

Contact: Sarah Nicholson DDI No. 01494 421514
App No : 18/05978/FUL App Type : FUL
Application for : Demolition of existing dwelling and erection of replacement 6 bed detached dwelling with detached garage to front
At Hill House, Harvest Hill, Hedsor, Buckinghamshire, SL8 5JJ
Date Received : 13/04/18 Applicant : Mr T Procter
Target date for 08/06/18
decision:

1. **Summary**

- 1.1. Permission is sought for the demolition of the exiting bungalow and the erection of a replacement 7 bedroom detached dwelling with detached garage to the front at Hill House, Harvest Hill.
- 1.2. While the proposed dwelling is substantially larger than the dwelling it is proposed to replace; though an imaginative use of the sites levels, it is nevertheless considered to comply with the criteria of policy C16. This policy allows for individually designed new or replacement dwellings in the Hawks Hill/Harvest Hill area providing developments avoid introducing an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area.
- 1.3. In this instance as sufficient space is maintained around the building for it not to appear unduly cramped on the site and to allow room for a landscape setting to be provided commensurate with the semi-rural character of the area the proposal is considered to accord with policy C16.
- 1.4. Furthermore the proposal is considered to respect the amenities of neighbouring properties, to provide an acceptable level of amenity for future occupiers; and to provide an acceptable level of mitigation in ecological terms and environmental terms. The use of the existing access means that improvements to the access will be minimal and will not affect the overall character of Harvest Hill.
- 1.5. The application is recommend for approval.

2. **The Application**

- 2.1. Permission is sought for the demolition of the exiting bungalow and the erection of a replacement 7 bedroom detached dwelling with detached garage to the front at Hill House, Harvest Hill.
- 2.2. The application site is situated on south west side of Harvest Hill in a row of detached properties of varying design and age. The plot is some 24m wide by 56m long and slopes down from the road frontage with a fall of approximately 6m. Most of this change in levels is accounted for by the terracing in the rear garden. To the rear is another recently constructed property Harwin accessed via a track located on the far side of Hylands the property to the north east of the application site.
- 2.3. The proposed dwelling would be positioned in a similar location to the existing property just over half way back on the plot, alongside the adjacent property Bourne End House. The replacement dwelling is shown to be of a modern design finished in white render under a gabled slate roof. Three levels of accommodation are proposed the lower floor being a basement that will only be visible from the rear. From the road the proposal has a two storey appearance. Internally accommodation will include 7 bedrooms, with 5 bathroom all en-suite, an open plan family, breakfast and kitchen,

three further reception rooms, a study, cinema, gym and utility room. Balconies are shown at the rear of the property on both the ground and first floors with a terrace below which would provide direct access to a swimming pool. The balconies at first floor level are set within the roof. To the front of the property close to the south east corner of the site a three bay garage is proposed under a dual pitched roof.

- 2.4. The application is accompanied by:
 - a) Design and Access Statement
 - b) Site survey
 - c) Bat survey
- 2.5. The application has been amended by the submission of additional information relating to SuDS, ecology and to correct drafting errors in the plans.
- 2.6. The application site is located in the Hawks Hill/Harvest Hill area, in residential parking zone B.

3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 3.2. In this instance the applicant was provided with pre-application advice and this application follows a previously withdrawn application. The applicant was appraised of issues following submission of the application. The applicant responded by submitting additional information in respect of SuDS information.

4. Relevant Planning History

- 4.1. 17/08290/FUL - Demolition of existing dwelling to erection of replacement 6 bed detached dwelling with detached garage to front. Withdrawn.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3, G8; and C16

Core Strategy Development Planning Document (CSDPD): CS17 and CS19;

Residential Design Guidance Supplementary Planning Document;

New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF), DM33 (Managing carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality) and DM44 (Development in the Countryside Outside of the Green Belt)

- 5.1. The application site is located in the Hawks Hill/Harvest Hill area where adopted policy C16 allows for new or replacement dwellings providing the proposal meets the more detailed criteria set out in the policy. Developments should therefore avoid introducing an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area. Policy allows for individually designed buildings, set in substantial grounds with an informal layout commensurate with the semi-rural character of the area.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), C16 (Hawks Hill/Harvest Hill), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1
CSDPD: CS19 (Raising the quality of place shaping and design)

DSA: DM11 (Green networks and infrastructure)

