be acceptable against policies EP3, H10 and H11 of the Council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

2.0 NEIGHBOUR IMPACT:

2.1 The proposed dwelling would not cross a 45 or 60 degree angle when viewed from front or rear windows of neighbours to either side (this includes the proposed new dwelling subject to another planning application currently under consideration). Consequently it is considered that the resulting development would not have an adverse impact on the amount of sunlight or daylight that neighbouring properties would receive.

2.2 Although the proposed garage and part of the proposed dwelling would project forward of the dwelling to the north, it is considered that a combination of distance, dwelling angles, eaves heights, and roof style mitigates the visual impact of this element of the proposal to a degree that it would not be detrimental to the enjoyment of the neighbouring dwelling and would not be justifiable to refuse the application.

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2.3 A proposed window is shown at first floor level within the side elevation. The window is proposed to serve a bedroom which would also benefit from double doors leading to a rear balcony, in the event of planning permission being granted, it would therefore be reasonable and necessary to condition the side elevation window to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy and in line with Permitted Development requirements. In the event that planning permission is granted it would also be reasonable and necessary to include a condition preventing windows being inserted in the side elevation to protect neighbouring privacy.

2.4 The proposed balcony would be in relatively close proximity to a proposed new dwelling which is under consideration application 17/00720/FUL. The proposed balcony would afford views of private amenity areas of the proposed neighbour where no other would be afforded. Accordingly it would be reasonable and necessary to include a condition requiring the instillation of a privacy screen along this side of the balcony to protect neighbouring privacy in the event that planning permission is granted. The balcony would otherwise look out across the application plot with significant distance retained to other neighbouring amenity areas.

2.5 The proposed front and rear windows are considered to afford similar levels of overlooking to the existing dwelling and are not considered to present amenity harm to neighbouring properties to an extent which would warrant refusal. Concern has been raised in relation to the addition of the proposed rear dormer windows, however, it is considered that these would afford views similar to that achievable by works which could be undertaken to the existing dwelling as Permitted Development or achievable via Permitted Development were the application to be approved with the dormer windows omitted.

2.6 A distance of over 30m is retained between the proposed dwelling (from the edge of the balcony) and the shared rear boundary. Consequently, it is considered that there would be no detrimental impact on properties to the rear of the application site.

2.7 Additionally the proposed dwelling is not felt to affect the outlook of neighbouring properties to either side to a degree which could be considered to be detrimental to the enjoyment of occupants.

2.8 It is therefore considered that the proposals would not have a detrimental impact on the amenity of neighbouring properties in terms of amenity considerations such as privacy, dominance, shadowing or being overbearing and that it complies with policies EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

3.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

3.1 Objections have been raised in relation to parking provision, vehicle turning within the site, additional traffic generation and sight lines from the proposed access. Buckinghamshire Highways have reviewed the application and have raised no concerns with regard to any of these matters, they are therefore considered as acceptable. It is considered that the application site would continue to meet residential parking standards as detailed in policy TR7 and Appendix 6 of the South Bucks District Local Plan.

4.0 TREES / LANDSCAPING:

4.1 The Council's Tree Officer has reviewed the application and has raised no objection to the application. Objections have also been received with regard to the removal of the front boundary hedgerow. Whilst it is important to note that, unlike trees, hedges are not covered by Tree Preservation Orders, it is also considered that on this occasion, in the event that planning permission is granted, it would be reasonable and necessary to include a condition requiring boundary treatment details to be agreed in writing with the Council to ensure that any treatment is appropriate. In the

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event that planning permission is granted it would also be reasonable and necessary to include a condition requiring the agreement of landscaping for the site to ensure that proposed landscaping is appropriate to the site and the locality.

5.0 OTHER MATTERS NOT ADDRESSED ELSEWHERE IN THIS REPORT:

5.1 Waste Disposal Provision:

5.2 The proposed location of bin storage is shown on the plans and considered to be acceptable. Residents will be required to place bins at the site's entrance on collection days.

5.3 Impact on Burnham Beeches:

5.4 The City of London has requested that the application be refused on the grounds that the proposed development would adversely affect the amenity of the nearby Burnham Beeches, whilst neighbouring residents have also raised concerns regarding the impact that the proposal may have on a watercourses. However, the application includes a Hydrology Assessment, and Natural England have not objected to the construction of a new dwelling on this plot subject to a condition requiring compliance with the recommendations of the Hydrology Assessment. It must therefore be considered that the proposed dwelling would not have a detrimental impact on either adjacent watercourses or the nearby Burnham Beeches.

5.5 Dispute accuracy of land registry document (width of plot / ownership):

5.6 Several residents have again queried the accuracy of the submitted plans. It is considered that a detailed and accurate assessment of the proposal has been able to be undertaken based on the information submitted, historic planning files and via a site visit. Indicative drawings within supporting documents are considered in the context of their inclusion and would not be included as specified approved plans.

5.7 Impact on utility services / Impact on Beeches Drive highway road surface / Breach of covenants / Legal and, or, financial impact to others in relation to private road and rights of access to property / Impact on community spirit.

5.8 These matters do not constitute material planning considerations.

5.9 Size of proposed dwellings not required in locality, smaller dwellings needed
The size of the dwelling is considered to be consistent and appropriate to the locality.

5.10 Continued inconvenience / disturbance following similar approved applications in area:

5.11 A number of neighbouring residents have raised concerns regarding the potential impact that construction works and associated vehicles may have on their amenities, but as this disruption is temporary and inevitable with any type or size of development it is considered that it would be unreasonable and unjustified to pursue a refusal of the application on such grounds. Due to the site's location, in the event that planning permission is granted it would be reasonable and necessary to include a condition requiring the agreement of a Construction Method Statement and an informative advising of the Considerate Constructor Scheme.

5.12 Impact on wildlife (including loss of habitat from proposed landscaping):

5.13 The County Council's Ecologist has been consulted in relation to the application and, following the submission of a Bat Survey, have no objection to the application in relation to wildlife matters.

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5.14 Impact on foundations / subsidence of land on neighbouring properties:

5.15 These matters are dealt with under the Building Regulations, it is considered that they do not constitute material planning considerations.

5.16 Application site used to be in an Area of Outstanding Natural Beauty / Impact on Green Belt
The application site is within a designated developed area and is not set immediately adjacent to any green belt land, or in or adjacent to an Area of Outstanding Natural Beauty, but is instead bounded on all sides by the built form of neighbouring properties. Consequently it must be concluded that the proposed extensions to the dwelling in this location will not unduly impact on the openness or character of the Green Belt or any Area of Outstanding Natural Beauty.

5.17 The Residents Association will immediately inform the media of the identities of current members of the planning commission following any incidents considered to potentially be attributable to additional traffic or access problems resulting from the proposal and will explore possible Civil legal action against Members.

5.18 It is noted that these comments were received by a member of the public and not 'The Avenue Residents' Association' who submitted separate comments. The comment and the assertion therein are not considered to constitute material planning considerations.

5.19 Insufficient consultation:

5.20 The Council has met all consultation requirements as well as consulting additional neighbouring properties and organisations that it considered appropriate. Twelve neighbouring properties were consulted including all adjoining properties. Farnham Common Parish Council and relevant specialist consultees were also notified of the application.

6.0 WORKING WITH THE APPLICANT

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

6.2 In this case South Bucks District Council has requested amended plans and the provision of additional specialist information, these were considered to be acceptable.

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 number of representations received 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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Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule of Materials**
4. **NM02 Surface Materials**
5. **NMS01 Demolition of Buildings – dwelling – its - EP3 and H9**
6. **Prior to any works commencing, a Construction Management Plan shall be submitted and approved in writing by the District Planning Authority. Details shall include hours of construction work and deliveries, as well as details of how the site will accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. Thereafter the scheme shall be implemented in accordance with this Construction Management Plan.**

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

7. **NT01 Landscaping Scheme to be Submitted**
8. NT02 First Planting Season
9. **NT08 Walls & Fencing details - dwelling**
10. NT18 Completion in accordance with Method Statement

11. The development hereby approved shall be implemented in accordance with the Hydrological Assessment report by Cole Easdon Consultants Ltd (Issue 3) submitted and approved as part of the planning application in order to ensure that the correct materials and techniques are employed to mitigate the impact on the Burnham Beeches SAC.

All hard standing areas are to be surfaced in permeable paving with sufficient permeability to cope with predicted flows and with slopes towards bio-retention plantings to catch any overflow.

Reason: To prevent significant impact on the Burnham Beeches SAC. (Policy EP3 the South Bucks District Local Plan (adopted March 1999) refer.)

12. ND02 Garage Or Carport for Parking Only – garage - dwelling
13. The window at first floor level in the north elevation of the dwelling hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

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

14. ND17 No Further First Floor Windows - north or south – dwelling - properties
15. Prior to the occupation of the development hereby approved a scheme for a screen to be fitted to the northern side of the rear balcony hereby approved shall be submitted to and approved by the District Planning Authority in writing. The dwelling shall be occupied until the screen has been installed. Thereafter the screen shall be retained and maintained.

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

16. The accommodation marked as 'Annex' on the approved plans shall be occupied only by a relative or domestic employee of the occupier of the site, or, alternatively, solely in connection with the dwelling hereby approved as a single family dwelling unit and not as a separate unit of accommodation.

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

Informatives:-

- | | | |
|-----------|-------------|--|
| 1. | IN02 | Details Required Pursuant to Conditions - 3, 4, 5, 6, 7 and 9 |
| 2. | IN41 | Building Regulations |
| 3. | IN35 | Considerate Constructor |

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
2370_PL205 Rev. B	18.10.2017
2370_PL201 Rev. B	18.10.2017
2370_PL202 Rev. B	18.10.2017
2370_PL203 Rev. A	18.10.2017
Tree Protection Plan	24.04.2017

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PART A

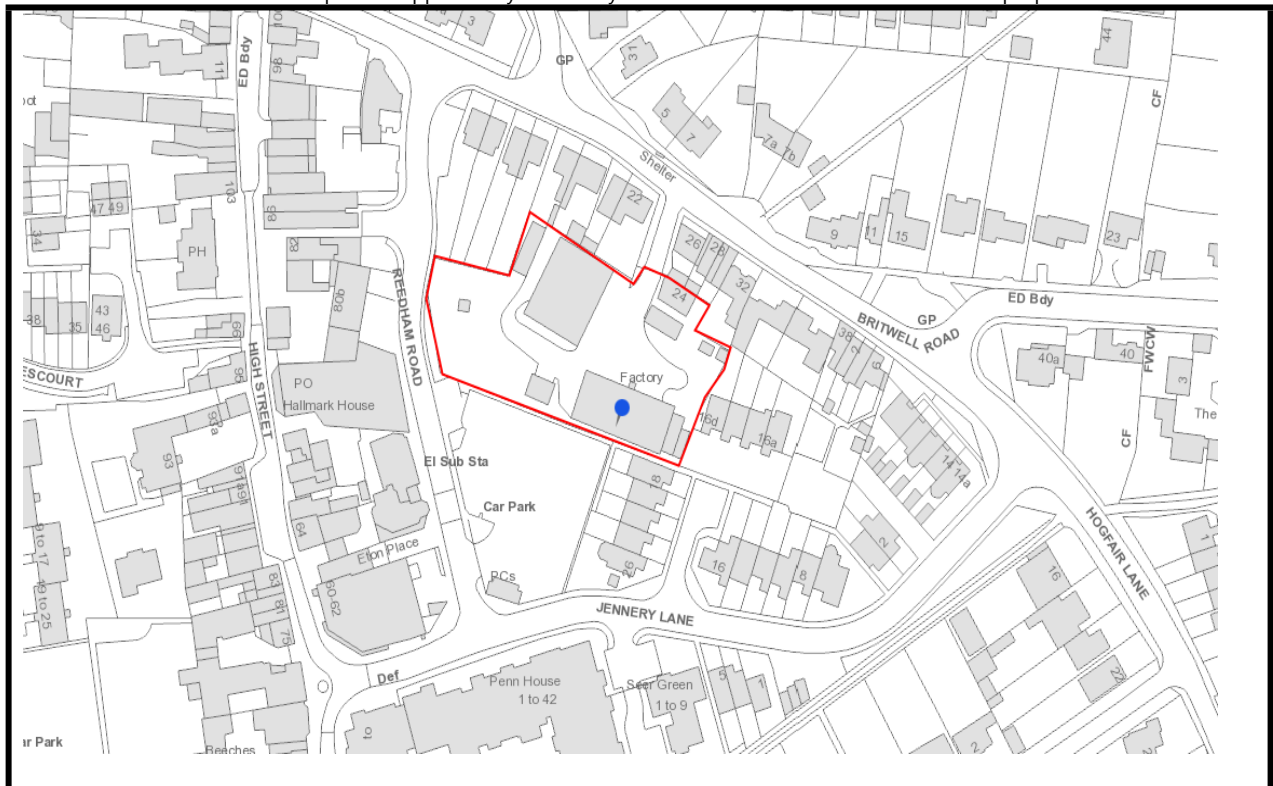
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 February 2018

Parish: Burnham Parish Council

Reference No:	17/01126/FUL	Full Application
Proposal:	Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.	
Location:	24 Britwell Road, Burnham, Buckinghamshire, SL1 8AG	
Applicant:	Mr Ben Hatt	
Agent:	Mr Ben Hatt	
Date Valid Appl Recd:	4th August 2017	
Recommendation:	REF	

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:

The application proposes the redevelopment of the site to provide a building comprising 46 apartments of 'Retirement Living' for the elderly, along with associated communal facilities, parking, landscaping and construction of a new vehicular access.

The development would be formed of one large building that would extend across the site on a east/west axis, with its primary frontage facing northwards towards the rear of the properties on Britwell Road, and the rear directed towards the existing public car park to the south. The proposed building would vary in height and scale, combining three storey elements, to the western end and middle of the site, with the eastern end reducing in height and scale to two storey's. Areas of outdoor amenity space are located to the front, side and rear of the building.

Vehicular access would be taken from Reedham Road, with a new vehicular access being created. A parking area consisting of 24 spaces would be provided within site.

LOCATION & DESCRIPTION OF SITE:

The application site is located within the developed area of Burnham, in close proximity to the High Street and Conservation Area. The existing site is unoccupied and consists of industrial style buildings.

RELEVANT PLANNING HISTORY:

None.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Object to proposals with the following concerns raised:

- Quantity of units proposed excessive;
- Access road not adequate to serve the site;
- Adverse highway implications;
- Insufficient parking provision;
- Height of development;
- Density;
- Lead to major stress on local infrastructure.

CORRESPONDENCE:

Letters raising objections and concern have been received from 6 separate properties. Issues raised include the following:

- Loss of privacy;
- Overdominant and obtrusive;
- Loss of light;
- Excessive height, size and scale;
- Retained access to rear of existing properties;
- Insufficient parking;

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- Adverse highway implications;

SPECIALIST ADVICE:

Transport for Bucks:

Object - Adverse highway implications due to substandard visibility and lack of manoeuvrability.

Landscape Officer:

No objections - further details required.

SBDC Waste:

Further details required in relation to where bins would be collected from. Inappropriate for refuse to enter site.

Environmental Health:

No objections.

Thames Water:

No objections.

Bucks County Council - Lead Local Flood Team:

No objections subject to conditions.

Crime Prevention Design Officer:

Raises a number of detailed issues including control of entry into building, and boundary treatments.

Arboriculturist:

No objections.

County Ecologist:

No objections.

Building Control:

No comments received to date.

SBDC Planning Policy:

No objections to loss of employment use, and financial contribution towards affordable housing should be sought.

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ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

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

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

Other material considerations:-

Residential Design Guide SPD

Interim Guidance on Residential Parking Standards

South Bucks Character Townscape Study 2015

Affordable Housing SPD

South Bucks Residential Design Guide

1.0 KEY POLICY ASSESSMENT:

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

2.0 AFFORDABLE HOUSING:

2.1 The NPPG sets out guidance and thresholds for when planning obligations relating to affordable housing can be sought on planning applications. This application exceeds the thresholds for when such obligations should not be sought, therefore the Council's own affordable housing policy can be applied to the application.

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

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

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

2.5 However, the applicants have failed to agree to the level of financial contribution considered appropriate, and as such, the application fails to comply with the requirements of policy CP3 and is unacceptable on these grounds, and this should form a reason for refusing the application.

