

5 January 2024

Planning Department
Buckinghamshire Council
Aylesbury Area Local Office
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

Dear Planning Department,

Site: Burston Ridge Farm, Aylesbury Road, Wingrave, Buckinghamshire, HP22 4RH

Applicant: Burston Ridge Farm Developments Ltd

APPLICATION FOR MINOR-MATERIAL AMENDMENT - SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING PERMISSION REFERENCE 23/01931/APP FOR THE CONVERSION OF 2NO AGRICULTURAL BARNs TO 7NO RESIDENTIAL DWELLINGS (USE CLASS C3); ASSOCIATED AMENITY SPACE, PARKING AND LANDSCAPING

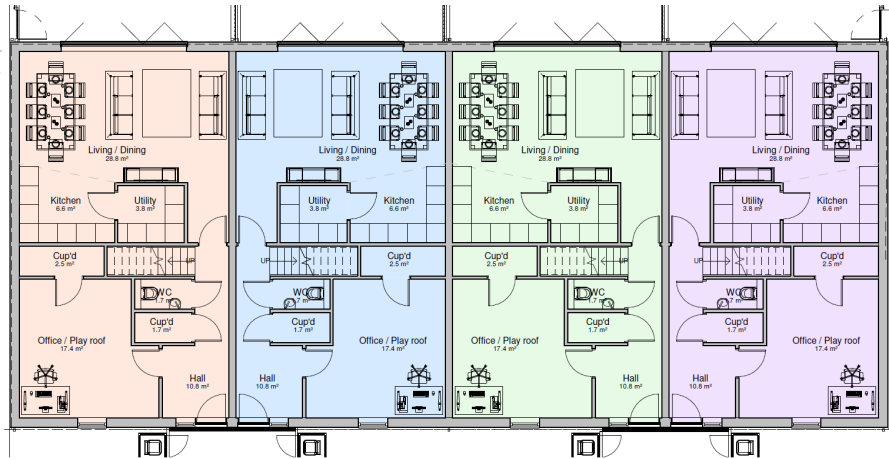
1.1 On behalf of the Applicant, Burston Ridge Farm Developments Ltd, this application relates to a minor-material amendment to the planning permission reference 23/01931/APP, specifically the amendment of Condition 2, which relates to drawing numbers and Condition 9, which relates to parking and manoeuvring. A minor change is proposed to the internal layouts of the proposed development at ground floor and first floor of the larger barn to the north of the Site. The change will result in net 4 additional bedrooms across the Site. The changes are minor when taken in context with the overall scheme, increasing the number of bedrooms proposed from 21 to 25. Parking spaces are increased from 18 to 21 in order to ensure the relevant standards set out in the Vale of Aylesbury Local Plan (VALP) are adhered to. Accordingly, the application is submitted pursuant to S73. The application submission, made over the planning portal, is accompanied by the following:

- This cover letter detailing the nature of the minor amendment;
- Application form; and
- The appropriate fee.

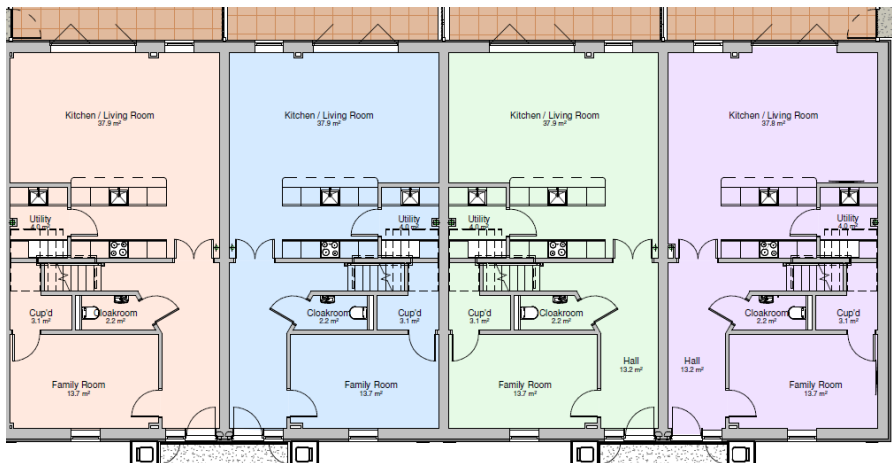
Proposed Amendments

1.2 The proposed changes to the plans relate to units 4 - 7, located in the larger of the two barns at the Site. The approved and the proposed floor plans are included below in order to demonstrate the limited nature of the proposed changes. At ground floor, there is a minor reconfiguration of internal room layout, with a smaller utility room. At first floor, an area that was previously labelled as storage space has been reconfigured and better utilised as a bedroom. Following the grant of planning permission, the Applicant has discussed the approved layouts with specialist residential agents who have advised

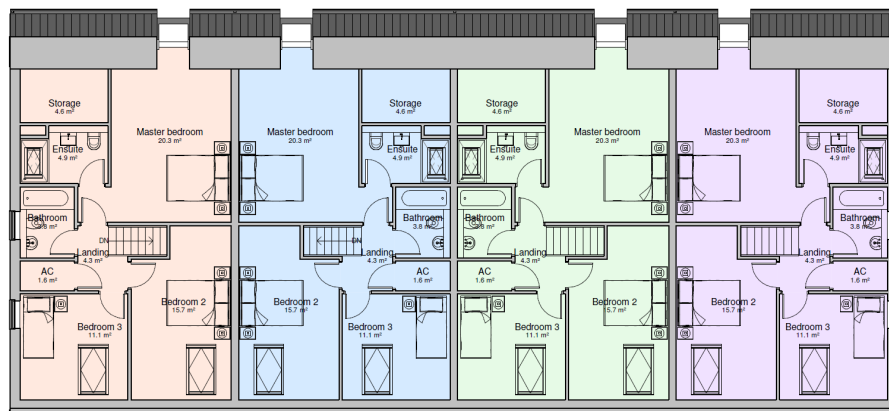
that there is specific demand for a dedicated home-working space in new homes, therefore an amendment to incorporate this is proposed to incorporate an additional room that could be used as a bedroom or study. All of the proposed dwellings and individual rooms meet adopted space standards and there will be no change to the overall scale and mass of the buildings, with the amendments limited to the internal layouts.