New Local Plan (Submission Version): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.2. The existing property on this plot is single storey and set well back on the plot so has limited presence within the street scene compared with neighbouring properties. The proposed dwelling is considerably larger than the existing with accommodation spread over three floors. However, from the street it will have a 2 storey appearance, with a similar overall height to its two storey neighbours. It will therefore not look out of place in terms of scale.
- 5.3. The dwelling will be situated over 4m from both side boundaries. This provides sufficient space for existing boundary hedging to be retained and where necessary enhanced and for a visual separation to be maintained with the neighbouring property Bourne End House which sits on the common boundary. The front wall of the new dwelling would be set midway between that of Bourne End House and Hylands and although forward of the front of the existing bungalow by some 3m it will not appear over dominant within the street scene.
- 5.4. The proposed garage would be located forward of the dwelling on the site of two existing, smaller outbuildings. In this location the garage will be shielded from view by the sites visually strong front boundary and the hedging the separates the site from Hylands. The single storey garage is set far enough away from the front boundary to allow for existing vegetation to be retained and enhanced. Although located closer to the boundary with Hylands there is still space of the existing hedge to be retained. Due to the topography of the road and the sites projection forward of neighbours located to the south west the garage will be glimpsed in as one travels up the road. However, this will be seen in the context of neighbouring development which, although set further back, is quite prominent as front boundaries are generally more open than that on the application site.
- 5.5. The front of the existing dwelling is already dominated by an extensive driveway and while the reconfigured access and turning arrangements may result in slightly more hard standing, this will not appear any more formal than the existing arrangements. There is an opportunity to provide additional landscaping to the front of the site and to reinforce existing boundaries, which could provide the development with the landscape setting required by policy. This could be covered by condition.
- 5.6. The design of the proposed dwelling is modern, with strong vertical windows set under gabled roofs. It is proposed to finish the dwelling in render under a slate roof, details of which can be submitted by way of condition. Policy C16 specifically allows for individually designed dwellings and the design features and materials proposed are both common within this locality.
- 5.7. In this instance, it is considered that the scale and design of the replacement dwelling will be appropriate for its location. It will contribute to a sense of local identity by respecting or enhancing the existing character of the area and by not appearing visually intrusive within the surrounding rural landscape. As a result it is considered that the proposal would not harm the rural character and appearance of the Hawks Hill/Harvest Hill Area. Therefore this proposal is considered acceptable in principle, subject to other material considerations.

Impact of the development on the residential amenities of the neighbouring dwellings

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.8. Attached neighbours to the application site are Hylands to the north east, Bourne End House to the south west and to the rear Harwin (Strathcona House).
- 5.9. Hylands is situated some distance from its common boundary with the application site and will therefore not be unduly impacted in terms of loss of light or outlook. No flank windows are being proposed in the new dwelling and as the first floor balconies will be set within the roof space, no undue loss of privacy will occur to either Hylands or Bourne End House. This situation can be maintained by a condition withdrawing permitted development rights for flank facing windows.
- 5.10. The new dwelling is shown to be set alongside Bourne End House. With the Council's light angles being respected and no flank facing windows, the proposal will not appear overbearing or cause an undue loss of outlook or privacy. It should also be noted that the proposed ground floor balcony is set in a position alongside the flank wall of Bourne End House, so no undue loss of privacy will occur in the use of the balcony.
- 5.11. Harwin, situated to the rear of the application site, is set at a considerably lower level. This property benefits from a terraced amenity area including roof terraces. The proposed ground floor balcony is set 14m from the common boundary with Harwin, and the first floor master bedroom balcony 17m. These distances represent a similar situation to the existing arrangement and with the level changes between the two it is considered that no undue loss of privacy will occur.
- 5.12. This neighbouring property like the other attached neighbours will undoubtedly be able to see the new dwelling, however it will not appear unduly overbearing or cause an undue loss of light or outlook.
- 5.13. The proposed garage is too far from any of the neighbours to cause any unneighbourly impact.
- 5.14. The proposal is thus considered to respect the amenity of neighbouring properties. However, in order to prevent this situation changing, it is considered appropriate in this instance to withdraw permitted development rights in terms of extensions and roof alterations.

Living environment created for future occupiers

Adopted Local Plan (ALP): G3, G8, G12, H18, H19, T5, T6;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

- 5.15. Appendix 1 of the Adopted Wycombe District Local Plan states: 'Private amenity space should be provided for each new dwelling. More important than quantity is the quality of private amenity space and its usability.' The site would provide an amenity area surrounding the dwelling, similar to the existing situation. It is noted that the applicant is proposing to construct a swimming pool that will occupy much of the rear garden. This is a personal choice and although it would minimise the usable area of the rear garden is not an issue on which a reason for refusal could reasonably be based. As a result it is considered that this layout would provide an acceptable level of private amenity space for the occupiers of the dwelling.