3.0 LAWFUL USE OF THE SITE

3.1 The existing site has a lawful Employment Generating use, defined as being within use classes B1 to B8. Core Policy 10 of the Core Strategy emphasises the Council's desire to retain existing employment sites. It advises that existing 'important' employment land and premises (such as this site) will be retained in employment use. In limited circumstances however, Core Policy 10 does provide for the reuse or redevelopment of 'other employment sites' for alternative economic uses. These limited circumstances include where there is no reasonable prospect of a site being used for the permitted purpose. Notwithstanding this, as this site is classified as an 'important employment site', the policy indicates that the Council would seek to retain the site in an employment use. However, at the stage of classification, the site was identified as "important" based largely on the strength of the companies occupying it and the important role that they played in the district's economy. Those companies have now moved out and the site is vacant, therefore it can be suggested that the original reasons for designating the site as important no longer apply. In addition to this, in light of the NPPF, it is acknowledged that the Council cannot hold on to empty employment sites indefinitely and therefore may have to consider the re-use of such sites.

3.2 Core Policy 10 also includes a general presumption in favour of retaining other employment sites in B class employment use. In limited circumstances, including where there is no reasonable prospect of a site being used for the permitted purpose, other uses may be permitted but economic uses have priority.

3.3 The Council's Planning Policy Team have advised that one must consider whether the site is suitable for re-use and therefore whether it can once more attain an equivalent level of importance. They advised that the site is relatively small and constrained, with the buildings appearing to be in a poor state of repair and unlikely to be suitable for modern business needs. They consider it unlikely that the site would be attractive to companies that would play a significant role in the district's economy in future.

3.4 They continue to advise that the site may have potential for re-use for employment purposes but it is unlikely to attract a significant occupier unless there is large-scale investment in refurbishing or replacing the buildings, and they consider that such investment is unlikely to be forthcoming considering the relatively low profile of the site and its peripheral location in business terms.

3.5 The Guidance Note for Core Policy 10 states that the kinds of alternative economic uses the Council would expect an applicant to explore may include "Specialist accommodation for the elderly and/or those with special needs". In light of this, it is considered that the current proposal for retirement apartments would actually fall within the scope of acceptable alternative uses.

3.6 Overall, the application is contrary to the provisions of Core Policy 10. However, it is considered that there has been a material change in circumstances since the policy and associated guidance was adopted, such that it is no longer reasonable to define the site as an important employment site. It is further considered that re-use of the site for employment purposes is unlikely,

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and the proposed retirement apartments fall within the scope of acceptable alternative uses. As such, on balance, it is considered that in this instance, no objections should be raised to the loss of an employment use on this site.

4.0 PROVISION OF RETIREMENT FACILITY

4.1 Para.50 of the NPPF advises that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including for older people. The NPPG identifies that the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households.

4.2 The type of residential units proposed are 'retirement homes' with an age restriction of 55 years or above. It is considered that there is clear evidence that suggests that South Bucks has an ageing population and indeed Core policy 2 states that the Council will support and encourage the provision of sufficient new accommodation for older people and that such accommodation should be provided in sustainable locations within settlements where there is a good access to services and facilities.

4.3 It is considered that this is a suitable location for such housing as it represents a sustainable location close to local amenities.

4.4 Given the above, and the fact that the site is surrounded by existing residential accommodation, it is considered that the principle of retirement homes in this location is acceptable.

5.0 VISUAL IMPACT/IMPACT ON LOCALITY:

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

5.2 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 in excess of 100dph. It is acknowledged that this is a high level of density, and one that is higher than a good proportion of the surrounding residential properties. It is acknowledged however that there is a similar form of development to the south which displays a similar level of density. 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.

5.3 Given the location of the site, generally set behind existing buildings, there is not a specific layout that it can follow, in terms of fronting a particular street scene. It is considered that the proposed siting and layout of the buildings is therefore generally acceptable.

5.4 Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. The South Bucks Townscape Character Study 2015 sets the basis for the general typology for this site and immediate vicinity, which is designated as a 'Town Centre Fringe', and this should help guide any proposed development. This study sets out that such areas include mixed uses found near town centres, with pockets of infill development located off or

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along the main road. It also sets out that apartment blocks are present in such areas, with these being up to three storeys in height. This area of Burnham is made up of a variety of building types, sizes, and design, including two and three storey buildings, as well as well as a mix of commercial and residential.

5.5 Given this variation of built form, combined with the consideration of making the most efficient use of land within a sustainable location, it is considered that the principle of redeveloping this site into a block comprising retirement homes, is an acceptable one, and one that meets the local planning policies of providing accommodation for older people.

5.6 It is also considered that the architectural approach to the proposed building is an acceptable and appropriate one. As stated, there is a variety of architectural styles within the locality and as such it is considered therefore that this provides a wider scope in terms of what architectural styles and designs are appropriate for this locality. Notwithstanding this, the proposed architecture does, to some extent, try and reflect that of the surrounding area, including the mixture of a multi brick, clay tiles and weatherboarding, which reflects the materials used within the area. In light of this, it is considered that the design and architectural appearance of the proposed building is an acceptable one, and one that would not impact adversely upon the visual amenities of the site or immediate locality. It is considered that the building would enhance the visual amenities of this site.

5.7 With regard to the proposed scale, height and massing of the proposed building, as well as the overall level of development being proposed, the proposed building height would vary across the site, with the three storey element having a max. ridge of 11.9m, whilst the lowest two storey element would have a ridge height of 8m. It is evident that the proposed development would display greater ridge heights than the existing buildings do, and the overall scale and bulk of the proposed building would also be significantly greater.

5.8 Notwithstanding this, it is considered that the proposed size, height, and scale of the building is acceptable. The highest ridge point of the proposed building would be similar to others in the immediate vicinity, specifically those to the west and south, therefore it is considered that the proposed ridge height could not be seen as being excessive for the locality or out of keeping. The building has also been designed to reduce in height, bulk and massing as it projects towards the eastern boundary of the site, to provide a transition from the taller commercial buildings to the west and the lower level two storey dwellings to the east. It is also acknowledged that the proposed building does extend for a majority of the width of the site, and therefore will result in a significant level of built form on the site. However, the height, scale and massing of the building has also been varied significantly as you extend across the site so as to reduce the level of continuous two/three storey built form. Given this, combined with the siting of the proposed building in relation to the existing street scenes, it is considered that overall, the development would not appear overdominant or obtrusive within any of the relevant street scenes, nor would it appear uncharacteristically high or bulky. It is considered therefore that the proposed development would not adversely impact upon the character or appearance of the locality or the visual amenities of the existing street scene, as a result of its size and scale.

5.9 Moving on to consider the issue of the overall level of development, which itself returns to the issue of density. Minimum distances of 4.2m would be retained to the existing properties to the east, whilst distances ranging between 16.5m to 34m would be retained to the properties to the north. Areas of outdoor amenity space would be provided around the proposed building. On balance, whilst it is acknowledged that the scheme does cover a large extent of the surface of the site, it is considered that the proposed development does provide an acceptable level of spaciousness, and the size and scale of the proposed building is not disproportionate to the size of the site and the type of units that would be present on the site. As such, it is considered that the proposal would not appear as a cramped overdevelopment of the site. Such a view would therefore translate into the proposed level of density also being considered acceptable.

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

6.0 NEIGHBOUR IMPACT:

6.1 With regard to the neighbouring properties sited along Britwell Road, a majority of the distances retained between these properties and the proposed new building are in excess of 21m. It is acknowledged that a distance of approx. 18m would be retained to the closest rear ground floor window of No.32 Britwell Road. However, there is a pergola covered style structure projecting directly off of that dwelling in front of these windows, which would all be but prevent views from the proposed building into this window. As such, on balance, it is considered that it would be difficult to sustain a reason for refusal on grounds relating to loss of privacy to the properties to the north. Given the distances retained, it is not considered that the proposal would lead to an unacceptable loss of light to these properties. In terms of overdominance, as the building retains shorter distances to the existing dwellings, it reduces in height and scale, to provide a common two storey height and scale at its eastern end. Given the distances retained, combined with the height, size and scale of the proposed building, it is considered that it would again be difficult to sustain a reason for refusal based on the grounds that it would overbearing and obtrusive when viewed from the properties to the north.

6.2 In terms of the existing properties located directly to the east, it is considered that given the level of separation that would be retained between these properties and the proposed new building, combined with the two storey height and scale of the proposed building at this point, as well as the juxtaposition of the buildings to one another, the residential amenities of these properties would not be adversely impacted upon in terms of loss of light, loss of privacy or overdominance/obtrusiveness.

6.3 In terms of the existing properties to the south, these dwellings would be located at a 90 degree angle to the rear of the proposed new building. The closest section of the proposed new building, which would be two storey in scale, would be 14.2m from No.18 Jennery Lane. On balance, it is considered that the distances retained, combined with the height and scale of the proposed building, the proposal would not appear overdominant or obtrusive when viewed from the rear of the properties to the south. This is also set in the context that the proposal would removal an existing building that is set tight against the southern boundary, therefore does result in bringing the building form away from those properties to the south, albeit in a larger form. Given the proposed building is sited to the north of these properties, it is not considered that it would result in any unacceptable loss of light to these properties. In terms of privacy, the proposal would result in the introduction of a number of windows looking towards the rear of the properties to the south. A majority of these windows would be set 21m or more away from the rear of the closest dwelling, No.18 Jennery Lane. It is acknowledged however that some would retain shorter distances. On balance however, given the distances retained, the angle at which any views would be set, combined with the fact that this is a higher density built up area whereby the exchanging of views between properties is a more common occurrence, it is considered that the proposal would not lead to an unacceptable loss of privacy to the properties to the south.

6.4 Given the distances retained to the properties located on the opposite side of Reedham Road, it is considered that the proposal would not lead to any adverse impacts on the amenities of these properties in terms of loss of light, loss of privacy, or appearing overdominant or obtrusive, to an extent that would warrant refusing the scheme.

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7.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

7.1 In terms of parking provision, the application is proposing to provide 24 parking spaces. The parking standards within the Local Plan sets out that retirement accommodation consists of self-contained accommodation which has specific features for persons over 60 years of age, but does not include the services of a resident warden. This type of accommodation is required to provide 1 space for every 2 dwellings. The units proposed in this scheme are to be retirement units for people aged 55 years and over. It is acknowledged that this is a slightly lower age than that set out in the Local Plan, however, it is not considered an unreasonable age for retirement units, and therefore, when taking into consideration the location of the site within the centre of Burnham which is served by public transport and shopping and leisure amenities, the application of this parking standard for retirement accommodation may be reasonable. On this basis, it could be argued that a proposal of this nature should be providing at least 23 parking spaces. The application is proposing to provide a total of 24 spaces, therefore exceeding the standards of the Local Plan. On balance, it is considered that the provision of 24 spaces can be justified for a development of this nature in this location, and that there are no grounds to object to the scheme under policy TR7.

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

7.3 The County Highways Authority have assessed the application and advised that the scheme is unacceptable. This is based on the fact that the proposed access onto Reedham Road is at a point where visibility is substandard and would lead to danger and inconvenience to people using it and to highway users in general. In light of these comments it is considered that the proposal is contrary to policy TR5 of the South Bucks District Local Plan, and would lead to unacceptable highway implications and danger.

7.4 In addition to this, in terms of refuse collection, the application proposes that bins, whilst stored within a dedicated bin stored, would be placed adjacent to the highway, Reedham Road, on the day of collection. However, the County Highway Authority have advised that Reedham Road has 'No loading at any time' markings on the footways fronting the site and as such refuse collection will need to be undertaken from within the site boundary. They have concerns as to whether or not refuse vehicles can adequately access the site and turn in order to leave the site in a forward gear in the absence of a dedicated turning head. In light of these comments and concerns, it is considered that the collection of waste has not been adequately addressed, and it has not been demonstrated that its collection, either from within the site or from the highway would not lead to adverse highway implications. As such, it is considered that the scheme is also unacceptable on these grounds.

8.0 TREES/LANDSCAPING:

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

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

9.0 OTHER ISSUES:

9.1 The Environmental Health Section raises no objections to the proposals.

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

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9.3 Whilst the comments of the Building Control Section have yet to be received, it is considered that any such issues can be dealt with at the building control stage.

9.4 Under Core Policy 6, education contributions will be sought for development proposals of 4 or more dwellings. However, due to the nature of the units being proposed, i.e. restricted to occupants over 55 years of age, there would be no requirement for a contribution towards education provision.

9.5 The Council's Waste Department have advised that there would be insufficient room within the site for a refuse vehicle to turn, and further details are required in relation to how and where bins would be placed on the day of collection.

9.6 The comments and concerns raised by the Crime Prevention Design Officer (CPDO) are noted. However, it is considered that none of the issues result in the scheme being unacceptable, but rather that they could be addressed by the submission of further details such as boundary treatments, and building entry devices. It is considered that these issues can be addressed by way of condition.

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

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

10.0 WORKING WITH THE APPLICANT:

10.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

10.2 In this case South Bucks District Council has requested amended plans and these were considered to be acceptable to overcome certain concerns with the proposal. However, in this case it was not considered that the objection to the development on highway grounds could reasonably be overcome.

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

Classification: OFFICIAL

RECOMMENDATION:

Refuse

Reasons for Refusal:

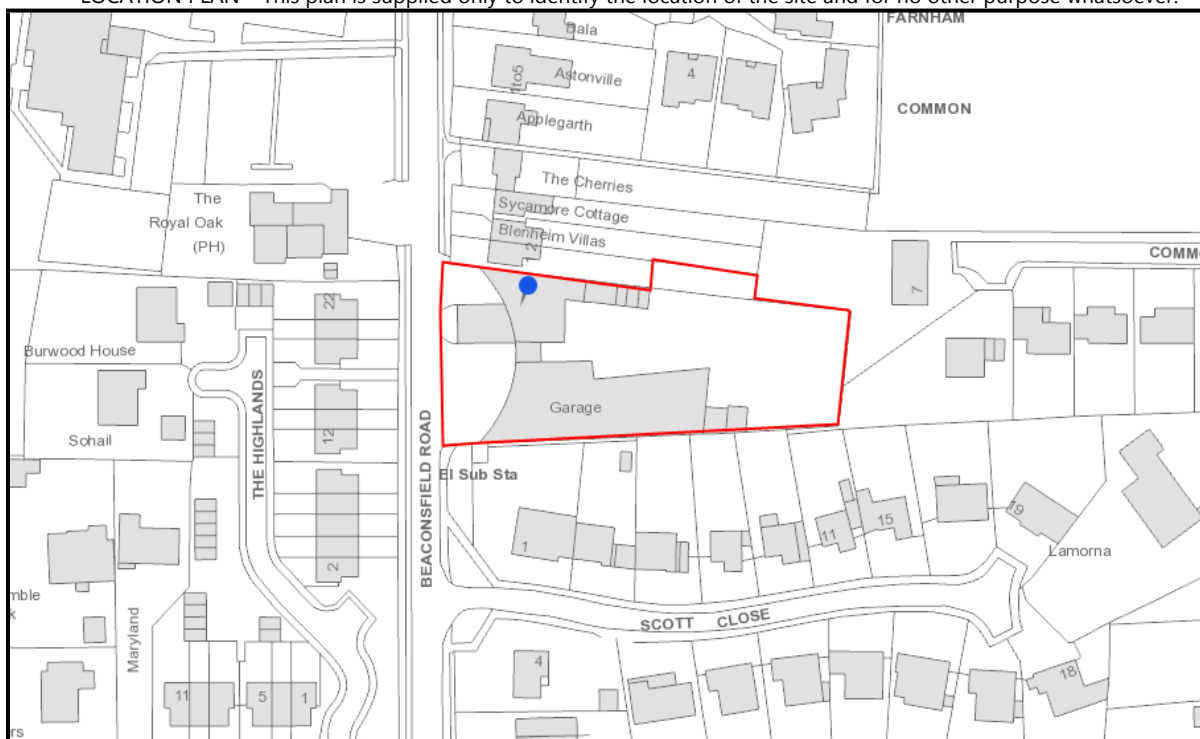
1. The proposed access is at a point where visibility is substandard and would lead to danger and inconvenience to people using it and to highway users in general. The development is contrary to saved policy TR5 of the South Bucks District Local Plan, the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan 4.
 2. Given current on-street restrictions, waste collection would need to be undertaken from within the site. The applicant has not included adequate provision for a satisfactory turning space within the site for refuse vehicles. The resultant reversing of vehicles onto or off of the highway would lead to conditions of danger and inconvenience to other highway users. The development is contrary to saved policy TR5 of the South Bucks District Local Plan, the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan 4.
 3. The proposed development, by virtue of its floorspace being greater than 1000sqm and the number of units being greater than 10, exceeds the thresholds as set out in the Planning Policy Guidance. As such, the application is subject to the requirements of policy CP3 of the South Bucks Core Strategy (adopted February 2011). This policy sets out 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. This proposal has failed to make an appropriate provision for affordable housing on site or by means of a financial contribution. As such the proposal is contrary to Core Policy 3 of the South Bucks Core Strategy (adopted February 2011).
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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 28 February 2008**Parish:** Farnham Royal Parish Council

Reference No:	17/02041/FUL	Full Application
Proposal:	Redevelopment of site to provide 72 bed residential care home with associated access, parking and landscaping.	
Location:	Haymill Automotive, Beaconsfield Road, Farnham Common, Buckinghamshire, SL2 3HX	
Applicant:	Mr Geoff Williams	
Agent:	Mr Cheten Chauhan	
Date Valid Appl Recd:	3rd November 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 72 bed residential care home, along with associated access, parking and landscaping. This is a revised version of the scheme considered under application 16/02250/FUL, which was refused for the following reason:

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

The current scheme has been revised in the following ways in an attempt to overcome this reason for refusal:

- Reduction in number of bedrooms from 80 to 72;
- Reduction in height of part of building;
- Reduction in width of part of building;
- Increase in distances retained to site boundaries;
- Reduction in bulk and massing of building, particularly at rear and south east section of building;
- Dormer windows reduced in scale.

