

**40 MENTMORE ROAD**  
CHEDDINGTON

**PLANNING, DESIGN AND ACCESS  
STATEMENT**

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4  
NEW DWELLINGS AND FORMATION OF NEW ACCESS  
(RENEWAL OF 17/02750/APP)**

JULY 2022

# 1.0 INTRODUCTION

- 1.1 The following statement has been prepared in support of a proposal for the 'Demolition of existing dwelling and erection of 4 new dwellings and formation of new access (*renewal of 17/02750/APP*)' at 40 Mentmore Road, Cheddington.
- 1.2 Permission was granted for an identical proposal under Planning Application reference 17/02750/APP in February 2018. This permission has now expired and this proposal simply seeks to renew the previous approval.
- 1.3 Since the previous approval, the Local Plan has been replaced by the Vale Of Aylesbury Local Plan (VALP) 2013-2033. However, there is nothing within the new policy framework indicating that the proposal should not be approved again.
- 1.4 This Statement should be read in conjunction with the updated Tree Report.
- 1.5 The Statement is set out as follows:

1.0 Introduction

2.0 Site Description

3.0 Planning History

4.0 The Proposal

5.0 Planning Policy

6.0 Planning Analysis

7.0 Conclusions

## 2.0 SITE DESCRIPTION

- 2.1. The site is situated in the northern part of Cheddington.
- 2.2. The site is a large corner plot and is currently occupied by a bungalow. The site has two access points off Mentmore Road.



- 2.3. This is a residential area and the site is surrounded by residential development.
- 2.4. There are no heritage assets on the site and none nearby which will be affected by the proposed development.
- 2.5. The Environment Agency's Flood Risk Map shows that the site is within Flood Zone 1, and is therefore considered to be at low risk of flooding.

## 3.0 PLANNING HISTORY

3.1. The planning history for the site is outlined below.

**17/02750/APP** Demolition of existing dwelling and erection of 4 new dwellings  
and formation of new access  
***Approved: 28/02/2018***

3.2. Application 17/02750/APP has expired and this proposal seeks to renew the permission.

## 4.0 THE PROPOSAL

- 4.1 The proposal is for the demolition of the existing dwelling and erection of four new dwellings, and the formation of a new access.



***Proposed Site Layout***

- 4.2 The proposal comprises of two detached dwellings, and a pair of semi-detached dwellings. Each dwelling is two storeys in height.
- 4.3 The dwellings will be constructed from similar materials to that of the surrounding properties in order to reflect the existing character of the area
- 4.4 Each plot has sufficient space for amenities, parking, and turning.
- 4.5 Plots 1 and 2 are served by access off Church Hill, and Plots 3 and 4 are served by access off Mentmore Road.

## 5.0 PLANNING POLICY

5.1. The following national and local planning policies are considered relevant to this proposal.

### NATIONAL PLANNING POLICY

5.2. The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. As set out in paragraph 2, planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

5.3. The Framework should be read as a whole, and therefore all policies within the Framework are relevant to the determination of an application; however, some parts are more relevant than others, and the following paragraphs are considered most relevant to this application:

5.4. **NPPF Paragraph 11**

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

### 5.5. **NPPF Paragraph 130**

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## **THE DEVELOPMENT PLAN**

- 5.6. S38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan for this location is the Vale Of Aylesbury Local Plan (VALP) 2013-2033. Cheddington also has a Neighbourhood Plan. Policies relevant to this proposal are provided below.

### **Vale Of Aylesbury Local Plan (VALP) 2013-2033**

#### 5.7. **Policy S1: Sustainable Development For Aylesbury Vale**

*“All development must comply with the principles of sustainable development set out in the NPPF. In the local context of Aylesbury Vale this means that development proposals and neighbourhood planning documents should:*

*Contribute positively to meeting the vision and strategic objectives for Aylesbury Vale set out above, and fit with the intentions and policies of the VALP (and policies within neighbourhood plans where relevant). Proposals that are in accordance with*

*the development plan will be approved without delay, unless material considerations indicate otherwise. The council will work proactively with applicants to find solutions so that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

**5.8. Policy S2: Spatial Strategy For Growth**

*“At medium villages, listed in Table 2, there will be housing growth of 1,423 at a scale in keeping with the local character and setting. This growth will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.”*

Table 2 identifies Cheddington as a Medium Village.

**5.9. Policy S3: Settlement Hierarchy And Cohesive Development**

*“The scale and distribution of development should accord with the settlement hierarchy set out in Table 2, the site allocation policies that arise from it and the requirements of Policy S1.”*

5.10. Table 2 has a total housing development target of 115 dwellings. It also has a completions and commitments target of 115 dwellings.

