

Contact: Taz Poptani DDI No. 0203 589 3987
App No : 18/07065/FUL App Type : FUL
Application for : Householder application for construction of new pitched roof to front,
single storey front extension and garage conversion
At 29 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW
Date Received : 05/09/18 Applicant : Mr Mohammed Azad
Target date for 31/10/18
decision:

1. **Summary**

- 1.1. Full planning permission is sought for the construction of a new pitched roof over the garage, single storey front extension and a garage conversion.
- 1.2. The detached two storey dwelling has an attached flat roof single garage projecting from the front elevation. This is set back from the highway and is characteristic of the design of the "Poets" estate. The property is located on Shelley Road where the surrounding dwellings are predominately detached properties, many of which have already had extensions added.
- 1.3. The alterations and extensions are considered acceptable as they will not impact significantly on residential amenity, the character of the area or highway safety.

1. **The Application**

- 1.1. The single storey front extension would be extended to a similar depth as the existing glazed porch and would be set back by 0.7m from the front of the garage. The pitched roof over the garage would have a maximum height of 3.7 metres. The existing garage is proposed to be converted into habitable accommodation through internal alterations. The only external changes would be a window and brick infill to the front elevation and a window to the flank elevation.

2. **Working with the applicant/agent**

- 2.1. 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.
- 2.2. In this instance, the applicant was informed about the acceptability of the proposal after the initial site visit. Amendments were suggested which sought to improve the appearance of the proposal within the street scene. These have been submitted by the applicant resulting in the application being recommended for approval without delay.

3. **Relevant Planning History**

17/07064/FUL – Householder application for part single/part two storey rear extension with insertion of velux rooflights, single storey side extension & conversion of garage to habitable room. Permitted.

16/08054/FUL – Householder application for part single/part two storey rear extension with insertion of a velux rooflight to side, single storey front & single storey side extensions, new front porch & conversion of garage to habitable room. Refused.

4. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

New Local Plan (Submission Version): CP1 (Sustainable Development), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings). Since 28th March 2018 the emerging policies of the Wycombe District Local Plan submission version - March 2018 are also material. The weight given to individual policies is assessed in accordance with paragraph 48 of the NPPF.

- 4.1. The construction of a new hipped pitched roof to the front, single storey front extension and garage conversion are considered acceptable in principle subject to other material considerations detailed below. Indeed the conversion of the garage has already been approved under application 17/07064/FUL.

Impact on neighbours

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality)

- 5.3. Additional fenestration is proposed, introducing one window to the front elevation and one window to the north-western flank elevation. The window to the front would look out onto Shelley Road and the flank window, which would serve a WC, would not result in a material loss of privacy of the adjacent property to the north-west at No. 31.
- 5.4. The proposed pitched roof over the garage conversion would not enlarge its current footprint, it would pitch away from the north-western side shared boundary and is also hipped away from the front. As such, it is considered that the roof extension would not appear unduly overbearing, intrusive or result in an unacceptable loss of light when viewed from the front nearside windows of No. 31 Shelley Road. Due to the location of the proposed works the development would have no adverse impact on No. 27.
- 4.5. As such, when taking account the above no significant impact would occur to the residential amenities of any neighbouring property.

Amenity of existing and future residents,

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)

New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 4.6. It is acknowledged that objections have been raised in respect to potential overdevelopment of the site.
- 4.7. It is considered that the proposal would not significantly increase the footprint of the existing dwelling. The development, in most part, would be sited over the existing footprint and there would be ample amenity space remaining for a dwelling of this size.
- 4.8. When taking account of the above no harmful impact on the residential amenity space enjoyed by this property is considered to occur as a result of this proposal.

Character and appearance of the host dwelling and surrounding area.

Adopted Local Plan (ALP): G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity)

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the quality of place shaping and design)
New Local Plan Submission Version: DM35 (Placemaking and Design Quality).

- 4.9. It is acknowledged that objections have been raised in respect to the proposal being out of keeping with the character of the area. Although the proposal would be visible from the street scene, the surrounding area is characterised by detached properties many of which have been extended, creating a varied street scene with many benefiting from pitched roofs to their respective front elevations.
- 4.10. The property is of post war design and the design of the proposed additions are considered to be in keeping with the existing character of the host dwelling.
- 4.11. When taking account of the above no harmful impact on the host dwelling or the character and appearance of the surrounding area is considered to occur.

Transport matters and parking

ALP: T2 (On – site parking and servicing).

- 4.2. The site could still accommodate three cars to park on-site as the Buckinghamshire Countrywide Parking Guidance policy document requires.

Weighing and balancing of issues – overall assessment

- 4.3. 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.
- 4.4. 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
 - (c) Any other material considerations
- 4.5. As set out above it is considered that the proposed development would accord with the relevant of development plan policies.

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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 3 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers: 1520/1B, 1520/4, WDC1, WDC2A, WDC3A and WDC4A, 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.

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 informed about the acceptability of the proposal after the initial site visit. Amended plans were sought from the applicant which were considered acceptable, resulting in the application being recommended for approval without delay.