LOCATION & DESCRIPTION OF SITE:

The application site is located on the eastern side of Beaconsfield Road, which is within the developed area of Farnham Common, and an area designated as an 'Inconsistent Suburban Area' as set out in the South Bucks Townscape Character Study. The site is currently occupied by a petrol filling station at the front, whilst beyond this there are part one and a half storey, part single storey buildings, which are mainly being used in connection with the sale of motor vehicles. The site is almost entirely covered with hard-surfacing. The site is generally flat, and very open within the Beaconsfield Road street scene, with no real form of boundary treatment along the front. There are a number of trees within the curtilages of the adjoining properties that provide some form of screening into the site to the sides and rear.

RELEVANT PLANNING HISTORY:

16/02250/FUL: Redevelopment of site to provide 80 bed residential care home with associated access, parking and landscaping. Refused. Currently at appeal.

10/00542/FUL: Single storey extension to car showroom. Conditional Permission.

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REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

The Parish Council object to the application. The full details of the Parish Council's comments can be found on the file, but a summary of their objections are as follows:

- Lack of parking;
- Overdevelopment;
- Overshadowing neighbouring properties and unpleasant view;
- Pressure on sewerage system.

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

CORRESPONDENCE:

Letters raising objections and concern have been received from 14 separate properties. Issues raised include the following:

- Size and scale of building;
- Out of keeping and detrimental to character of area;
- Overdominant and obtrusive;
- Lack of parking;
- Existing surgeries unable to adequately cater for increase in patients;
- Adverse impacts on neighbouring properties - loss of light, loss of privacy, overdominant;
- Loss of existing vegetation in neighbouring properties;
- Noise and disturbance from outdoor use of amenity areas;
- Lack of amenity space;
- Already existing care home in close proximity, therefore not needed;
- Loss of employment;
- Mains water pressure;
- Not affordable;
- Excessive in size, scale and height;
- Out of character;
- Adverse highway implications.

SPECIALIST ADVICE:

Transport for Bucks:

No objections.

Landscape Officer:

No objections.

SBDC Waste:

No comments received at time of drafting report, however no objections raised to previous application.

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Environmental Health:

No objections.

Thames Water:

No objections subject to conditions.

Bucks County Council - Lead Local Flood Team:

No objections subject to conditions

Crime Prevention Design Officer:

No comments received to date.

Natural England:

Objection.

Arboriculturalist:

No objections.

County Ecologist:

No objections.

Building Control:

No comments received to date - but no objections to previous application.

City of London:

Object on grounds relating to adverse impact on Burnham Beeches via an increase in visitor numbers, and pollution from the removal of existing development.

Bucks Fire and Rescue Service:

No objections.

Clinical Commissioning Group:

The District Council should carefully consider the impact on local health infrastructure and services.

Environment Agency:

No objections raised to previous application.

Classification: OFFICIAL

Classification: OFFICIAL

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 AFFORDABLE HOUSING:

2.1 As established and agreed in the assessment of the previous application, as the proposed development would be providing accommodation that falls within use class C2 the Councils Affordable Housing policy CP3 is not be applicable.

3.0 LAWFUL USE OF THE SITE

3.1 As established and agreed in the assessment of the previous application, the site does not constitute an employment generating site, and therefore policy CP10 of the South Bucks Core Strategy is not applicable.

4.0 PROVISION OF CARE FACILITY

4.1 No objections were previously raised in relation to the need of provision of a new care facility in this location.

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4.2 It is noted that representations have been received from local GP surgeries and the Clinical Commissioning Group raising concern over their capacity to adequately deal with the potential additional patients from the development. However, it is important to note that such concerns were not raised in relation to the previous application, and did not form part of the Councils reason for refusal. No evidence has been produced that demonstrates or confirms that the existing health care infrastructure cannot adequately cater for additional patients from the new development. On this basis, it is considered that it would be unreasonable to now raise this as a reason for refusal.

5.0 VISUAL IMPACT/IMPACT ON LOCALITY:

5.1 No objections were previously raised in relation to the principle of redeveloping this site into a Care Home facility.

5.2 No objections were previously raised in relation to the general architectural design of the proposed development, or the proposed choice of materials.

5.3 Members did however raise concern with the overall size and scale of the proposed new building, primarily that it would appear out of scale with the neighbouring properties to the north, south and east. In attempt to address this concern, the current scheme has been revised in a number of ways, which include the reduction in its overall height, width, bulk and massing, as well as increasing distances being retained to the sites boundaries.

5.4 There has been a significant reduction in the height, scale and massing towards the rear of the building, whereby the previous two/three storey rear element of the building has been reduced and replaced with a flat roof single storey element. In addition to this, the two storey element that projected towards the southern boundary has been reduced in width. In addition to this, all of the dormer windows have now been designed with flat roofs as opposed to having pitched roofs. It is considered that these revisions significantly reduce the bulk and massing of the proposed building, as well as increasing the distances retained to the neighbouring properties. These revisions are considered to improve the overall spaciousness of the development as well as its visual relationship with the neighbouring properties. This is further helped by the increased space available for natural landscape and planting to be introduced along the boundaries, further softening the relationship of the proposed building with the adjacent properties. The reduced footprint of the building also increases the level of outdoor amenity space that would serve the facility.

5.5 Overall, it is considered that the revised scheme would not appear overdominant or obtrusive within the street scene, nor would it appear uncharacteristically high or bulky, or out of scale with the neighbouring properties. It is considered therefore that the proposed development would not adversely impact upon the character or appearance of the locality or the visual amenities of the existing street scene, as a result of its size and scale.

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

6.0 NEIGHBOUR IMPACT:

6.1 Members raised two concerns with the previous application; that it would result in a loss of privacy to the properties to the north and south; and that it would appear overdominant, overbearing and obtrusive when viewed from the properties located to the north, south and east of the site.

6.2 With regard to the neighbouring properties to the south within Scott Close, the revisions to the proposed building result in the building retaining greater distances to the rear boundaries of these properties, as well as to the rear of those actual dwellings than that of the refused scheme.

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Most of these distances are again in excess of 30m. There are some shorter distances retained from the southeast section of the building, but the reductions in the scale and massing of the building at this point, combined with the increased distances, are considered to address any issues of overdominance and obtrusiveness. The shortest distance would again be that which is retained to the rear of No.1 Scott Close, but this has been increased in this current scheme by a further 1m, therefore providing a minimum separation of 21m between the buildings themselves, and providing for a greater separation gap between the proposed building and rear boundary of No.1. As set out in the previous application, the proposal, does remove the existing one and a half storey building that sits directly on the boundary, and whilst higher, does move the built form away from the boundary to create an additional element of separation, even more so in this current application. Landscaping can also be introduced to help soften and practically screen the presence of the proposed building. On balance, given the level of separation, the benefit of removing the existing building that abuts the common boundary, and the opportunity to introduce natural landscaping, it is considered that the proposed building would not appear overdominant or obtrusive when viewed from No.1 Scott Close.

6.3 In terms of privacy, the current proposal brings the proposed building further away from the southern boundary at certain points, and therefore increase further the distances retained between any first and second floor windows within the proposed building and the rear of the dwellings along Scott Close. Given these increased distances, it is considered that they would not lead to unacceptable overlooking opportunities or loss of privacy.

6.4 In terms of the neighbouring properties to the east (rear), the revisions to the current scheme significantly reduce the height, scale and bulk of the building closest to this boundary. It is considered that these reductions, combined with the distances retained between the proposal and the rear of the properties to the east, result in a scheme that would not appear overdominant or obtrusive when viewed from these dwellings to the east.

6.5 With regard to the neighbouring dwellings to the north, the property that would predominantly be impacted upon is the dwelling immediately to the north that adjoins the application site. The proposed building would again project significantly further to the rear than this property and therefore would be visible from the rear of this neighbouring property. It is also noted that there are first/second floor windows that would provide views towards this neighbouring property, the closest of which would be less than 21m away. In certain circumstances, this proposed relationship would be unacceptable due to the harm that it would cause, however, in this instance, this relationship needs to be balanced against the current situation. At present, the existing car showroom and workshops extend right up to and abut the flank boundary with this neighbouring property. It therefore results in the presence of a 5m high building right on the boundary, and which extends for a large proportion of the rear garden. As such, this neighbouring property suffers from what is considered to be an extremely poor relationship, one that severely restricts light provision, and one that appears very overdominant and obtrusive. The proposed development will bring the built form away from this flank boundary, creating a much greater sense of openness and light into the rear of this neighbouring property, as well as enabling the introduction of natural landscaping. Overall, it is considered that the proposal would create an improved relationship over that which currently exists, and therefore the amenities of this neighbouring property would in fact be improved as a result.

6.6 Given the distances retained to the other neighbouring properties located further to the north, it is considered that the proposed development would not appear overdominant or obtrusive, nor would it lead to an unacceptable loss of light or loss of privacy.

Classification: OFFICIAL

7.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

7.1 The County Highways Authority have assessed the current application and have again advised that they do not have any objections to the scheme. They consider that it would not lead to any unacceptable highway implications or danger to highway users or pedestrians.

7.2 In terms of parking provision, the application is again proposing to provide 20 parking spaces. This remains unchanged to that of the previous application. However, the difference in this instance is that these spaces would be serving 8 less bedrooms/occupants, as such, the parking provision is greater than that which was previously refused.

7.3 The parking standards within the Local Plan sets out that this type of accommodation is required to provide 1 space for every 4 residents, therefore the provision of 20 spaces for 72 residents exceeds the Council's parking standards by 8 spaces. It is considered that this reduced ratio of parking spaces to bedrooms successfully addresses Members previous concerns that due to the lack of on-road parking provision in the locality, the development would have been likely to lead to non-residential on-street parking.

7.4 In light of the above, it is considered that the proposal adheres to policies TR5 and TR7, and there are no grounds to refuse the application relating to parking, highway or pedestrian safety.

8.0 TREES/LANDSCAPING:

8.1 No concerns were previously raised in relation to impact on trees and proposed landscaping. The Council's Arboriculturist and Landscape Officer again raise no objection. The current scheme would not introduce any new harm, and in fact proposed increased levels of natural landscaping.

9.0 OTHER ISSUES:

9.1 The Environmental Health Section again raises no objections and therefore it is again considered that the scheme is acceptable, subject to appropriate conditions, from a contamination and noise point of view

9.2 Thames Water have advised that subject to appropriate conditions, the development should not adversely impact upon the existing drainage, sewerage, and water infrastructure.

9.3 The Council's Waste Department advised on the previous application that they did not have any issues with the proposals. The development provided sufficient space for the number and size of refuse/recycling bins required to serve the development and the bins would have be taken by staff from the service yard to the area immediately adjacent to the Cycle Store on the day of collection, from where they would be emptied. The refuse storage and collection proposals remain the same for this current application.

9.4 The proposed inclusion of low carbon and zero carbon technologies, would minimise CO2 emissions and supply at least 10% of the energy required for the site from renewable/low carbon sources, in accordance with Core Policy 12.

9.5 It is noted that the comments of the Crime Prevention Design Officer have again not been received. However, it is considered that a development of this nature would be appropriately controlled by the relevant legislation and guidance as set out by the Care Home industry in order to ensure the safety of the occupants. This approach was considered acceptable on the previous application.

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

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

9.8 The comments of City of London with regard to the nearby Burnham Beeches are noted, however, the Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC) as a result of additional development in this locality. The current proposal to build additional residential development in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new residential development would not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. It is also considered that due to the age of the occupants, visits to the Beeches would not be significant.

9.9 As per the previous application, it is considered that an appropriately worded condition can successfully address the comments and requirements of Natural England regarding the issue of contamination and impacts on the hydrology of Burnham Beeches.

10.0 WORKING WITH THE APPLICANT:

10.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

10.2 In this case, South Bucks District Council considered the submitted plans to be acceptable.

CONCLUSION:

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

Members will recall that they undertook a site visit to this site in connection with their determination of the previous application prior to their meeting on 15th March 2017. Consequently it is not considered that a further site visit is necessary in this case.

RECOMMENDATION:

Full Planning Permission

Classification: OFFICIAL

Classification: OFFICIAL

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. A schedule of materials to be used in the elevations of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the commencement of any construction works above ground level. Thereafter the development shall be carried out in accordance with the approved details.

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

4. A schedule of materials to be used in the hardsurfacing of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the laying of such hardsurfacing. Thereafter the development shall be carried out in accordance with the approved details.

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

5. **Notwithstanding any indications illustrated on drawings already submitted, prior to the substantial completion of the development hereby permitted, there shall be submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.**

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

6. NT02 First Planting Season
7. NT18 Completion in accordance with Method Statement
8. 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.

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.)

9. No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013. These works should also include the raising of the kerbs for the existing bus stops opposite and to the east of the site. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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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.)

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

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

11. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall thereafter be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway. (NH39)

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

12. The development hereby permitted shall be carried out in accordance with the ecological and biodiversity mitigation and enhancements as set out in the Ecology Report, produced by Tim Moya Associates, and submitted as part of this application.

Reason: To protect and enhance the biodiversity and ecology of the site. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.)

13. Prior to any construction works commencing a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the District Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Ground investigations (including infiltration rate tests in accordance with BRE365, ground water levels with subsequent monitoring and potential areas of contamination);

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

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

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

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

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

14. Prior to any construction works commencing a whole life maintenance plan for the site shall be submitted to and approved in writing by the District Planning Authority. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction with details of who is to be responsible for the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

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

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

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

16. **Prior to the commencement of development hereby approved, (or such other date or stage in development as may be agreed in writing with the District Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the District 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, paying particular attention to the potential risk of hydrological impacts to Burnham Beeches SAC.**

- 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 in writing. The scheme shall be implemented as approved.**

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

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the District Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the District Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the District Planning Authority in accordance with condition 16.

18. Excavation of material to form the basement shall not take place until details of the method for disposal of this material have been submitted to and approved in writing by the District Planning Authority. Thereafter the disposal of extracted material shall take place in accordance with these approved details. (ND16A)

Reason: To maintain the character and amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

19. The first and second floor windows lighting the stairwell in the south elevation of the building hereby permitted shall be of a permanently fixed, non-opening design, and shall be fitted and permanently maintained with obscure glass. (ND08)

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.)