**5.11. Policy D3: Proposals For Non-Allocated Sites At Strategic Settlements, Larger Villages And Medium Villages**

1. Small scale development and infilling

Development proposals in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of settlements. Subject to other policies in the Plan, permission will be granted for development comprising:

- a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or
- b. development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site



5.12. **Policy T6: Vehicle Parking**

*“All development must provide an appropriate level of car parking, in accordance with the standards set out in Appendix B.”*

**Table 1 - Residential Car Parking Standards**

<b>Bedroom numbers</b>	<b>Standards (optimum)</b>	<b>Exception</b>
1 (Bedsits/studios are included in the 1 bedroom category.)	1.5 spaces	1 space per dwelling plus one visitor's space for every two dwellings
2	2 spaces	
3	2.5 spaces	2 spaces per dwelling plus one visitor's space for every two dwellings
4	3 spaces	
5 +	3.5 spaces	3 spaces per dwelling plus one visitor's space for every two dwellings

5.13. **Policy BE2: Design Of New Development**

All new development proposals shall respect and complement the following criteria:

- a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting
- b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
- c. The natural qualities and features of the area, and
- d. The effect on important public views and skylines.

More guidance on the detail for the application and implementation of this policy will be provided in the Aylesbury Vale Design SPD.

5.14. **Policy BE3: Protection Of The Amenity Of Residents**

Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents. Where planning permission is granted, the council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.

5.15. **Policy NE8: Trees, Hedgerows And Woodland**

*“Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be*

*required as part of the planning application. The implementation of any protective measures it identifies will be secured by the use of planning conditions.”*

## Cheddington Neighbourhood Plan 2015 – 2033

### 5.16. **POLICY 1: A SPATIAL PLAN FOR THE PARISH**

Development proposals on land within the defined Settlement Boundary will be supported, provided they do not result in the loss of any existing publicly accessible open space and are consistent with other development plan policy.

### 5.17. **POLICY 4: DESIGN**

Development proposals will be supported provided:

- i. their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features; specifically, buildings should be no more than two storeys in height;
- ii. their landscape schemes include the planting of orchard trees;
- iii. they make provision for a minimum of two off-street car parking spaces per dwelling, or of three spaces for dwellings of 4 or more bedrooms, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required; and
- iv. they contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the village; as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling; other forms of infrastructure, such as facilities supporting mobile broadband and WiFi, should be included where possible and viable.

## 6.0 PLANNING ANALYSIS

- 6.1. The proposal is for the *'Demolition of existing dwelling and erection of 4 new dwellings and formation of new access (renewal of 17/02750/APP).'*
- 6.2. Permission was granted for an identical proposal under Planning Application reference 17/02750/APP in February 2018. This permission has now expired and this proposal simply seeks to renew the previous approval.
- 6.3. The issues for consideration are:
- Principle of Development
  - Design & Layout
  - Residential Amenity
  - Trees
  - Access & Parking

### PRINCIPLE OF DEVELOPMENT

- 6.4. The proposal is identical to the scheme approved under Planning Permission 17/02750/APP in February 2018. The principle of development has therefore already been established.
- 6.5. Since the previous approval, the Local Plan has been replaced by the Vale Of Aylesbury Local Plan (VALP) 2013-2033. Table 2 of the Local Plan identifies Cheddington as a Medium Village. Policy S2 (Spatial Strategy For Growth) states that *"At medium villages, listed in Table 2, there will be housing growth of 1,423 at a scale in keeping with the local character and setting. This growth will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area."*
- 6.6. Policy S3 (Settlement Hierarchy And Cohesive Development) states that *"The scale and distribution of development should accord with the settlement hierarchy set out in Table 2, the site allocation policies that arise from it and the requirements of Policy S1."* Table 2 has a total housing development target of 115 dwellings. It also has a completions and commitments target of 115 dwellings. The four dwellings approved under the previous application contributed to the commitments figure.

- 6.7. Policy D3 (Proposals For Non-Allocated Sites At Strategic Settlements, Larger Villages And Medium Villages) states that *“Development proposals in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of settlements. Subject to other policies in the Plan, permission will be granted for development comprising infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.....”*
- 6.8. The proposal infills small gaps in developed frontages along Mentmore Road and Church Hill. The proposed layout is in character with the scale and spacing of nearby dwellings and will be constructed from similar materials to that of the surrounding properties in order to reflect the existing character of the area.
- 6.9. Policy 1 (A Spatial Plan For The Parish) states that *“Development proposals on land within the defined Settlement Boundary will be supported, provided they do not result in the loss of any existing publicly accessible open space and are consistent with other development plan policy.”*
- 6.10. The site is within the Neighbourhood Plan Settlement Boundary. The proposal will not result in the loss of any public open space and accords with other policies in the Development Plan.
- 6.11. The principle of development was established through the expired permission, and the proposal is consistent with the requirements of the new Local Plan, and the Cheddington Neighbourhood Plan. The proposal should therefore be considered to be acceptable in principle.

