

Development Management  
Buckinghamshire Unitary Council  
Former Aylesbury Vale Area  
Gateway House  
Gatehouse Road  
Aylesbury  
Buckinghamshire  
HP19 8FF

Dear Sir or Madam

**RE: Outline planning application with all matters reserved for the sub-division of the existing plot for 3 Langdon Avenue and the erection of a new detached home**

Sequence (UK) Ltd on behalf of our clients Debbie McGowan and Robert Surman has submitted an outline planning application with all matters reserved for the sub-division of the existing plot for 3 Langdon Avenue, Aylesbury and the erection of a new detached home. The application comprises the following:-

- Planning Application Forms and signed Certificate A;
- Site Location Plan and Existing Block Plan (drawing ref. 2020260-01);
- Proposed Indicative Block Plan and Indicative Site Location Plan (drawing ref. 2020260-02); and
- This covering letter.

Payment of the application fee of £462 has been made directly by my client via the Planning Portal.

**Development Proposal**

3 Langdon Avenue is a detached family home, fronting Langdon Avenue to the south- west, and set within a large corner plot with Peveril Close to the south-east. The proposal is to utilise the garden to the side of 3 Langdon Avenue and provide a new detached new home.

The application is in outline form only with all matters reserved and therefore the proposals are only indicative at this stage. However the indicative proposed block plan shows how the siting of the new dwelling to the side of the existing property will provide a form of development that will be in keeping with the character of the surroundings, and will both provide a good level of residential amenity for the new home, as well as retaining the residential amenity of existing properties. The proposals will provide a windfall development within a highly sustainable location in the County town of Aylesbury with excellent access to local services and facilities.

**Planning Policy**

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 ('the Act') requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise.

A revised version of the National Planning Policy Framework (The Framework) was published in July 2021 and established that its policies are a material consideration which should be taken into account in dealing with applications from the day of its publication (paragraph 218).

Paragraph 11 of the Framework, advises that for decision taking this means *'approving development proposals that accord with an up-to-date development plan without delay.'*

The development plan currently comprises the 'saved' policies of the Aylesbury Vale District Local Plan (AVDLP) adopted in 2004. However the Vale of Aylesbury Local Plan (VALP) 2013-2033 has recently been through Examination in Public (EiP) with the Inspector's Report received 19 August 2021. This concludes the VALP is an appropriate basis for planning for the Aylesbury area. Accordingly it will proceed to adoption upon which it will become the development plan for the Aylesbury Area with Buckinghamshire Unitary Authority, superseding the 2004 Plan. Papers recommending adoption of the VALP have been prepared for the Cabinet and Full Council Meetings of 13 September and 15 September respectively.

Accordingly the policy assessment below has been undertaken against both the current 2004 AVDLP and the VALP and establishes that this planning application is in accordance with the development plan and the Framework when relevant policies are taken as a whole.

#### **Aylesbury Vale District Local Plan 2004**

**Policy GP.8 Protection of the amenity of residents** states that planning permission will not be granted where development would unreasonably harm the amenity of nearby residents when assessed against the benefits of development. The benefits of the scheme are the delivery of a windfall new home within a highly sustainable location but there is no harm to the amenity of existing residents. 3 Langdon Avenue is positioned on a large plot and will retain an excellent level of private amenity including the good-sized garden to the rear of the property. In addition both 3 Langdon Avenue and 1 Peveril Close have blank walls with no windows overlooking the application site as show in the photo below.

A good standard of residential amenity will also be provided for the new property with a rear garden in excess of 11m and off-road parking to the front of the site. Although full details will be provided at reserved matters / discharge of conditions stage, it is anticipated that the south-eastern boundary with Peveril Close will be planted to ensure a private rear garden for the new property. It is considered that soft landscaping treatments would be most appropriate given the corner location in accordance with **Policy GP.38 Planting and soft landscaping** with full details to be agreed at a detailed design stage and/or by condition.