20. Prior to the commencement of any construction works details of the measures to be incorporated into the development to secure a minimum of 10% of the energy requirements of the development from decentralised and renewable or low-carbon sources shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed entirely in accordance with the approved details.

Reason: To promote and encourage energy efficiency. (Policy CP12 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.)

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21. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the District Planning Authority, and which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with any such approved details.

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

22. Prior to the commencement of any construction works, a foul water drainage strategy detailing shall be submitted and approved in writing by the District Planning Authority. No discharge of foul water from the site shall be accepted into the public system until the approved details have been implemented and completed.

Reason: To avoid sewerage flooding; ensure sufficient capacity is available; and to avoid adverse environmental impacts. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

23. Prior to the commencement of any construction works, an impact study of the existing water supply infrastructure shall be submitted to and approved in writing by the District Planning Authority. The details should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

24. Details of all plant equipment and trunking shall be submitted to and approved in writing by the District Planning Authority prior to installation, and thereafter the equipment shall be installed and retained and maintained in accordance with the approved details.

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

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

Reason: To protect the amenity of the neighbouring residential properties from noise nuisance. Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. **IN02 Details Required Pursuant to Conditions - 5 and 16**
2. IN35 Considerate Constructor

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3. IH23 Mud on the Highway
4. IH24 Obstruction of the Highway
5. The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Development Management at the following address for information:-

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

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
0001 Rev SPL1	03.11.2017
0005 Rev SPL1	03.11.2017
0100 Rev SPL1	03.11.2017
0101 Rev SPL1	03.11.2017
0010 Rev SPL1	03.11.2017
0639.1.2	03.11.2017
0200 Rev SPL1	03.11.2017
0550 Rev SPL1	03.11.2017
0500 Rev SPL1	03.11.2017
0400 Rev SPL1	03.11.2017
0300 Rev SPL1	03.11.2017
0601 Rev SPL1	03.11.2017
0600 Rev SPL1	03.11.2017
0610 Rev SPL1	03.11.2017

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PART A

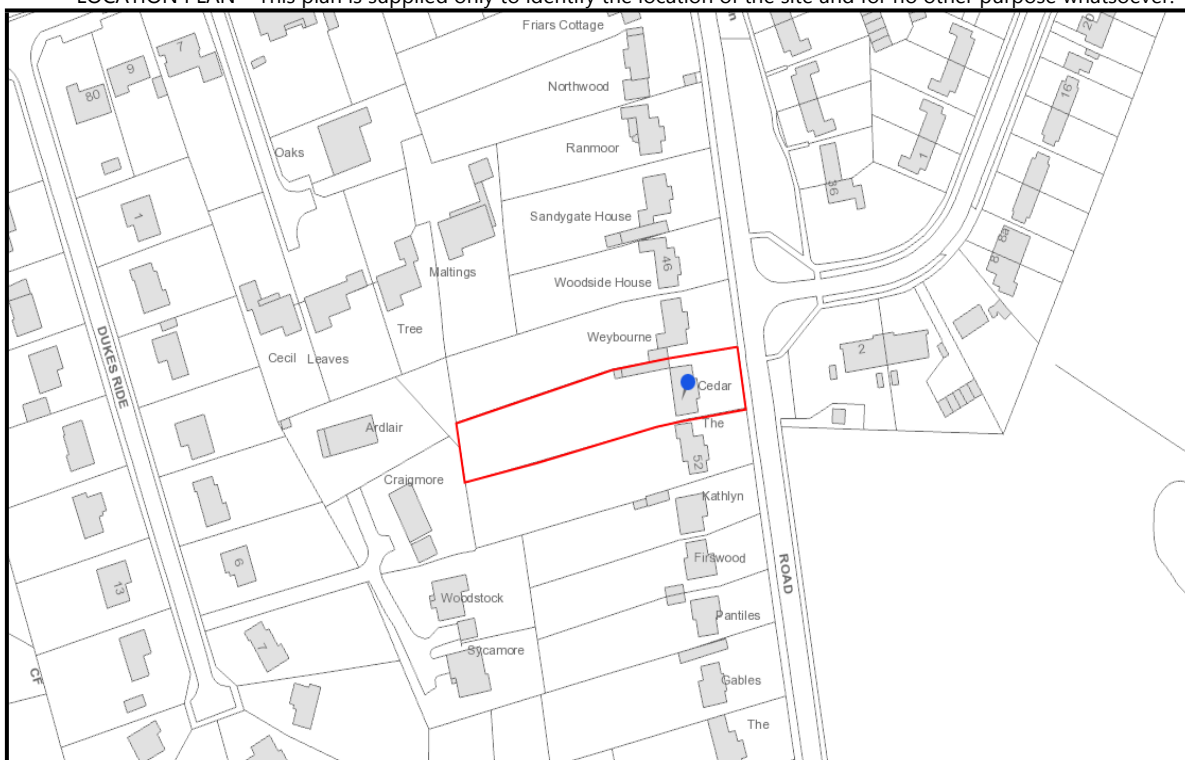
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 February 2018

Parish: Gerrards Cross Town Council

Reference No:	17/02111/FUL	Full Application
Proposal:	First floor rear extension incorporating rear dormer together with partial demolition of existing dwelling. Construction of detached dwelling and garage located to rear of existing dwelling. Relocation of existing vehicular access and associated hardstanding to serve both existing and new dwelling.	
Location:	Cedar Breaks, 50 Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF	
Applicant:	Mr Daurka	
Agent:	Mr G Choda	
Date Valid Appl Recd:	14th December 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
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SCALE : NOT TO SCALE

THE PROPOSAL;

First floor rear extension incorporating rear dormer together with partial demolition of existing dwelling. Construction of detached dwelling and garage located to rear of existing dwelling. Relocation of existing vehicular access and associated hardstanding to serve both existing and new dwelling.

The current application is in part an amendment to an approved and implemented development (15/01929/FUL). The alterations to the scheme requires the location of a new access to serve the detached dwelling and garage and to enable the access to be achieved the existing detached dwelling would be partially demolished on its southern side and remodelled with a first floor rear extension.

The proposed new dwelling would be 15m depth, 11.5m width, with 9.4m maximum ridge height. A detached garage 6.5m depth, 6.5m width with a 5m height pitched roof is proposed.

The existing dwelling would be reduced in width by 4m and the proposed 1st floor rear extension would be 4.5m depth, 5.5m width with ridge height of 9m to match the existing 2-storey rear projection. There would be an area of crown roof created between the front hipped section of roof and the rear extension. The maximum ridge height to the front elevation would remain at 9.5m.

LOCATION & DESCRIPTION OF SITE:

The application site consists of a detached dwelling No.50 Fulmer Road and the rear garden. The site is within the developed area of Gerrards Cross. The area is identified as a Green Suburban Road in the Townscape Character Study.

RELEVANT PLANNING HISTORY:

- | | |
|---------------|--|
| 15/01929/FUL: | Redevelopment of site to provide 3 detached dwelling houses two with detached garages and one with detached car port and construction of vehicular access (amendment to 15/0536/FUL). Conditional Permission. Implemented. |
| 15/00536/FUL: | Redevelopment of site to provide 3 detached dwelling houses with detached and integral garages and construction of vehicular access. Conditional Permission. |
| 14/01765/FUL: | Redevelopment of site to provide 3 detached dwellinghouses with detached and attached garages and construction of vehicular access. Withdrawn. |
| 14/01321/FUL: | Redevelopment of site to provide 3 detached dwellinghouses with detached and attached garages and construction of vehicular access. Refused. |
| 14/00226/OUT: | Outline application for: Redevelopment of site to provide 4 detached dwellinghouses with detached and attached garages and vehicular access. Refused. Appeal dismissed. |

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REPRESENTATIONS & CONSULTATIONS:

TOWN COUNCIL COMMENTS:

Objects. Contrary to EP3. Permission for backland development was granted on the basis of shared access. This proposal is for an additional access, therefore creating multiple drives. The proposed new access will impair the neighbours' enjoyment of the garden. Concern that proposed access inadequate for use by emergency vehicles.

CORRESPONDENCE:

Ten objections were received to the proposal which are summarised as follows:

- Property is squeezed in. there was meant to be appropriate spacing and due to height will be domineering;
- Not in keeping with surrounding properties;
- Smaller garden than other houses;
- Will cause loss of privacy and daylight;
- Trees have been felled which spoils the wildlife corridor;
- The existing new houses show how dominant and intrusive the building will be;
- Located close to boundary of property 'Craigmore' restricting privacy would restrict outlook;
- Mass of the building intrudes on visual amenity of properties in Dukes Ride;
- Differs from the previous scheme because proposed access is new. Hardstanding constitutes overdevelopment;
- Overlooking of many gardens;
- Will increase the traffic on Fulmer Road and make accidents more likely;
- Narrow drive alongside house will create noise, light pollution, disturbance and loss of privacy;
- Previous permission was a mistake as the applicants could not sell the properties. Company has gone bust. Demonstrates the mistake of allowing too many houses;
- If permission granted will set precedent.

There is an objection from Progress Planning the agents for planning permission 15/01929/FUL. Landscaping required to soften the development. There is no space for landscaping. The reduced width No.50 is larger than the dwelling that replaced No.48. The proposal is symptomatic of overdevelopment is not respectful to occupiers amenities. Separate dwelling served by a separate access point. The development will prejudice the delivery/completion of 15/01529/FUL. Application should be refused.

SPECIALIST ADVICE:

Arboriculturist:

Trees on site are relatively young and would not constrain development. Hedges and shrubs on boundary with No.52 are shown as being retained and supplemented with additional planting. No objection subject to condition.

Transport for Bucks:-

Traffic from the proposal can be satisfactorily accommodated within the local highway network. New access must be safe and suitable. Satisfactory visibility splays of 2.4m x 43m can be achieved within land owned by applicant and highway land. The access drive where it narrows to 3m is serving one dwelling and would therefore be acceptable.

No objection subject to conditions.

Waste Management:

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No objection. Refuse and recycling bins to be presented at property boundary.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework, 2012.

National Planning Practice Guidance, 2014.

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

South Bucks District Local Plan (adopted March 1999). Saved policies: H9, H13, EP3, EP4, EP5, L10, TR5 and TR7.

Other material considerations:

Residential Design Guide SPD (October 2008).

Townscape Character Study (February 2014).

Interim Guidance on Residential Parking Standards.

1.0 KEY POLICY ASSESSMENT

1.1 The proposal for the new dwelling should be approached on the basis that there is an extant planning permission for a dwelling and detached garage to the rear of No.50 which can be constructed under the terms of planning permission 15/01929/FUL. The only significant change from that proposal is the location of the detached garage and the access. So having regard to that element the only point at issue is whether the proposed access would be acceptable having regard to the character of the area and the amenity of neighbours.

1.2. The first floor rear elevation and the remodelling of No.50 need to be considered in terms of character of the street scene, neighbour impact, access and parking.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The amended location of the detached garage for the proposed dwelling would not be harmful to the character of the area on the basis that its location is set back from the main street serving the development.

2.2 The alteration to the dwelling, by narrowing the width of the property and incorporating a hipped crown roof would not be considered to be harmful to the character of the vicinity as a detached property would be retained with an appearance similar to that of the other detached properties in the location. The point of access would change but that would not be considered harmful to the street scene as this element of the proposal would be mirroring the point of access for the scheme approved by permission 15/01929/FUL.

2.3 Reference has been made in the representations received to the application to the relationship of the proposed private access drive to the flank walls of Nos 50 and 52 and the impact of this on the street scene. Attention was drawn to the appeal decision for 14/00226/OUT where the Inspector dismissed the appeal in part because of the unduly cramped arrangement resulting from the juxtaposition of the proposed access road to the flank walls of Nos 48 and 52 Fulmer Road. However

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the appeal decision at paragraph 7 is clear that the cramped feel arises because of the depth of the flank wall of the proposed dwelling (No.48) and the 12m depth flank wall of No.50. That scenario is wholly different to the current proposal where the garage at No.52 is connected to that house via a cat slide roof and as a consequence of this design there would be a more open feel above ground floor level. As such it is not considered that the relocation of the access to the south of the drive of No.50 and its use as a shared access would be harmful to the character of the area.

3.0 NEIGHBOUR IMPACT

3.1 The south side elevation of the altered property would be further from the boundary with No.52 than the existing dwelling. The demolition of the south wing would result in a habitable room bedroom flank window serving bedroom 4 being removed and a new south facing flank window serving bedroom 3 being included. Other 1st floor windows in the south flank amended dwelling would serve en-suite rooms and may be subject to a condition requiring obscure glazing. It is considered that in terms of the amenities of No.52 the removal of the side wing of No.50 would not create significant harm by reason of overlooking or loss of privacy. The 1st floor extension would be over 3m from the shared side boundary and as such the proposed change to the dwelling would not be considered to be overbearing when viewed from the vantage point of the rear garden of No.52.

3.2 The proposed dwelling is a significant distance from the dwelling 'Woodstock' in Dukes Ride (to south-west) which is not considered to suffer loss of privacy to the private amenity space to the rear of the property.

3.3 The shared rear with boundary Craigmore (also in Dukes Ride) is about 18m to the west. The distance between the rear elevations is over 30m. There would be views toward Craigmore but the outlook is not significantly different from the property that can be constructed under the extant planning permission 15/01929/FUL.

3.4 As stated in paragraph 1(above) the proposed dwelling would be sited in a similar location to the extant dwelling, but its bulk would appear greater due to the side elevation having less detail and variation than Plot 3 of the approved scheme and the crown roof being of matching height to the front hip. However, the proposed dwelling would be of similar appearance to the dwelling constructed on the adjoining land and would be of similar height (9.4m). As such, given that the siting and scale is similar to the previously approved scheme it is considered that there would be no realistic grounds for refusing the proposal based on the design and scale of the dwelling harming neighbouring amenity.

3.5 The drive will introduce vehicular movements close to the boundary of No.52 Fulmer Road whilst it is noted that the movements adjoining the rear garden would result in some additional noise and disturbance it is considered that this would be mitigated by boundary fencing and planting of suitable quality. It is not an ideal situation but the number of vehicular movements identified in the County Highways Officers response would not be so significant as to be likely to cause significant harm to amenity. As such no objection is raised on this basis.

3.6 There are no preserved trees or significant trees on the site but a detailed landscaping scheme would be needed should planning permission be granted.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

4.1 The proposed dwelling would have space for at least 4 vehicles to park clear of the highway. The parking proposed for the reduced size No.50 would have sufficient space for 4 vehicles to park clear of the highway. In both cases the level of parking would meet the District Parking standard. The new access did not raise an objection from the County Highways Officer subject to the existing access being stopped-up.

5.0 OTHER ISSUES

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5.1 There has been concern raised in relation to the comparison with the existing development adjoining and including part of the site. Reference is made in supporting information and in objections to an impasse between the parties in terms of the monetary value of gaining access from the north into the rear garden of No.50. Planning permission for an alternative access would provide scope for a valuation of the land on the basis of an alternative planning permission. It is therefore possible that the current proposal would not be constructed as there would be no need to demolish the south wing of No.50 to achieve access. However, the application has been considered in the light of the details of the current application and the following recommendation is made on the basis of the merits of this submission.

6.0 WORKING WITH THE APPLICANT

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

CONCLUSION:

The scheme is considered to accord with Development Plan policies and guidance contained in the NPPF which seek to ensure that development proposals are capable of achieving satisfactory appearance, access, layout and scale having regard to the neighbouring land uses.

Due to the number of objections from local residents and the history of the site, it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** in this case.

