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App No : 18/07352/FUL App Type : FUL

Application for : Householder application for construction of part two storey, part single storey rear extension, first floor side extension, ground floor front canopy and garage conversion

At 35 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW

Date Received : 07/09/18 Applicant : Mr & Mrs Gunasekara

Target date for decision: 02/11/18

1. **Summary**

- 1.1. Full planning permission is sought for the construction of a part two-storey, part single-storey rear extension, first-floor side extension, ground-floor front canopy and garage conversion.
- 1.2. The application site comprises a detached two-storey dwelling, with a garage projecting from the front elevation, but set back from the highway. The property is located on Shelley Road where the surrounding dwellings are predominately detached properties many of which already have extensions that are visible from the highway; creating a varied street scene.
- 1.3. The alterations and extensions proposed are considered acceptable as they will not impact significantly on residential amenity, the character of the area or highway safety.

2. **The Application**

- 2.1. The rear element extends into the garden by 4m at ground floor and from the first floor bedroom and bathroom by 2.7m. The roof height of the two-storey element is set down significantly lower than the roof of the main dwelling by means of a flat crown roof.
- 2.2. The first-floor side extension would be sited primarily over the existing single storey side extension, keeping a 1m gap from side boundary shared with neighbouring property No 37 Shelley Road. This roof would continue the existing ridge height of the main dwelling to the front.
- 2.3. A pitch roof canopy would extend across the front elevation, over the porch and garage. The existing garage is proposed to be converted into habitable accommodation and would mostly involve internal alterations. The only external changes would be the replacement of the garage door with a window and brick infill below, and the new hipped pitched roof.

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.
- 3.2. 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.

- 3.3. In this instance the application was acceptable as submitted and no further assistance was required.

4. Relevant Planning History

- 4.1. None relevant.

5. 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.

- 5.1. The part two-storey, part-single storey rear extension, first floor side extension, ground-floor front canopy and garage conversion are considered acceptable in principle, subject to other material considerations, detailed below.

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)

- 5.2. The proposal would introduce two windows to the front elevation which would look out onto Shelley Road. New ground and first windows are introduced into the new rear elevation. These look out onto the existing rear amenity space, providing only an oblique view into neighbouring gardens. A new first-floor window is being introduced into the flank elevation of the existing property, facing number 33, which would service a bathroom. A condition is recommended on the first floor side elevation bathroom window to ensure it is fixed shut and obscurely glazed up to 1.7m above finished floor level to avoid any overlooking issues.
- 5.3. It is acknowledged that the proposal would create added mass and bulk specifically to the north side elevation of the dwelling. The first floor side extension would however be sited over an existing ground floor and retain a 1m gap from side boundary shared with neighbouring property No 37 Shelley Road. It does not impinge on the Council's light angle guidelines when measured from the nearest habitable window of any neighbouring property.
- 5.4. As such, no significant impact is considered to occur to the residential amenities currently being enjoyed by the occupiers 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).

- 5.5. The proposal would not significantly increase the footprint of the existing dwelling and there would be ample amenity space remaining within the plot for a dwelling of this size.

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).

- 5.6. It is acknowledged that objections have been raised in respect to the proposal being out-of-keeping in the street scene. Although the proposal would change the appearance of the host property in the street scene, as already mentioned, the surrounding area is characterised by detached properties which have been subjected to various extensions which creates a varied street scene.
- 5.7. The property is of post war design reflecting the architectural style of the period. The design of the proposed additions are considered to be in keeping with the existing character and scale of the dwelling.
- 5.8. It is worth noting that the proposed first-floor side element of the scheme would still provide a 1m gap from the side boundary shared with neighbouring property No 37 Shelley Road. This set back from the boundary reinforces the properties detached appearance and prevents any potential “terracing effect” within the street scene.
- 5.9. Many of the surrounding properties on both sides of Shelly Road already have extensions that are visible in the street scene. Numbers 42, 40, 39 and 33 Shelley Road all have two-storey side extensions with roof lines that follow the same ridge height as their host dwellings. In addition No 42 has a single-storey front projection not dissimilar to this proposal.
- 5.10. The proposal is not therefore considered to be out of keeping with the established character of the area and appropriately complements the existing dwelling.

Transport matters and parking

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

- 5.11. The site could still accommodate the parking of three cars off-street as the Buckinghamshire Countrywide Parking Guidance policy document requires.

Weighing and balancing of issues – overall assessment

- 5.12. 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.
- 5.13. 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

5.14. 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 development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 3807/1, 3807/02, WDC1 ; 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 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those contained in the approved application, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any other details shown on the plans hereby approved, the first floor window to be inserted in the east side elevation of the dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

INFORMATIVE(S)

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