**Photograph 1: View of site from junction of Langdon Avenue and Peveril Close looking north –east (source: author July 2021)**

**Policy GP24: Parking guidelines** requires development to provide parking in accordance with the Council's guidelines. Although the proposals are only indicative at this stage, the indicative block plan shows that an appropriate level of off-road parking can be provided to the front of the new home.



**Policy GP.35: Materials and design details** sets out a series of design criteria for new development including ensuring it respects the physical character of the site and its setting, and its historical context and scale. Although this policy is focussed more on the detailed design, and the outline proposals are only indicative at this stage, the submitted drawings demonstrate a scheme that will be in keeping with the character of the surrounding area.

The current plot for 3 Langdon Avenue is large in comparison to others within the vicinity, particular in terms of its width fronting onto Langdon Avenue. Therefore the indicative block plan shows that the sub-division of 3 Langdon Avenue will provide 2 plots that are in keeping with the scale of those in the surrounding area. The proposals show that the new plot will front onto Langdon Avenue following the building line established by numbers 1, 3 & 5. The relationship of the new property to 3 Langdon Avenue in terms of spacing and separation, is also consistent with the prevailing character of the surrounding area. Similarly the relationship with Peveril Close is comparable to that of 5 Langdon Avenue on the opposite side.

Accordingly the indicative outline proposals demonstrate the ability for a detailed design proposal to come forward that will be appropriate to its setting and context. The proposals are also acceptable in terms of **Policy GP.45 Safe and secure development**.

#### Vale of Aylesbury Local Plan 2013-2033

**Table 1: Spatial strategy for growth in Aylesbury Vale** defines the delivery of 760 new homes through windfall sites (as amended through the main modifications). This planning application will contribute to meeting that figure providing a new family home within a highly sustainable location in Aylesbury which is at the top of the settlement hierarchy and the main focus for growth within the VALP (**Table 2**).

**Policy T6: Vehicle parking** (as amended through the main modifications) requires development to provide an appropriate level of parking in accordance with Appendix B of the VALP. As set out above although the proposals are only indicative at this stage, and the final scale and number of bedrooms is yet to be determined the indicative block plan shows that an appropriate level of off-road parking can be provided to the front of the new home in accordance with the requirements of Appendix B. The proposals for a single new home in this location will also be in keeping with **Policy T4: Capacity of the transport network to deliver new development** (policy inserted through the main modifications).

**Policy BE2: Design of new development** is largely consistent with **Policy GP.35** above in terms of establishing design criteria for new development, as well meeting the requirements of the Council's forthcoming Design SPD. Accordingly the above comments in relation to Policy GP.35 are equally relevant here, which demonstrate that the indicative proposals will respect and complement the characteristics of the surrounding area, in accordance with the requirements of **Policy BE2**. The proposals will also make efficient use of land in accordance with **Policy BE4: Density of new development**.

**Policy BE3: Protection of the amenity of residents** states that planning permission will not be granted where it would unreasonably harm any aspect of the residential amenity of existing residents and would not achieve a satisfactory level of amenity for future residents (as amended through the main modifications). As set out in the response to **GP.8**, the new home will benefit from a good level of residential amenity with off-road parking to the front, a good sized garden to the rear, with soft landscaping proposed to enhance privacy. There are no windows in the side elevations of the closest residential properties 3 Langdon Avenue or 1 Peveril Close that will directly overlook the new plot.



The relationship of the new property with those closest existing properties is typical of the surrounds and will ensure there is no loss of residential amenity for existing residents.

### **Summary**

This outline planning application looks to secure planning permission for a single new family home in a highly sustainable location within the County town of Aylesbury at the top of the settlement hierarchy. The proposals have been demonstrated to be in accordance with the development plan when relevant policies are taken as a whole and in accordance with paragraph 11 of the Framework, Sequence therefore respectfully suggest that the planning application is approved without delay.

I look forward to progressing this application with Buckinghamshire Unitary Council in due course and please do not hesitate to contact me should you wish to discuss any aspect of the submitted application or require any additional information.

Yours sincerely,



**Graham Bloomfield BA (Hons), MA, MRTPI**  
Land and New Homes Partner

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