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. The materials to be used in the elevations of the extension hereby permitted to Cedar Breaks (No.50 Fulmer Road) shall match the materials of the existing property. (NM01)

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

4. **No development shall take place until a schedule of materials to be used in the elevations of the new dwelling and garage hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development of the dwelling and garage shall be carried out in accordance with the approved details. (NM01)**

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

5. **NM02 Surface Materials**
 6. ND04 Windows fitted with obscure glass - north and south – dwelling - properties
 7. ND17 No Further First Floor Windows - north or south – dwelling - properties
8. The garage hereby permitted shall not be used for any purpose other than for the accommodation of private vehicles or for purposes incidental to the enjoyment of the dwellinghouses hereby permitted and, in particular, the garages shall not be used for any business purpose. (ND01)

Reason: To accord with the terms of the application and to safeguard the amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

9. **ND16 Details of Levels - - dwelling - dwellings**
 10. **NT01 Landscaping Scheme to be Submitted**
 11. NT02 First Planting Season
 12. NT06 Retention of Existing Landscaping Features - C06 Revision A
 13. NT12 Control Of Burning Of Materials
 14. NH16 Private Access Constructed First Full -
 15. NH46 Parking Full
 16. NH49 Turning Areas (Detailed) - - C06 Revision A
17. 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 re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the new dwelling house the subject of this permission, shall be carried out; nor shall any building or enclosure required for a purpose incidental to the enjoyment of the new dwelling house as such be constructed or placed on any part of the land covered by this permission. (ND13)

Reason: The proximity of the site to the western boundary requires control over the form of any additional development which may be proposed in the interests of the amenities of the neighbouring occupiers. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

Informatives:-

1. IH24 Obstruction of the Highway
2. 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

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the agreement following the receipt by the Highway Authority of a completed Section 184 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
Telephone 0845 2302882

3. IH23 Mud on the Highway
4. IN35 Considerate Constructor
5. IN41 Building Regulations
- 6. IN02 Details Required Pursuant to Conditions - 4, 5, 9 and 10**

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
C13 Revision A Elevation	14.12.2017
C14 Revision A Elevation	14.12.2017
C05 Elevation	14.12.2017
C04 Elevation	14.12.2017
C01 Ground FI Plan	14.12.2017
C11 Rev A G _ 1ST FI Pla	14.12.2017
C02 1st 2nd FI Plan	14.12.2017
C12 Rev A 2nd FI _ Roof	14.12.2017
C15 Rev A Garage	14.12.2017
C03 Roof Plan	14.12.2017
C06 Revision A Site Layout	14.12.2017
S01 Rev C Site Location Plan	14.12.2017

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PART A

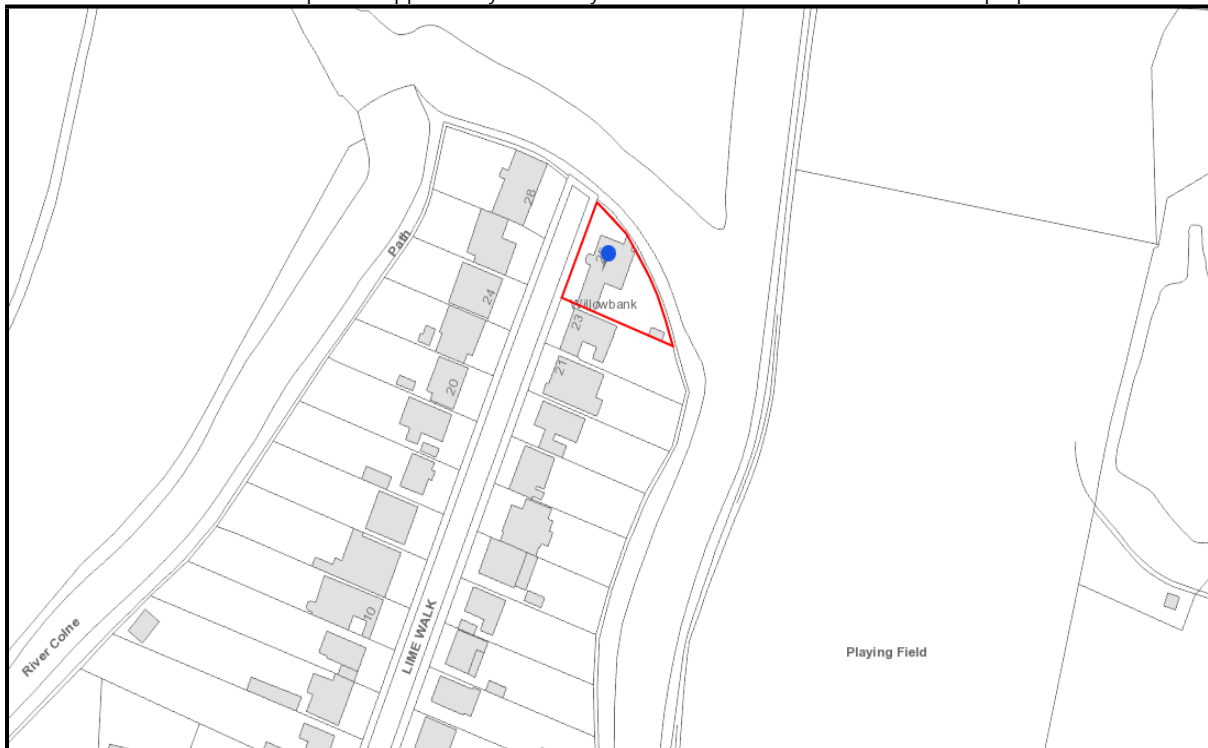
**South Bucks District Council
Planning Committee**

Date of Meeting: 28 February 2018

Parish: Denham Parish Council

Reference No:	17/02278/FUL	Full Application
Proposal:	Extensions and conversion of approved chalet bungalow to two units.	
Location:	25 Lime Walk, New Denham, Buckinghamshire, UB9 4AS	
Applicant:	Mr T Daniel	
Agent:	Mr Peter Norman	
Date Valid Appl Recd:	19th December 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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THE PROPOSAL:

The application seeks planning permission for extensions and conversion of approved chalet bungalow to two units. The proposed extensions would include side and rear extensions and conversion to a chalet bungalow with 3 front and 3 rear dormers which have been approved previously under planning application 17/01888/FUL and the current proposal therefore seeks an amendment to the planning application 17/01888/FUL to convert the proposed dwellinghouse to two 3 bedroom dwellinghouses with rear gardens and two parking spaces for each dwelling.

LOCATION & DESCRIPTION OF SITE:

The application site is located within the developed area of New Denham and comprises a detached bungalow located on the east side of Lime Walk. The site lies within the Colne Valley Park and is within a main river buffer and flood zone 1.

RELEVANT PLANNING HISTORY:

17/01888/FUL: Side and rear extensions incorporating conversion of chalet style bungalow into two storey dwelling with front and rear dormers (Amendment to planning permission 15/01965/FUL). Conditional Permission.

15/01965/FUL: Extensions to convert chalet style bungalow into two storey dwelling incorporating front and rear dormers. Conditional Permission.

REPRESENTATIONS & CONSULTATIONS:

PARISH COUNCIL COMMENTS:

No Objection.

CORRESPONDENCE:

Objections have been received from 24 neighbouring properties. The objections are summarised as follows:

- The proposal would set precedence for similar development in the future;
- The proposed development would result in increasing pressures on housing in the area;
- The subdivision of the plot would be out of character with the surrounding area;
- The 'island' siting of the proposed development and the limited access to the area would provide a natural limit to the amount of dwellings allowable in the area;
- One house per plot is an essential feature of the surrounding area;
- The proposed development will have a detrimental impact on parking in the area;
- The existing road entrance to the Village has limited capacity;
- The proposal will put additional pressure on drainage services in the area;
- The proposal will result in bad impacts for pedestrians as there is a lack of footpaths in the area;
- The proposal put undue pressure on other services such as Gas, Water, Waste;
- The proposal will encourage But To Let properties in the area.

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The Willowbank Residents Association have made the following comments regarding the application:

- No specific objection regarding this proposal but objecting rigorously to any future such developments;
- Strict height restrictions in force within Willowbank Village;
- Only once access & egress route for vehicles onto the main highway (Oxford Road). - Additional vehicle movements will add to this problem;
- Further subdivision of plots would result in excess pressure on existing infrastructure;
- Seeking a commitment by the Local Planning Authority to reject similar applications in the future.

One representation has been received which is summarised as follows:

The site is within Denham Aerodrome Traffic Zone and occupants should be aware that they will hear and see aircraft operations at any time.

SPECIALIST ADVICE

Transport for Bucks:

Raise no objection to the proposal subject to a condition ensuring safe means of access & egress of the site are established prior to development and an informative reminding the applicant of licenses required before altering the footpath.

Environment Agency:

The Environment Agency comments on the previous proposal 17/01888/FUL were as follows:

'As the development is in Flood zone 1, you would not have to provide a flood risk assessment. Please note that any works within 8 metres of the main river will require a flood risk activity permit form us.'

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF), 2012

National Planning Practice Guidance (NPPG)

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

South Bucks District Local Plan (adopted March 1999) (Saved policies): H11, TR5 and TR7.

South Bucks Residential Design Guide SPD (October 2008)

South Bucks Townscape Character Study (amended 2015)

Interim Guidance on Residential Parking Standards.

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1.0 KEY POLICY ASSESSMENT:-

1.1 PRINCIPLE OF DEVELOPMENT/VISUAL IMPACT/IMPACT ON LOCALITY:

1.2 The site is located within the developed area of New Denham where new/additional residential units are considered potentially acceptable provided that they do not adversely affect factors such as the character of the area and locality or the amenity of neighbouring properties, among other things.

1.3 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 of the NPPF further adds that Local Planning Authorities should aim to deliver a wide choice of high quality homes. The proposal would result in the provision of two relatively small houses, both with three bedrooms. The net increase of one unit in a sustainable location within a built up area represents a benefit in terms of the housing stock, although a modest benefit having regard to the small scale of the development.

1.4 In terms of the impact of the proposal on the locality, it is noted that the overall increase in the mass of the building as now proposed would not alter for the approved (although not implemented) extension proposal (17/01888/FUL).

1.5 The only significant new elements are internal changes and the subdivision of the plot resulting in the division of the rear garden in two smaller gardens. The proposed four parking spaces on the front drive have already been approved under the previous proposal (17/01888/FUL). The siting of an entrance door to the side of the dwelling would be poor in terms of surveillance of a front entrance but its siting would mean that the subdivision of the plot would not be readily visible in the streetscene though it is acknowledged that permitting the subdivision of the plot would encourage future subdivision of the front drive.

1.6 However, it is noted the proposed site is located at the culmination of a cul de sac and the proposed subdivision of the rear garden would not be prominent in public views or views from neighbouring garden. The proposal would also include planting on the front drive. The views from the canal and towpath to the rear of the dwelling are given limited weight given the distance of separation and the siting of 4 parking spaces to the front is not uncommon for single family dwellinghouses of similar width.

1.7 Concern has been expressed in representations about the subdivision of the plot and the potential impact on the character of the area and of this development and of future development. However, in this case, the development is proposing to retain the property's open frontage and given the property's siting, at the end of a cul de sac, the proposed subdivision of the dwelling would not appear unduly out of place with its surroundings.

1.8 The site borders the Green Belt to the north-east, however the proposal is considered acceptable in terms of its visual impact.

1.9 On balance, it is considered that proposed development would make a positive contribution to the Council's Housing Stock and would be compliant with local policy and NPPF advice with regards to visual impact, resulting in no significant detriment to the appearance of the area.

2.0 RESIDENTIAL STANDARDS:

2.1 The proposed development would create two new 3 bedroom houses with rear gardens. On ground level, the proposed units would have living space of adequate size and outlook. On the first floor, the proposed bedroom sizes would be curtailed by the limited headspace created by the slopes of the proposed. However, each bedroom would have adequate daylight/outlook. The proposed rear

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gardens are smaller than neighbouring properties but would still provide sufficient private amenity space for future occupiers.

3.0 NEIGHBOUR IMPACT:

3.1 The proposed extensions associated with this proposal have already been approved under planning application 17/01888/FUL and it is considered that the alterations to the approved extensions to create 2 separate dwellings would not create harm to the amenities of neighbouring occupiers. Therefore, it is considered that the resulting dwellings would not have a detrimental impact on the privacy or amenities of neighbouring properties.

4.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

4.1 The proposal includes the removal of a garage and the provision of four car parking spaces in the front drive, two for each 3 bed dwelling. These parking spaces are of adequate dimensions and given the siting of the dwelling at the culmination of a cul-de-sac, the lack of an on-site turning circle is considered acceptable. Following discussions with the Council's Highway Officer it is also considered that the scale of the proposed development would not result in an objection based on the limited existing access to the village. No objection is therefore raised by the County Highways Team subject to condition

4.2 It is therefore considered that the proposal would not have any detrimental parking or highway implications. The application would meet residential parking standards as detailed in policy TR7, Appendix 6 of the South Bucks District Local Plan, and South Buck's Interim Guidance on Residential Parking Standards.

5.0 OTHER ISSUES

5.1 Flooding - An informative has been attached to advise the applicant that any works within 8 metres of the main river will require a flood risk activity permit form the Environment Agency. A site visit has been undertaken and regard has been had to the positioning of neighbouring dwellings/buildings as seen on site.

6.0 WORKING WITH THE APPLICANT:

6.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant/Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

6.2 In this case, South Bucks District Council considered the submitted plans to be acceptable.

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.

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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

Conditions & Reasons:

1. S01 Standard time limit full application
2. NM03 Matching Materials
3. NMS09A Development To Accord With Application Drawings
4. NH46 Parking Full
5. The first floor windows in the south-west elevation of the proposed extension hereby permitted shall be fitted and permanently maintained with obscure glass. (ND03)

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

Informatives:-

1. IN04 Environment Agency -24 November 2017
2. IN39 Permeable Hard-Surfacing
3. IN35 Considerate Constructor
4. IN41 Building Regulations
5. IH23 Mud on the Highway

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
3077-SDH	07.12.2017
3077-SDH-01	07.12.2017
3077-SDH-02	07.12.2017
3077-SDH-03	07.12.2017
3077-SDH-04	07.12.2017
3077-SDH-05	07.12.2017
3077-SDS-02b	07.12.2017

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 28 February 2018**Parish:** Gerrards Cross Town Council

Reference No:	17/02290/FUL	Full Application
Proposal:	Redevelopment of site to provide 8 residential apartments together with associated car parking and landscaping.	
Location:	Alborough Lodge, 107 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JD	
Applicant:	Quarterhill Ltd. & Mr & Mrs Baker	
Agent:	Mr ANDY RYLEY	
Date Valid Appl Recd:	11th December 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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THE PROPOSAL:

The application proposes the redevelopment of site to provide 8 residential apartments together with associated car parking and landscaping.

The front of the building would have a width of 18.2m the depth of the building would be 17.1m (balconies on 1st and 2nd floors projecting by 1.2m) with roof height of 9.9m. The development proposes 12 parking spaces and the use of an existing vehicular access.

The application was supported by a design and access statement, arboricultural impact assessment and highways statement.

LOCATION & DESCRIPTION OF SITE:

The application site is within a primarily residential area of Gerrards Cross which comprises large properties with substantial gardens set back from the road and with a backdrop of mature trees. Many nearby properties have been demolished and replaced with apartments or converted to flats/apartments with communal parking and amenity space. The area is characterised as Green Suburban Road. Packhorse Road is a 'B' class road with parking restrictions.

RELEVANT PLANNING HISTORY:

No site history of specific relevance but:-

07/01229/FUL: Redevelopment of site to provide 2 and a half storey block comprising of 6 flats with associated car parking and construction of vehicular access. (No 111 Packhorse Road). Conditional permission.

05/01561/FUL: Redevelopment of site with two blocks to provide 14 dwellings. Construction of vehicular access and associated parking. Permitted and built (Nos.103 to 105 Packhorse Road). Conditional permission.

REPRESENTATIONS & CONSULTATIONS:

PARISH/TOWN COUNCIL COMMENTS:

No objection.

CORRESPONDENCE:

There were 14 representations received in the course of the consultation on the application which raised objections on the following matters:

- Character of the area being damaged by apartment blocks;
- Design is not in keeping with area. Contrary to EP3;
- It's incongruous;
- Proposed building is bigger than neighbouring properties but crammed onto smaller plot.
- Development too large for the plot/overdevelopment;
- Not enough space between neighbouring buildings;
- There is a need to build family homes not flats for grandparents or businessmen;

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- Loss of light and amenity to property on Orchehill Avenue due to siting of the building;
- Building line is deeper than neighbouring flatted scheme to north;
- Insufficient parking and additional traffic on Packhorse Road will add to congestion. No garaging in an area with high car ownership. Contrary to TR5 and TR7;
- Entrance to the development is dangerously narrow. Lorries will have to park on the road causing danger;
- Too many prominent balconies overlooking houses to rear. No obscure glazing is proposed across the width of the balcony only on the sides. Comparison made to 105 Packhorse Road which has no balcony seating areas. Results in overlooking and loss of privacy;
- Leylandii screen to rear of property in Norgrove Park allows views through and cannot be guaranteed to screen. Willow tree in Norgrove Park is about to be lopped due to its condition which will allow overlooking;
- May be noise and disturbance from increased number of people living in the apartments;
- The number of windows over three floors is greater than those in the current property and the windows are larger than in the previous application;
- Loss of 9 trees and insufficient planting, contrary to the Townscape Character which is Green - Suburban;
- Insufficient daylight would reach neighbours;
- No affordable housing.