## **DESIGN & LAYOUT**

- 6.12. Local Plan Policy BE2 (Design Of New Development) requires all new development proposals to respect and complement the physical characteristics of the site and its surroundings including the scale and context of the site and its setting; the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials; the natural qualities and features of the area; and the effect on important public views and skylines.

- 6.13. Policy 4 (Design) of the Cheddington Neighbourhood Plan states that development proposals will be supported provided their scale, density, massing, height, landscape design, layout and materials, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features, and specifically, buildings should be no more than two storeys in height.
- 6.14. The scheme has been designed in such a way that four units can comfortably be accommodated on the site with sufficient space for amenity areas, parking, and turning. The northeast corner of the site is exposed and visible from the road so an architectural approach has been undertaken to turn the corner with interest. The dwellings are two-storey which reflects the surrounding character of the site, and they will be constructed from similar materials to that of the surrounding properties in order to reflect the existing character of the area.
- 6.15. As the proposed scheme is identical to that approved under planning permission 17/02750/APP, the design of the scheme has previously been considered acceptable.

## RESIDENTIAL AMENITY

- 6.16. Local Plan Policy BE3 (Protection Of The Amenity Of Residents) states that *“Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents.”*
- 6.17. The scheme has been designed to protect the amenity of the existing and proposed dwellings by ensuring there are no issues of overlooking, overbearing, or loss of privacy to amenity areas. A sufficient amount of amenity space has been provided for each of the dwellings.
- 6.18. The layout was considered acceptable in the previous permission, and there have been no changes in the locality which would now result in the proposed development affecting the amenity of the future occupiers or existing residents.

## TREES

- 6.19. Local Plan Policy NE8 (Trees, Hedgerows And Woodland) states that *“Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application.”*
- 6.20. A Tree Survey Report has been prepared by RGS Arboricultural Consultants. The main findings of the report are summarised below.
- 6.21. The site is occupied by three individual and one group of Category B (moderate quality) trees, three individual and three groups of Category C (low quality) trees, and one Category U (unsuitable for retention) tree.
- 6.22. A total of five individual trees and two groups require removal to facilitate the proposed development. These comprise of five low quality, one moderate quality, and one of poor quality. The boundary hedgerow of Snowberry will also be removed to facilitate the new access and alternative boundary planting. RGS consider that the loss of these arboricultural features in the context of this site represents an insignificant impact on the visual amenity of the immediate and surrounding area.
- 6.23. RGS propose the use of temporary tree protection fencing to protect the retained trees during the construction phase.

## **ACCESS & PARKING**

- 6.24. The proposal retains the existing access onto Mentmore Road in the southern corner of the site, and this will serve the two semi-detached dwellings. The other access slightly further up Mentmore Road will be closed. A new access will be created off Church Hill to serve the two detached dwellings. Both access points have good visibility in either direction and were considered acceptable in the previous permission.
- 6.25. The proposal meets the parking standards set out in Policy T6 which require three parking spaces for four-bedroom dwellings.

## 7.0 CONCLUSIONS

- 7.1. The proposal is for the *'Demolition of existing dwelling and erection of 4 new dwellings and formation of new access (renewal of 17/02750/APP).'*
- 7.2. Permission was granted for an identical proposal under Planning Application reference 17/02750/APP in February 2018. This permission has now expired and this proposal simply seeks to renew the previous approval.
- 7.3. The principle of development was established through the expired permission, and the proposal is consistent with the requirements of the new Local Plan, and the Cheddington Neighbourhood Plan. The proposal should therefore be considered to be acceptable in principle.
- 7.4. As the proposed scheme is identical to that approved under planning permission 17/02750/APP, the design of the scheme has previously been considered acceptable.
- 7.5. The layout was considered acceptable in the previous permission, and there have been no changes in the locality which would now result in the proposed development affecting the amenity of the future occupiers or existing residents.
- 7.6. Five individual trees and two groups require removal to facilitate the proposed development, along with a hedgerow. The Tree Report considers that the loss of these arboricultural features in the context of this site represents an insignificant impact on the visual amenity of the immediate and surrounding area.
- 7.7. Both access points have good visibility in either direction and were considered acceptable in the previous permission. The proposal meets the parking standards set out in Policy T6 which require three parking spaces for four-bedroom dwellings.
- 7.8. We, therefore, commend these proposals to the Council and request that planning permission is granted.



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