



**Planning, Growth & Sustainability**

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Applicants Details :

Mr & Mrs Nick Harley and Alesya Gorodnik  
The Pepper Boxes  
Rignall Road  
Little Hampden  
Buckinghamshire  
HP16 9PR

**APPLICATION NO: 20/07079/FUL**

**Town and Country Planning Act 1990**

**Town and Country Planning  
(Development Management Procedure) (England) Order 2015**

In pursuance of its powers under the above-mentioned Act and Orders the Buckinghamshire Council as Local Planning Authority hereby PERMIT:-

**Proposal: Householder application for demolition of existing detached garage, relocation of existing greenhouse, reprovision of existing chalet and construction of detached ancillary outbuilding with subterranean link to existing dwelling (alternative scheme to 19/07799/FUL)**

**At: The Pepper Boxes  
Rignall Road  
Little Hampden  
Buckinghamshire  
HP16 9PR**

In accordance with your application received on 13.08.2020 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 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 ; 4998-20A; 21A; 22; 30E; 31B; 32A, 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 the same colour, type and texture as those used in the existing dwelling house, or as otherwise specified in the approved details, unless the Local Planning Authority otherwise first agrees in writing.  
Reason  
To secure a satisfactory external appearance.
- 4 The development or use hereby permitted shall only be occupied or undertaken in connection with and ancillary to the occupation of the existing premises and shall at no time be severed and occupied as a separate independent unit.  
Reason.  
To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.
- 5 The development, hereby permitted, shall only take place in accordance with the details specified in the submitted Arboricultural Method Statement, by GH Trees, dated 10th July 2020, unless otherwise agreed in writing by the Local Planning Authority.  
Reason:  
In order to ensure the health and well being of the existing trees.
- 6 No earthmoving or groundworks shall take place on site unless the County Archaeologist has been given two weeks written notice. Thereafter, access to the site shall be afforded to the County Archaeologist, or his representative, for the duration of the works for him to record any archaeological features exposed during the work.  
Reason.  
To permit the recording of any archaeological features exposed during the implementation of this consent.
- 7 A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.  
The scheme shall include provision for:  
\* a detailed plan showing the full restoration of the garden area, following excavation works  
\* provision for the enhancement of biodiversity and green infrastructure features

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

Reason:

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

- 8 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.

- 9 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 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 character of the host Grade II listed dwelling and the character and amenity of the locality.

- 10 The basement level, hereby approved, shall remain entirely subterranean and on completion no part shall be visible above ground level, including means of access, windows, light wells or flues.

Reason

To maintain the openness of the green belt

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council 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. Buckinghamshire Council 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 application was acceptable as submitted and no further assistance was required. The application was determined without delay.

Dated: 13 October 2020



**Steve Bambrick**  
**Service Director of Planning & Environment**  
On behalf of the Council

<b>Decision Making Officer</b>	Charles Power
<b>Case Officer</b>	Heather Smith

**FURTHER INFORMATION:**

**The plans & details considered include:**

4998-20/A; 4998-21/A; 4998-22; 4998-30/E; 4998-31/B; 4998-32/A; REV H;

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).
- If you want to appeal against your local planning authority's decision to impose conditions then you must do so within 6 months of the date of this notice