Restrictive Covenant prevents no more than 1 house on the land. [Officer Note: Covenant is not a material planning matter]

SPECIALIST ADVICE:

Transport for Bucks:-

No objection to the proposal subject to conditions. The required visibility splays of 2.4m by 43m, to accommodate the intensified vehicular usage of the access, can be achieved. The 14 parking spaces and 16 cycle spaces are considered suitable for the proposed development and the related turning areas will enable vehicles to enter and leave the site in forward gear.

Strategic Environment Team:

No records of land quality issues on the site. Informative required covering unexpected contamination.

Arboriculturist:

Consideration needs to be given to ground protection measures for two trees close to the bike store located in the rear amenity area. No objection subject to planning conditions to protect trees and require provision and protection of landscaping.

ISSUES AND POLICY CONSIDERATIONS:

National Policy

National Planning Policy Framework, 2012.

National Planning Practice Guidance, 2014.

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

South Bucks District Local Plan (adopted March 1999). Saved policies: EP3, EP4, EP5, H7, H9, TR5 and TR7.

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Other material considerations:

Residential Design Guide SPD (October 2008).

Townscape Character Study (February 2014).

Interim Guidance on Residential Parking Standards.

1.0 KEY POLICY ASSESSMENT:

2.0 VISUAL IMPACT/IMPACT ON LOCALITY

2.1 The principle of a flatted form of development in this location is acceptable. There have been several applications for the same form of development permitted in the immediate vicinity in the past 15 years. The applicant amended the proposal in the course of the application and reduced the depth and the number of balconies and patio windows in the rear elevation.

2.2 The existing dwelling would be replaced by a two and a half storey building containing flats on three levels. The front of the building would have a width of 18.2m the depth of the building would be 17.1m (balconies on 1st and 2nd floors projecting by 1.2m) with roof height of 9.9m. The first and second floor flats would have balconies in the rear elevation of the proposed building. There would be side dormers to the north and south elevations. The building would have a crown roof.

2.3 The scale and appearance of the building would be characteristic of properties on either side of the proposed development and on the opposite side of the road. The proposal including the crown roof, its associated parking and amenity space is considered to accord with the scale of other flatted schemes in this part of Packhorse Road.

2.4 Policy H7 of the Local plan encourages the provision of smaller dwellings and the current proposal would provide a net addition of 7 dwellings on a site that currently has a single dwelling. The siting of the proposed building would retain a gap of just over 2m to each side boundary and with the roof sloping away from the side boundary there would be a significant gap retained between the neighbouring buildings. The separation between the rear elevation and the properties in Norgrove Park is considered to be commensurate with other developments to the north.

2.5 The design of the building, particularly the front elevation, contains gable features which are found on other residences in the area. The ridge height of the front gables matches the central ridge of the building. It is considered that the design and appearance is appropriate to the locality.

3.0 NEIGHBOUR IMPACT

3.1 The balconies in the rear elevation would provide raised views towards the properties in Norgrove Park to the west. The number of balconies and patio style windows has been reduced in the course of the consideration of the application. This has overcome concerns in relation to the perception of overlooking. There is mature leylandii planting outside and within the site to the western rear boundary which would restrict the views towards the private amenity space at the rear of properties in Norgrove Park. The inclusion of balconies with raised views has already been accepted at No.111 Packhorse Road looking toward 14 Norgrove Park and the distance from the rear 2nd floor balcony to the private amenity space at the rear of No.2 Norgrove Park would be about 35m. As such it is considered that the level of amenity for both the new occupants and the existing residents to the rear of the proposed flats is considered to be acceptable.

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3.2 Objections have been raised about overlooking of the flats on either side from side windows of the proposed development. The side elevations of the proposed building would contain no clear glazed habitable room windows and the balconies would incorporate privacy screening. Concerns are raised with regard to the proximity of the property to amenity space at adjoining flats. It is considered that the relationship proposed would be acceptable.

3.3 As such no objection is raised on the basis of impact to neighbouring dwellings.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 The amendments to the proposed scheme has meant that there are 6 x one bed flats ("study" removed) and 2 x 2 bed flats. The parking standard for the development, as set out in Appendix 6 of the Local Plan, is 10 spaces.

4.2 12 parking spaces are proposed and the development would therefore exceed the Council's parking standard. The development would also include cycle storage and the site is within a reasonable walking distance to the town centre. The level of parking provision proposed is therefore acceptable.

5.0 WORKING WITH THE APPLICANT

5.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

5.2 In this case, South Bucks District Council has considered the details as submitted which were considered acceptable.

CONCLUSION:

The scheme is considered to accord with Development Plan policies and guidance contained in the NPPF and the proposal would not be considered to result in significant harm to the amenity of any neighbouring property..

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. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

Due to the number of representations received 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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Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. **NM01 Schedule of Materials**
4. **NM02 Surface Materials**
5. NT04 Soil Levels Maintained
6. **NT01 Landscaping Scheme to be Submitted**
7. NT02 First Planting Season
8. **NT17A Tree Constraints Plan and Method Statement**
9. **ND16 Details of Levels dwellings- properties**

10. The windows at first floor level and above in the north and south (side) elevation of the development hereby permitted shall be fitted and permanently maintained with obscure glass and the windows shall be non-opening below 1.7m above the floor level of the room in which they are located. (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.)

11. NH25 Commercial Access Altered - PL102 Revision A
12. NH39 Visibility Splays Specified Vehicular Access – 2.4 – 43 – 0.6

13. Prior to occupation of the development space shall be laid out within the site for parking for 14 cars, a minimum of 16 cycles, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

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 part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority.

The Plan shall include details of:

- Construction access
- Management and timing of deliveries;
- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: To minimise danger and inconvenience to highway users. . (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

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Informatives:-**1. IN02 Details Required Pursuant To Condition – 3, 4, 6, 8 and 9**

2. 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 184 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
Telephone 0845 2302882

3. IH11 Surface Water Drainage
4. IH12 Use Of Soakaways
5. IH23 Mud On The Highway
6. IH24 Obstruction Of The Highway
7. Reporting of Unexpected Contamination: In the event that contamination is found or suspected at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the best practice identified in CLR11 - Defra & the Environment Agency's 'Model Procedures for the Management of Land Contamination', and where remediation is necessary a remediation scheme and subsequent verification report must be prepared, also in accordance with best practice. All works will be subject to the approval in writing of the Local Planning Authority.
8. IN35 Considerate Constructor
9. IN41 Building Regulations

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LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
10739 PL101 Revision A	12.02.2018
10739 PL102 Revision A	12.02.2018
10739 PL103 Revision A	12.02.2018
10739 PL104 Revision A	12.02.2018
10739 PL105 Revision A	12.02.2018
10739 PL106 Revision A	12.02.2018
10739 PL107 Revision A	12.02.2018
10739 PL108 Revision A	12.02.2018
10739 PL110 Revision A	12.02.2018

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 28 February 2018**Parish:** Iver Parish Council

Reference No:	17/02296/OUT	Outline Application
Proposal:	Outline planning application for a new bungalow in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from Bathurst Close.	
Location:	6 Somerset Way, Iver, Buckinghamshire, SL0 9AF	
Applicant:	Mr Chris Hill	
Agent:	Mr Michael Oakes	
Date Valid Appl Recd:	12th December 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

This is an outline planning application for a new bungalow in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from Bathurst Close. Access, layout and scale to be determined at this stage. Appearance and landscaping are Reserved Matters.

The bungalow would be 7.3m width, 12.6m maximum depth and ridge height of 5.3m. The access would be from Bathurst Close which is a privately maintained cul-de-sac.

The application is supported by a design and access statement which sets out the case for the development which is intended to be of sustainable construction, to be sympathetic to the neighbouring properties 'using their scale and size as a precedent for the new bungalow; but with a contemporary, sustainable design fit for future use for many years to come.'

LOCATION & DESCRIPTION OF SITE

The application site consists of a detached dwelling sited to the north-east of Somerset Way in the Developed Area of Richings Park. Somerset Way is a 'Suburban' road in the South Bucks Townscape Character Study which is typified by a variety of architectural styles within the streetscene.

RELEVANT PLANNING HISTORY

01/00075/FUL.: Erection of rear bay window. Conditional Permission.

98/00598/FUL: Two storey rear extension. Conditional Permission.

REPRESENTATIONS & CONSULTATIONS**TOWN/PARISH COUNCIL COMMENTS**

Strongly object. Out of keeping contrary to EP3, H9, TR7. Access is serving 4 properties into a cul-de-sac. Boundaries appear to be in question. May restrict access for domestic refuse. Position of fire hydrant at boundary needs consideration. Low levels of traffic cannot be guaranteed in future.

CORRESPONDENCE:

Nineteen representations objecting to the proposed dwelling were received. These are summarised as follows:

- Impact on residential amenity;
- Cul-de-sac is a place where children play due to lack of green space in Richings Park. This will stop with construction vehicles accessing and children will be endangered;
- Concern about impact on root system of trees. Tree survey not provided and request that Council pursue tree survey before decision made;
- Inadequate parking/ access;
- Centre of Iver is grid-locked more traffic will not encourage buses;
- Vehicles from No.3 will have to reverse across the entrance to the proposed property;
- Loss of safe and available parking;
- Area is overdeveloped - rear of No37 Thorney Lane South and 6 Bathurst Close demonstrates that further development in area does not make sense;

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- Paving of gardens reduces drainage and causes localised flooding;
- Garden grabbing;
- South Bucks has opened flood gates to residents wanting to sell gardens backing onto Bathurst Close to developers;
- Access for construction staff and building materials will be opposed;
- Construction vehicles may damage road surface and impact on residents through vehicles blocking [Officer Note: Considerate constructors Informative can be used];
- Owner of No.6 should allow access to the site via his own garden not subject Bathurst Close residents to construction vehicles;
- Will affect quality of life;
- The access is through a wall that is not owned by the applicant - 20cm gap exists between edge of property and the wall;
- Access is not wide enough for vehicle to access and egress as there is a fire hydrant next to the wall;
- Issue with access to mains and services. The services were designed for 5 properties not 8.
- Comments about Committee needing to support status quo over the financial gain to developers;
- S106 required to make applicant contribute to the Bathurst Close Road Association
- Dictionary definition of 'Close' supplied.

SPECIALIST ADVICE:

Waste Management:

Bins to be presented at property boundary.

Transport for Bucks:

Bathurst Close is a private road and the Highways Authority has no jurisdiction. The trip generation of up to 6 vehicles can be accommodated within the local highway network. Splays of 2.4 by 43m can be achieved.

Arboriculturist:

No objection. Trees that might have constrained development have been removed. Remaining boundary trees provide screening and privacy.

Cadent - Gas Network:

No objection - advice for developer.

Crossrail:

No comment.

ISSUES AND POLICY CONSIDERATIONS:

RELEVANT POLICIES:

National Policy

National Planning Policy Framework, 2012.

National Planning Practice Guidance, 2014.

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

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

Other material considerations:

Residential Design Guide SPD (October 2008).

Townscape Character Study (February 2014).

Interim Guidance on Residential Parking Standards.

1.0 KEY POLICY ASSESSMENT

1.1 Residential development proposals will be permitted where the proposal would be considered to be compatible with the character of the surrounding area, not adversely affecting the character or amenities of the locality or neighbouring properties, have sufficient amenity space, a satisfactory means of access, sufficient parking and provision for refuse storage.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY

2.1 The proposed development would result in the subdivision of the existing curtilage of 6 Somerset Way, which would result in a smaller curtilage and shorter garden than that at No.8 Somerset Way. It would however be comparable to the curtilages of properties in Bathurst Close from which the proposed development would predominantly be viewed. The scale of the dwelling would also be comparable to properties in the vicinity of the site. As such the proposal would be capable of being in keeping with the neighbouring dwellings subject to the approval of details of its external appearance which is a Reserved Matter.

3.0 NEIGHBOUR IMPACT

3.1 The siting of the proposed dwelling in comparison to the existing landscaping and boundary treatments means that subject to the details of the design the proposed property would be capable of being developed without being harmful to the amenity of neighbouring occupiers. The additional property would have rear amenity space adjoining neighbouring properties. The land use would be the same as the neighbouring land uses and the fact that the proposal is a bungalow and the land is relatively level with the neighbouring residential development means the proposal would not result in harm through overlooking of neighbouring habitable rooms, windows or private amenity space.

3.2 It is noted that concerns have been raised with regard to the impact on the amenities of neighbouring properties from vehicles, noise and dust during construction. However, these are not matters that are permanent and are controlled through other legislation if there are significant and unreasonable issues. The considerate constructors informative should be attached to any planning permission.

4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS

4.1 The property would have capacity for 2 vehicles to park clear of the highway. No objection is raised by the Highways Authority and no objection is raised having regard to the Council's parking standards. The access would be onto a cul-de-sac and as such it would be possible to safely access onto the private road and safely onto the public highway. The representations that raised the issue of future levels of traffic is noted, however, the application is being determined on the basis of current information and standards.

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4.2 The access to the site from Bathurst Close is on a straight reversing line from the vehicular access to No.3. There is the potential for conflict on occasions. However, the speed of vehicles on the cul-de-sac would mitigate against this being a problem and it is the responsibility of vehicle users to drive in accordance with the road conditions. It is considered that a reason for refusal based on this issue would not be easily defended at appeal.

5.0 TREES

5.1 The Council's Arboriculturist raised no concerns with regard to the remaining trees on site. There was therefore no justification for seeking an arboricultural survey as suggested by objections.

6.0 OTHER ISSUES

6.1 Details of the landscaping (and consequently the boundary treatment between the proposed dwelling and its neighbours) is a reserved matter and it is considered that there is nothing that would prevent this issue being addressed satisfactorily at that stage.

7.0 WORKING WITH THE APPLICANT

7.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant /Agent and has focused on seeking solutions to the issues arising from the development proposal. South Bucks District Council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

CONCLUSION

The scheme is considered to accord with Development Plan policies and guidance contained in the NPPF which seek to ensure that development proposals are capable of achieving satisfactory access, layout and scale having regard to the neighbouring land uses.

The issues of the appearance and landscaping will be addressed as Reserved Matters if outline permission is granted.

Due to the number of objections from local residents, it is considered that value would be added to the decision making process if **MEMBERS** were to undertake a **SITE VISIT** in this case.