Impact of the development on parking and highway safety

Adopted Local Plan (ALP): T2, Appendix 9;

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

- 5.16. The proposed layout provides ample space to the front and within a garage to providing parking in excess of standards.
- 5.17. It is proposed to access the new dwelling via the existing access which is to be adapted. The County Highway Authority has confirmed that the altered access would not affect highway safety and it is considered that the changes proposed will have minimal impact on the overall character of Harvest Hill.
- 5.18. Access and parking is therefore considered acceptable.

Ecology and trees

Adopted Local Plan (ALP): G10, G11;

Core Strategy Development Planning Document (CSDPD): CS17

- 5.19. With regard to ecology implications the Ecology Officer has reviewed the submitted ecological appraisal and initially raised concerns about the proposed mitigation measures for bats. The report has been amended and the mitigation measures proposed are now considered to be acceptable, these would need to be secured through the imposition of a condition.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

New Local Plan (Submission Version): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.20. It is noted that the foul sewage will drain to the mains sewer.
- 5.21. The SUDs Officer at Buckinghamshire County Council initially objected to the proposed development in respect of surface water management. Consequently the applicant submitted further information to mitigate the issues raised and on this basis the LLFA has confirmed there are no objections to the proposal subject to a condition being imposed as part of any planning permission for the development.

Building sustainability

Core Strategy Development Planning Document (CSDPD): CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation)

- 5.22. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have normally been considered necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is considered necessary to condition the water efficiency only. This matter could be adequately secured by a planning condition if permission were recommended.

Weighing and balancing of issues – overall assessment

- 5.23. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.24. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and

Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

(a) Provision of the development plan insofar as they are material

(b) Any local finance considerations, so far as they are material to the application (in this case, CIL)

(c) Any other material considerations

5.25. Policy C16 allows for individually designed new or replacement dwellings providing developments in the Harvest Hill area providing they do not introduce an urban character and the need for highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area. While it is accepted that the proposed dwelling is substantially larger than the dwelling it is proposed to replace though an imaginative use of the sites levels, it is nevertheless considered to comply with the criteria of policy C16.

5.26. In this instance sufficient space is maintained around the building for it not to appear unduly cramped on the site and to allow room for a landscape setting to be provided commensurate with the semi-rural character of the area. Furthermore the proposal is considered to respect the amenities of neighbouring properties, to provide an acceptable level of amenity for future occupiers and to provide an acceptable level of mitigation in ecological terms and environmental terms. The use of the existing access means that improvements to the access will be minimal and will not affect the overall character of Harvest Hill.

5.27. It is considered that the proposed development would accord with adopted policies and should thus be permitted.

Recommendation: Application Permitted

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 5048R 1A, 5048R 2A, 5048R 3A and 5048R 4; 3165 003 P1 and BOUR1601 unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance.

4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory appearance.

- 5 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 6 The scheme for parking, garaging 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.
- 7 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 8 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Demonstration that the active rainwater harvesting system complies with British Standard 8515
 - Ground investigation supporting detail including:
 - Trial pit locations
 - Geological logs
 - Subject to infiltration being inviable at shallower depths, the applicant shall demonstrate an alternative means of surface water disposal for the proposed permeable paved areas.
 - Full construction details of all SuDS and drainage components
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction.
- Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.
- 9 The overall finished ridge height of the new dwelling hereby approved shall be no more than 99m above datum, as relating to the details shown on drawing number BOUR1601.
Reason:
In order to maintain the visual stepping up of properties up Harvest Hill.
- 10 No development above foundation level shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of existing trees and boundary planting and the provision for:
- * enhanced screen planting to protect visual amenities of neighbouring properties;

- * screen planting to soften the appearance of the proposed development in public views; in particular views from Harvest Hill;
- * native planting to reflect the rural context of the application site;
- * structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment.

The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 13 No windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
- 14 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion
Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.
- 15 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

In this instance the applicant was provided with pre-application advice and this application follows a previously withdrawn application. The applicant was appraised of issues following submission of the application. The applicant responded by submitting additional information in respect of SuDS information.

- 2 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information:

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Tel: 01296 382416

- 3 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 5 You are advised that the development lies within 250 metres of a known landfill site and you may wish to satisfy yourself that the details of the construction of the proposals take the necessary account of the possibility of landfill gas from that source. If your proposal requires Building Regulation Consent this issue will be dealt with by the Building Control Division when a formal submission is made. However, this may require you to engage the services of a consultant with expertise in these matters.