RECOMMENDATION

Outline Planning Permission

Conditions & Reasons:

- | | | |
|----|--------|---|
| 1. | NS02 | Approval Of Details Outline Application |
| 2. | NS03 | Approval Of Details Time Limit Outline |
| 3. | NS04 | Standard Time Limit Outline Application |
| 4. | NMS11A | Development To Accord With Outline Application Drawings -the Reserved Matters |
| 5. | NH16 | Private Access Constructed First Full - Bathurst Close |

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6. Prior to occupation of the development space shall be laid out within the site for parking for 2 cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of Bathurst Close to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

- 7. NM02 Surface Materials**
 8. ND12 Exclusion of PD Part 1 Density of layout – the

Informatives:-

1. IN02 Details Required Pursuant To Condition - 7
2. 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 184 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
 Telephone 0845 2302882
3. IH11 Surface Water Drainage
 4. IH23 Mud On The Highway
 5. IH24 Obstruction Of The Highway
 6. IN35 Considerate Constructor
 7. IN41 Building Regulations
- 8.. The landscaping details provided pursuant to the Reserved Matters shall incorporate the details of the boundary treatments with the neighbouring properties and the highway in Bathurst Close. The boundary treatment with Bathurst Close should consider the proximity of the access to No.3 Bathurst Close and the need to provide visibility for highway safety reasons. The boundary treatment will also need to consider the location of the fire hydrant.
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LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
0158-PLA 01 Revision B	12.12.2017
0158-PLA 56 Revision B	12.12.2017
0158-PLA 06 Revision C	12.12.2017
0158-PLA 51 Revision B	12.12.2017
0158-PLA 52 Revision B	12.12.2017
0158-PLA 53 Revision B	12.12.2017
0158-PLA 54 Revision B	12.12.2017
0158-PLA 55 Revision B	12.12.2017
0158-PLA 05 Revision C	12.12.2017

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01662/FUL	Beaconsfield Town Council	Prime Phenix C/o Mr Mark Longworth	Northfield 40 Penn Road Beaconsfield Buckinghamshire HP9 2LT	Detached building containing six apartments incorporating basement and roof accommodation, access ramp and associated landscaping. Single storey concierge/refuse building and alteration to front boundary wall/gates and width of vehicular access.	Application Withdrawn	26.01.18
17/01839/FUL	Beaconsfield Town Council	Mr Harjinder Hunjan C/o Mr Jag Bhachu	25 Wattleton Road Beaconsfield Buckinghamshire HP9 1TT	Front porch and part single/part two storey side/rear extensions.	Application Permitted	19.01.18
17/02125/FUL	Beaconsfield Town Council	Mr Simon Fallon C/o Mr Jonathan Stackhouse	Chelwood 22 Ledborough Lane Beaconsfield Buckinghamshire HP9 2PZ	Detached outbuilding incorporating front dormers and side staircase.	Application Permitted	31.01.18
17/02171/FUL	Beaconsfield Town Council	Mr Sutherland C/o Mr Chris Fidler	23 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RB	First floor side extension.	Application Permitted	06.02.18
17/02206/FUL	Beaconsfield Town Council	Mr And Mrs Wood C/o Mr C Bradley	Caledon Cottage 5 Caledon Road Beaconsfield Buckinghamshire HP9 2BX	Two storey rear extension.	Application Permitted	26.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02215/FUL	Beaconsfield Town Council	Mr & Mrs Donald C/o Mr Jeremy Evans	23 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	Part single/part two storey/part first floor front/side extension incorporating attached garage with first floor habitable accommodation and side dormers.	Application refused	08.02.18
17/02216/TPO	Beaconsfield Town Council	Mrs Claudia Rose C/o Mr Karl Sargeant	5 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	G3 beech - Selected branch reduction to suitable secondary growth points of overhanging branches is not to exceed 7 metres from ground level. (SBDC TPO No. 3, 1980).	Application Permitted	23.01.18
17/02218/FUL	Beaconsfield Town Council	Mr & Mrs Michael and Erin Cockroft C/o Mr James Waluga	Staceys 26 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DD	Two storey front/side extension incorporating attached garage and single storey rear extension (Amendment to planning permission 16/00803/FUL).	Application Permitted	23.01.18
17/02222/TPO	Beaconsfield Town Council	Mrs Kane C/o Mr C Wilcox	4A Beeches Park Beaconsfield Buckinghamshire HP9 1PH	T1- Conifer/Spruce - fell. (SBDC TPO No. 16, 1995)	Application Permitted	23.01.18
17/02231/TPO	Beaconsfield Town Council	Mr G Paddison C/o Mr Mathew Samways	Beaconsfield Squash Club Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	Yew (T1) - Reduce by 1-2 meters, Yew tree group(G1 and G2) - Reduce height and spread by up to 2 meters. (SBDC TPO No. 35, 2005)	Part Consent/Part Refusal (See decision)	24.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02234/TPO	Beaconsfield Town Council	Mrs Harinder Kaler C/o Mr Andrew Ellis	111 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DT	T1 ash - fell. (SBDC TPO No 10, 1999)	Application Permitted	24.01.18
17/02235/TPO	Beaconsfield Town Council	Mr Philip Metcalf	2 Queen Elizabeth Crescent Beaconsfield Buckinghamshire HP9 1BX	Sycamore x 3 reduce overhanging branches by 25% (SBDC TPO No. 10, 1991)	Application refused	23.01.18
17/02261/TPO	Beaconsfield Town Council	Mrs Ceyton C/o Mr Peter Charlton	Birchwood 14 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	T1 silver birch - crown lifting outer canopy branches is not to exceed 5 metres from ground level. T2 oak - crown lifting outer canopy branches is not to exceed 5 metres from ground level. T3 beech - crown lifting outer canopy branches is not to exceed 5 metres from ground level. T4 silver birch - crown lifting outer canopy branches is not to exceed 5 metres from ground level. T5 silver birch - crown lifting outer canopy branches is not to exceed 5 metres from ground level. T6 cedar - crown lifting outer canopy branches is not to exceed 3 metres from ground level. T7 willow - 20% crown reduction and thin. T8 sycamore - selected branch removal at base of canopy which is growing over lawn and over willow. (SBDC TPO No 15, 1988)	Application Permitted	30.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02276/TPO	Beaconsfield Town Council	Mr Paul Gudge	Beaconsfield Educational Trust Davenies School Station Road Beaconsfield Buckinghamshire HP9 1AA	Scot's pine - Reduction of secondary outer canopy branches by up to 3 metres which are growing from one low limb. (SBDC TPO No. 13. 1995)	Application Permitted	29.01.18
17/02080/TPO	Beaconsfield Town Council	Mr A M Ramezani	58 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DF	Reduction of overgrown trees by a maximum of 20%. At no 58 Ledborough Lane, Trees T60 -T76 (Various Species) and at No 54 Ledborough Lane, Trees T77, T78 and G18. (SBDC TPO no 9, 2000)	Application refused	29.01.18
17/02298/TPO	Beaconsfield Town Council	Calumet Residents C/o Mr Andrew Wilkinson	Calumet Reynolds Road Beaconsfield Buckinghamshire HP9 2LZ	T3 larch - fell, T4 cedar - remove broken limb, T5 larch - remove broken limb, T6 purple plum - fell. (SBDC TPO No. 10, 1975)	Application Permitted	06.02.18
17/02325/RVC	Beaconsfield Town Council	Mr & Mrs H Simpson C/o Mr Duncan Gibson	Bannatyne 21 Furzeffield Road Beaconsfield Buckinghamshire HP9 1PG	Variation of condition 2 and 8 of Planning Permission 17/01549/FUL (Two detached dwellings with double garages.) to allow the addition of dormer windows to both houses, a garden room to the rear of plot 1, an extended garden room to plot 2 and a minor increase in the depth of both dwellings and the width of plot 2. Amendments to fenestration and insertion of additional windows.	Application Permitted	05.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02258/FUL	Beaconsfield Town Council	Mr & Mrs Lockwood C/o Mrs Suzanne Trueman	Haseley 9 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Two storey front/side/rear extension incorporating integral garage, construction of rear bay window, rear dormers and alterations to fenestration.	Application Permitted	08.02.18
17/02374/TPO	Beaconsfield Town Council	Mr Ian McGowan C/o Mr Luke Fay	Land On East Side Of A355 Amersham Road Beaconsfield Buckinghamshire	4 x ash; 6 x beech, 1 x sycamore, 5 x douglas fir, 1 x hornbeam (SBDC TPO No. 6. 1973).	Application Permitted	06.02.18
17/02379/FUL	Beaconsfield Town Council	Beaconsfield Town Football Club C/o Mr Graham Eades	Holloway Park Windsor Road Beaconsfield Buckinghamshire HP9 2SE	Addition of two light fittings to existing fixtures board.	Application Permitted	14.02.18
17/02409/TPO	Beaconsfield Town Council	Mr Alexander G M Ritchie	Croft Park 6 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	Crown lifting of various trees consisting of hornbeam, oak, beech and birch up to 5 metres from ground level. (SBDC TPO 14, 1995)	Application Permitted	13.02.18
18/00254/FUL	Beaconsfield Town Council	Mr Gareth Evans C/o Mr Shaf Hussain	1 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	The proposal is the conversion of the garage into a habitable space and a partial front extension	Application Withdrawn	12.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00005/ADJ	Beaconsfield Town Council	Chiltern District Council	Out Of Area Lymm Cottage Bottom Lane Seer Green Beaconsfield Buckinghamshire HP9 2RH	Single storey rear extension, rear roof dormer and front rooflight to facilitate habitable accommodation in roofspace and associated internal alterations (CH/2017/2191/FA)	No Objection	23.01.18
17/02077/FUL	Burnham Parish Council	Gaynor Moule C/o Mr David Parry	25 Eight Acres Burnham Buckinghamshire SL1 7AF	Conversion of garage to habitable accommodation and subdivision of single dwelling to two maisonettes.	Application Permitted	08.02.18
17/02121/FUL	Burnham Parish Council	Mr & Mrs Stephen Scott C/o Robert Hillier	3 Cambridge Avenue Burnham Buckinghamshire SL1 8HP	Single storey rear extension.	Application Permitted	07.02.18
17/02177/FUL	Burnham Parish Council	Mrs N Sharif C/o Mr N Walford	46 Eastfield Road Burnham Buckinghamshire SL1 7PE	Construction of vehicular access with associated hardstanding.	Application Permitted	01.02.18
17/02316/FUL	Burnham Parish Council	RAP Building And Developments C/o Mr Jake Collinge	Land Adjacent To 35A Tockley Road Burnham Buckinghamshire	Erection of a pair of one-bedroom semi-detached bungalows with associated amenity space and parking.	Application refused	07.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02317/FUL	Burnham Parish Council	Mr T Whitehorn C/o Mr Jake Collinge	Land Rear Of 19 Tockley Road Burnham Buckinghamshire	Detached bungalow with associated parking and amenity space.	Application refused	09.02.18
17/02358/NMA	Burnham Parish Council	C/o Mr Maxwell Ward	Marshgate Trading Estate Taplow Road Burnham Buckinghamshire SL6 0ND	Non Material Amendment to Planning Permission 17/00379/FUL for change of roof design from pitched roof to single pitch roof. Reduction in floor area from 418.5m2 to 397 m2. Unit 5a to be retained, replacing Unit 7.	Application Withdrawn	24.01.18
17/02158/RVC	Denham Parish Council	Mr Arora C/o Mr Harmeet Minhas	32 Oxford Road New Denham Denham Buckinghamshire UB9 4DQ	Variation of condition 3 of planning permission 17/00592/RVC (Erection of first floor incorporating two residential units. Change of use from ground floor A3 to part residential (incorporating a third residential unit) and Part A1) to allow for : Amendment to site boundary.	Application Permitted	09.02.18
17/02204/FUL	Denham Parish Council	Dr Puneet Gupta C/o Mr Paul Butt	The Homestead Old Amersham Road Denham Buckinghamshire SL9 7BG	Change of use from a Class C3 residential dwelling to a Class D1 non-residential institutional use (doctors surgery).	Application Permitted	23.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02311/TPO	Denham Parish Council	Mr Iain Hardaker C/o Mrs Abi St Aubyn	Buckinghamshire Golf Club Denham Court Drive Denham Buckinghamshire UB9 5PG	T 517 red oak - fell, T521 ash - fell, T524 lime - reduce to previous pollard points, T529 ash - fell; T531 oak - reduce east side of canopy to 10 metres from trunk, T532 ash - fell, T544 oak - crown reduce height by 2 metres and re-balance crown, T545 oak - reduce to 8 metre monolith, T547 sorbus - fell, T550 beech - fell, G1 yew and oak - crown lift to 5.5 metres over road. (SBDC TPO No 12, 1992)	Application Permitted	06.02.18
17/01807/FUL	Denham Parish Council	Mr Volodymyr Kushnir	Mill View 29 Hawthorn Drive New Denham Buckinghamshire UB9 4AJ	Detached car port to front of dwellinghouse.	Application Permitted	05.02.18
17/02093/NMA	Denham Parish Council	Ms Amy Kenworthy C/o Ms Marion Clayfield	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Non Material Amendment to planning permission 17/00778/FUL to allow a larger roof light in the centre of zinc roof.	Application Permitted	19.01.18
17/02339/LBC	Denham Parish Council	Ms Amy Kenworthy C/o Ms Marion Clayfield	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed Building Application for: Single storey rear extension.	Application Withdrawn	08.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00131/FUL	Denham Parish Council	Mrs Amy Kenworthy C/o Mr Fraser Kirkcaldy	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Replacement of 11No windows to the front, side and rear of the building	Application Withdrawn	02.02.18
17/02355/TPO	Denham Parish Council	Ms L Rattledge C/o Ms Emma Tate	Frampton Court Denham Green Lane Denham Buckinghamshire UB9 5LH	Limes x 5 - reduce to secondary pollard points (approx 6m), (SBDC TPO No. 22, 2002).	Application Permitted	06.02.18
17/02124/FUL	Dorney Parish Council	Alice Foxley C/o Robert Hillier	Paddocks End Village Road Dorney Buckinghamshire SL4 6QW	Single storey rear extension.	Application Permitted	29.01.18
17/02352/ADJ	Dorney Parish Council	Royal Borough Of Windsor And Maidenhead	Out Of Area Tingdene Racecourse Caravan Park Maidenhead Road Windsor Berks SL4 5HT Berkshire	Variation (under Section 73) of Condition 6 (Layout F1) and Condition 13 (Approved Plans) to amend the agreed layout of 39 caravans to 34 and to substitute approved plans for the amended plans for redevelopment of holiday park to provide for the siting of 39 caravan lodges approved under 15/03326/FULL.	Closed	07.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01119/FUL	Farnham Royal Parish Council	Mr S Khatkar C/o Mr Eric Bolton	Gable Cottage Green Lane Farnham Common Buckinghamshire SL2 3SR	Part single/part two storey side and rear extensions including rear facing balconies and rear dormer with juliette balcony.	Application Permitted	19.01.18
17/01961/FUL	Farnham Royal Parish Council	Mr And Mrs Joe Johal C/o Mrs Aida Danon-Bavcic	Park Wood Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Replacement detached dwelling.	Application Permitted	19.01.18
17/01988/FUL	Farnham Royal Parish Council	Mr Gurpal Dhanda	Autumn Leaves 123 Blackpond Lane Farnham Common Buckinghamshire SL2 3EL	Dropped kerb.	Application Permitted	23.01.18
17/02173/TPO	Farnham Royal Parish Council	Mr Geoffrey Ray	4 Badgers Wood Farnham Common Buckinghamshire SL2 3HH	Lime - Fell (SBDC TPO2 1967)	Application refused	19.01.18
17/02279/TPO	Farnham Royal Parish Council	Mr And Mrs Morris	First House Templewood Lane Farnham Common Buckinghamshire SL2 3HF	T1 Pine - Fell, T2 Pine - Fell (TPO No 01, 2014)	Application refused	25.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02205/FUL	Farnham Royal Parish Council	Mrs Lyndsay Breeze C/o Ms Ray Fletcher	Fairfield Crown Lane Farnham Royal Buckinghamshire SL2 3SQ	Rear dormer.	Application Permitted	25.01.18
17/02377/FUL	Farnham Royal Parish Council	Mr & Mrs Penfold C/o Ms Anj Johnson	Pendower One Pin Lane Farnham Common Buckinghamshire SL2 3RA	Part single storey/part first floor rear extension and roof extension incorporating rear dormer and rear juliette balconies.	Application Permitted	14.02.18
17/02349/FUL	Fulmer Parish Council	Mr Richard Walker	1 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Insert dormer window into roof, window to door alteration to rear of outhouse	Application Permitted	09.02.18
17/02350/LBC	Fulmer Parish Council	Mr Richard Walker	1 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Insert dormer window into roof, window to door alteration to rear of outhouse	Application Permitted	09.02.18
17/01302/FUL	Gerrards Cross Town Council	Mr Gurpreet Dhaliwal C/o Mr Rodney Plummer	27 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Replacement Dwelling.	Application Permitted	06.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01922/CLOPED	Gerrards Cross Town Council	Mrs Hong Parker	Highlands 19 Vicarage Way Gerrards Cross Buckinghamshire SL9 8AR	Application for a Certificate of Lawfulness for proposed: Construction of entrance gates 1.8m in height, metal railings 1.5m in height along boundary with Vicarage Way and metal railings/wire fencing 1.8m in height along boundary with Mill Lane.	Certificate of Lawful Use granted	09.02.18
17/01989/FUL	Gerrards Cross Town Council	Mr John Segre C/o Dale Venn	Kimberley 24 Woodhill Avenue Gerrards Cross Buckinghamshire SL9 8DS	First floor rear extension.	Application Permitted	22.01.18
17/01999/FUL	Gerrards Cross Town Council	Mr Daurka C/o Mr G Choda	17 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EJ	Part single/part two storey front/side/rear extension and extension to existing rear dormer to facilitate the subdivision of single dwelling to one pair of semi detached dwellings with associated vehicular accesses.	Application Permitted	24.01.18
17/02082/CLOPED	Gerrards Cross Town Council	Mr Daurka C/o Mr G Choda	17 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EJ	Application for a Certificate of Lawfulness for proposed: Replacement outbuilding.	Certificate of Lawful Use granted	09.02.18
17/02155/FUL	Gerrards Cross Town Council	Mr & Mrs N Tilley C/o Mr Simon Davis	15 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Single storey rear and side extension and front dormer.	Application Permitted	09.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02220/MBN OT	Gerrards Cross Town Council	Mrs Rosemarie Bartlett C/o Mr Simon Handy	Landrecies Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: Proposed Change of Use of two Agricultural Buildings to three dwellings including associated operational development. (Use Class C3).	Application refused	01.02.18
17/02223/TPO	Gerrards Cross Town Council	C/o Mr G Clarke	Bulstrode Court Gerrards Cross Buckinghamshire SL9 7RR	T1 Oak - Fell; (TPO No. 01, 1962)	Application Permitted	23.01.18
17/02159/FUL	Gerrards Cross Town Council	Mr S McTighe C/o Mr Peter Norman	24A Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Outbuilding.	Application Permitted	14.02.18
17/02167/TEMP	Gerrards Cross Town Council	Mr Paul Booth	The Coach House St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BW	Retention of the temporary access road until April 2018.	Temporary planning permission granted	05.02.18
17/02239/FUL	Gerrards Cross Town Council	The Bull Hotel Ltd C/o Mr Graham Eades	The Bull Hotel Oxford Road Gerrards Cross Buckinghamshire SL9 7PA	Construction of timber shelter and fencing.	Application Permitted	22.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02310/FUL	Gerrards Cross Town Council	Mr Enda Butler C/o Mr Shorne Tilbey	3 Gaviots Way Gerrards Cross Buckinghamshire SL9 7DU	First floor side extension.	Application Permitted	07.02.18
17/02318/TPO	Gerrards Cross Town Council	Mr Batt C/o Mr Paul Morris	Windsor House 43 Windsor Road Gerrards Cross Buckinghamshire SL9 7ND	T1 beech - 20% crown thin, T2 spruce - 20% crown thin, T3 pine - 20% crown thin, (SBDC TPO No. 30 1995).	Application Permitted	06.02.18
17/02319/TPO	Gerrards Cross Town Council	Mr Henry Botha C/o Mr Paul Morris	4 Stoneyfield Gerrards Cross Buckinghamshire SL9 7LU	Acacia - crown reshape by 15%, willow - crown reshape by 30% - (SBDC TPO No. 12, 1972).	Application Permitted	06.02.18
17/02347/FUL	Gerrards Cross Town Council	Mr Glynn C/o Mr S Dodd	Davan House 38 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Redevelopment of site to provide two detached dwellings.	Application refused	09.02.18
17/02395/TPO	Gerrards Cross Town Council	Mrs Gail Baldwin	Acorns 23 Oak End Way Gerrards Cross Buckinghamshire SL9 8DA	T1 cedar - fell. (SBD TPO No. 08, 1974).	Application Permitted	13.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02410/CAN	Gerrards Cross Town Council	Mr W Skerrett	Apperley 8 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8PX	(G1) Lime x 2 - Re-pollard, (T1) Oak - Crown thin by 25% and (T2) Hawthorn - Crown thin by 25% (Gerrards Cross Centenary Conservation Area).	No TPO is to be made	26.01.18
18/00068/NMA	Gerrards Cross Town Council	Mr Sydney Dosanjh	The Priory 57 High Beeches Gerrards Cross Buckinghamshire SL9 7HY	Non material amendment to planning permission 16/00703/FUL (Redevelopment of site to provide detached dwelling with attached garage. Front boundary wall, entrance gates, brick piers and associated landscaping.) to allow for : replacement of two rooflights with two dormer windows.	Application refused	13.02.18
17/02069/FUL	Gerrards Cross Town Council	Mr Barber C/o Gino Ferdenzi	Little Compton 43 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QE	Replacement dwelling and alterations to front boundary treatment including repositioning of piers and additional iron railings.	Application Permitted	01.02.18
17/02149/FUL	Hedgerley Parish Council	Mr S Henry C/o Mr S Dodd	Land Adjacent Former Hedgerley Reservoir Hedgerley Hill Hedgerley Buckinghamshire	Change of use of land to equestrian use and erection of detached stables, hay store and tack room, construction of vehicular access and associated hardstanding.	Application Permitted	30.01.18
17/00729/FUL	Iver Parish Council	Mr Simon Mann and Barry Burnell C/o Mr David Warden	Land At Farlows Lake Ford Lane Iver Buckinghamshire SL0 9LL	Change of use to a boat yard. Erection of a poly tunnel, two portable buildings and crane platform and associated landscaping works.	Application Permitted	02.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02039/FUL	Iver Parish Council	Mr Ameet Tailor C/o Ms Elaine Kimber	48 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD	Conversion of integral garage to habitable accommodation, first floor side and rear extensions and front dormer.	Application Permitted	09.02.18
17/02083/FUL	Iver Parish Council	Mr & Mrs Bhamra C/o Mr Harmeet Minhas	63 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Replacement dwelling.	Application Permitted	06.02.18
17/02050/FUL	Iver Parish Council	Ms Wendy Angell C/o Leigh Tugwood	110 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Single storey side extension and creation of first floor incorporating front and rear dormers with rear juliette balcony.	Application Withdrawn	08.02.18
17/02086/FUL	Iver Parish Council	Mr Johnson C/o Dale Venn	Units 11 And 12 Court Lane Industrial Estate Court Lane Iver Buckinghamshire SL0 9HL	Permanent change of use from airport car parking to use for the parking of TV and film location vehicles.	Application Permitted	19.01.18
17/02126/FUL	Iver Parish Council	Mr GPJ Crone _ M Van De Moosdijk C/o Selsdon Consultancy	4 Firs Close Iver Buckinghamshire SL0 0QY	First floor side/rear extension incorporating three rear dormers.	Application Permitted	26.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02244/FUL	Iver Parish Council	Mrs T Ivansky C/o Mr S Kerr	16 Copse Wood Iver Heath Buckinghamshire SL0 0PT	Single storey rear extension.	Application Permitted	25.01.18
17/02217/FUL	Iver Parish Council	Mr Patel C/o Mr Harmeet Minhas	9 The Poynings Iver Buckinghamshire SL0 9DS	Part two storey/part first floor front extensions incorporating glass canopy, first floor rear infill extension incorporating balcony with glass balustrade and alterations to roof incorporating front dormers (Amendment to planning permission 17/01778/FUL).	Application Permitted	29.01.18
17/02265/FUL	Iver Parish Council	Mrs S Mahajan C/o Ms Rooshika Patel	292 Longstone Road Iver Heath Buckinghamshire SL0 0RN	Single storey rear extension.	Application Permitted	01.02.18
17/02291/CROS	Iver Parish Council	Crossrail Ltd	Dog Kennel South Worksite Land At Big Field South Of Iver Sidings North Of North Park Iver Buckinghamshire	Application under Schedule 7 Paragraph 19 (2) of the Crossrail Act 2008 Paragraph 19 (2) for worksite restoration schemes	Response despatched	02.02.18
17/02302/GPDE	Iver Parish Council	Mr & Mrs Clark C/o Mr P Mistry	202 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.2m, EH 3.0m).	Prior approval is not required	

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02312/GPDE	Iver Parish Council	Margaret Stanhope C/o Mr Cameron Spencer	18 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5.0m, MH 3.0m, EH 2.8m).	Prior approval is not required	25.01.18
17/02273/FUL	Iver Parish Council	c/o Bell Cornwell LLP C/o Mrs Elizabeth Holmes	Land Rear Of 23 To 35 High Street Iver Buckinghamshire	Construction of two storey building to provide one apartment with undercroft parking.	Application refused	09.02.18
17/02241/FUL	Iver Parish Council	Mr & Mrs L White C/o Mr Robert Clarke	5 And 6 Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP	First floor rear extension to 6 Bangors Cottages and a part single storey and first floor rear extension to 5 Bangors Cottages.	Application Permitted	31.01.18
17/02294/FUL	Iver Parish Council	Mr & Mrs Joey & Hayley Clark C/o Mr P Mistry	202 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Single storey side/rear extension incorporating integral garage.	Application Permitted	14.02.18
17/02368/FUL	Iver Parish Council	Anh Duong C/o Mr Matt Toovey	Redcroft Slough Road Iver Heath Buckinghamshire SL0 0DZ	Part single storey/part first floor rear extension, conversion of garage to habitable accommodation and replacement entrance gates.	Application Withdrawn	12.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02326/CAN	Stoke Poges Parish Council	Ms K Sheehan	The Stoke Poges School Rogers Lane Stoke Poges Buckinghamshire SL2 4LN	Various tree works (Stoke Poges West End Conservation Area).	No TPO is to be made	23.01.18
17/02340/FUL	Stoke Poges Parish Council	GBE Investments Ltd C/o Mr Robert Clarke	Firs Field Duffield Lane Stoke Poges Buckinghamshire SL2 4AJ	Detached single-storey dwelling.	Application Withdrawn	08.02.18
17/02329/FUL	Stoke Poges Parish Council	Mr Smith C/o Mr S Dodd	East Lodge Keens Acre Stoke Poges Buckinghamshire SL2 4QA	Conversion of an existing detached garage into annexe, with addition of a bay window and other fenestration alterations.	Application Permitted	13.02.18
17/02411/CAN	Stoke Poges Parish Council	Mr S Anderson C/o Mr M Wiltshire	East Lodge Park Road Stoke Poges Buckinghamshire SL2 4PG	(T1) Prunus - Crown reduction by 1-1.5m in height and 1.5-1.75m off lateral branches. (Stoke Park Conservation Area).	No TPO is to be made	26.01.18
17/02046/FUL	Taplow Parish Council	Miss Claire Primett	National Trust Office Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Replace grass path from the Fountain of Love to the main entrance.	Application Permitted	23.01.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02047/LBC	Taplow Parish Council	Miss Claire Primett	National Trust Office Cliveden Estate Cliveden Road Taplow Buckinghamshire SL6 0JA	Replace grass path from the Fountain of Love to the main entrance of the Long Garden.	Application Permitted	23.01.18
17/01867/LBC	Taplow Parish Council	Mr Simone Ferrera C/o Mr Stuart Keen	Rose Cottage High Street Taplow Buckinghamshire SL6 0EX	Listed Building Application for: Replacement staircase.	Application Permitted	24.01.18
17/02225/FUL	Taplow Parish Council	Mr S Vinden C/o Mr Nayan Gandhi	Odds Farm Wooburn Common Road Taplow Buckinghamshire HP10 0LA	Proposed alteration of existing site access, and associated infrastructure and landscaping.	Application Permitted	23.01.18
17/02232/TPO	Taplow Parish Council	Mr A Findlay C/o Mr Mathew Samways	Communal Gardens Cedar Chase Taplow Buckinghamshire	G1 Wingnut trees - 20% group thin with selective branch reduction over no.8. (SBDC TPO No. 33, 2002)	Application Permitted	24.01.18
17/02301/GPDE	Taplow Parish Council	Mr Mandeep Takhar C/o Mr Keith Grace	1 Stockwells Taplow Buckinghamshire SL6 0DB	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 2.77m, EH 2.77m).	Approval is granted	09.02.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02408/CAN	Taplow Parish Council	Dr Brian Smith	Fairview River Road Taplow Buckinghamshire SL6 0BG	(T1) Poplar - Pollard to a height of 4m to 6m (Taplow Riverside Conservation Area).	No TPO is to be made	06.02.18
17/02330/FUL	Wexham Parish Council	Mr Nathan Selcon C/o Mr Stuart Keen	4 Buckland Gate Wexham Buckinghamshire SL3 6LS	Construction of first floor rear balcony.	Application Permitted	08.02.18
17/02380/PNTF	Wexham Parish Council	Voyage Productions Ltd - Mr B Darby C/o Mrs Gillian Hanson	George Green Drive Wexham Buckinghamshire	Prior notification for the temporary use of buildings or land for the purposed of commercial film-making and the associated temporary structures, works, plants or machinery required in connection with that use (E)	Application refused	13.02.18

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

Appeal Statistics for the period 1 April 2017 – 31 January 2018

Planning appeals allowed (incl enforcement)

28.8% (17 out of 59) against a target of 30%.

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

28.3% (17 out of 60). No target set.

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

37.5% (3 out of 8). No target set.

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 Appeal – challenge lodged by the Council against Secretary of State’s decision dated 17.11.2017 to allow a planning appeal (reference 17/00064/FUL).</p> <p>Leave to appeal the decision granted by the High Court on 16.2.2018. Await date for the Full Hearing in the High Court.</p>

Note: The letter(s) shown after the decision in the following tables 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

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	22/01/2018	17/01676/FUL	Mr S Galvin	Part-single/part-two storey extensions to facilitate sub-division of the plot to create two separate dwellinghouses together with construction of vehicular access and associated parking and amenity space.	9 Denham Green Close, Denham
(b)	31/01/2018	17/02026/FUL	Mr J Furneaux	Construction of detached dwelling with associated vehicular access.	Land rear of 40 and 42 Wattleton Road, Beaconsfield

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Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	08/02/2018	18/30001/APP ENF	Mr Mohammad Adil Mughal	Appeal against enforcement notice alleging : Without planning permission the change of use of land to airport car parking	Sawyers Green Farm, Langley Park Road

Appeals Withdrawn

Planning Appeals Withdrawn

	Date	Ref	Appellant	Proposal	Site
(a)	29.01.2018	17/00259/FUL	C & O Developments Ltd	Redevelopment of site consisting of five dwellings	Crown House, Crown Lane, Farnham Royal

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	22/01/2018	17/00635/FUL	Mr & Mr Healey	Replacement Dwelling	7 Foley Close, Beaconsfield	Appeal Dismissed	D
(b)	23/01/2018	17/00097/FUL	Mrs J Tarrant	Conversion of barn and outbuildings to dwelling together with first floor extension to barn. Erection of stables/storage buildings.	High Farm, Duffield Lane, Stoke Poges	Appeal Dismissed	D
(c)	23/01/2018	17/01221/FUL	Mr & Mrs A Howard	Single storey side extension and increase in ridge height of existing garage to provide ancillary annexe accommodation.	56 Dukes Wood Drive	Appeal Dismissed	D
(d)	23/01/2018	17/01102/FUL	Mr T Foster-Key	First Floor Side Extension	Melrose, 10 Dorney Reach Road, Dorney	Appeal Allowed	D
(e)	30/01/2018	16/02032/CLUED	Mrs Delaney	Application for Certificate of Lawfulness for Existing: mixed use of land as residential, stabling and caravan site.	Qumran, Riding Lane, Beaconsfield	Part Allowed & Part Dismissed	D
(f)	01/02/2018	17/01440/FUL	Mrs T Ricci	Front projecting double garage with accommodation over, construction of front gable, two storey side/rear extension, first floor rear infill extension incorporating juliette balconies and re-roofing of existing single storey rear section incorporating roof lantern. Extension to existing patio.	21 Beechwood Road, Beaconsfield	Appeal Allowed	CC

Planning Appeal Decisions (cont)

(g)	09/02/2018	17/00907/FUL	Mr & Mrs Pursey	Detached Dwelling		59 The Fairway, Burnham	Appeal Allowed	D
(h)	15/02/2018	16/02337/FUL	Mr P Uppal	The resumption of human habitation of an existing independent dwellinghouse		Plum Tree Cottage East Burnham Lane Farnham Royal	Appeal Allowed	D

Officer Contacts:	Jane Langston 01895 837285 planning.appeals@southbucks.gov.uk
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