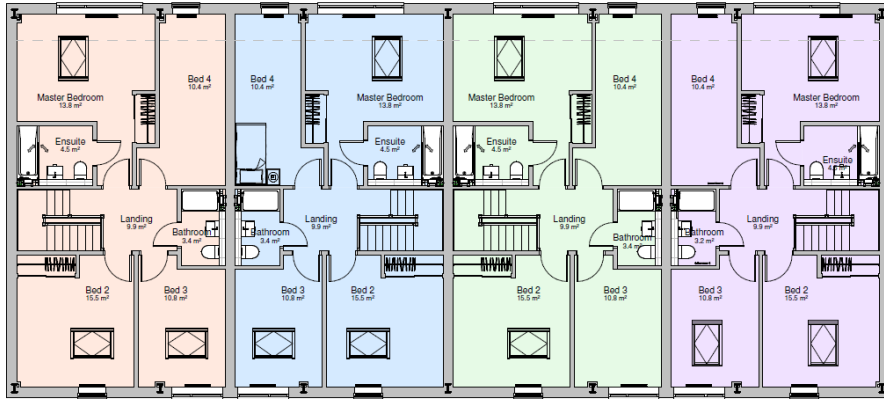
Approved Ground Floor Plan



Proposed Ground Floor Plan



Approved First Floor Plan



Proposed First Floor Plan

Policy Considerations

1.3 **Unit Mix** - The Extant Consent grants permission for 7 x 3 bedroom units. The proposed amendments will result in an improved choice of homes at the Site providing 3 x 3 bedroom units and 4 x 4 bedroom units. Policy H6a Housing Mix states that new residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The greatest need, based on market homes, is for 3 beds (52%) and for 4 beds (21%) as shown in the table below, therefore the proposed mix provides homes in response to the greatest areas of demand. The development is limited in scale, providing only 7 units, which does limit the scope to provide a range of units whilst also making best use of land.

| Type | Number of bedrooms | Percentage |
|-----------------------|--------------------|------------|
| Market Housing | | |
| Flats | 1 bedroom | 4% |
| Flats | 2 bedrooms | 4% |
| Houses | 2 bedrooms | 13% |
| Houses | 3 bedrooms | 52% |
| Houses | 4 bedrooms | 21% |
| Houses | 5+ bedrooms | 6.5% |

Table 102 from the VALP

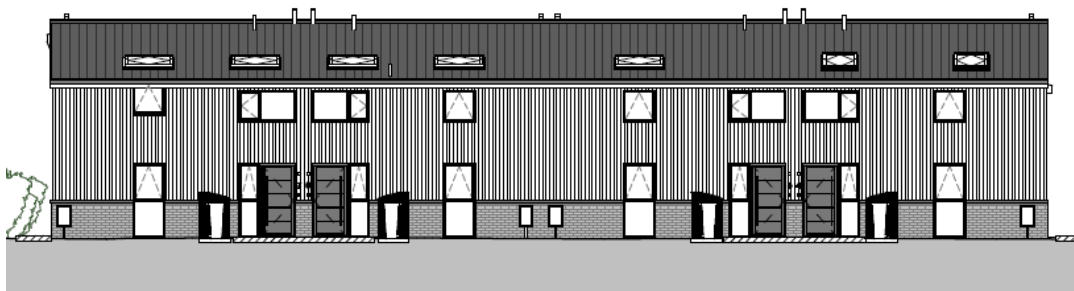
1.4 **Parking Standards** - Appendix B of the VALP sets out residential parking requirements associated with Policy T6. It requires that 2.5 spaces are provided per 3 bedroom dwelling. Accordingly, 18 spaces were provided across the Site for the Extant Consent. Four bedroom units must provide 3 spaces as an optimum, as set out in the table below. As the mix now includes 4 x 4 beds, the parking requirement has increased to 21 spaces, as shown on the submitted plans.

| Bedroom numbers | Standards (optimum) | Exception |
|---|---------------------|--|
| 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 |

Table 1, Residential Parking Standards Appendix B of the VALP

1.5 Manoeuvring within the Site can still be achieved sufficiently, as shown on the swept path that is submitted with the application.

1.6 Design and Appearance - Minor alterations to the external appearance are proposed through, with changes to the fenestration. The changes are minor overall, with no significant deviations from the approved plans. The approved and proposed front elevations are shown below.



Proposed Front Elevation



Approved Front Elevation

Governing Legislation

1.7 Section 73 of the Town and Country Planning Act 1990 provides a route for minor amendments to planning permissions to be made through changing the planning conditions attached to a decision. The NPPG provides that an application pursuant to S73 can be used to make a material amendment by varying or removing conditions associated with a planning permission. There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission.

1.8 It goes on to state that provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider whether the scale or nature of the change warrants consultation, in which case the authority can choose how to inform interested parties.

Proposed Amendment to Condition 2

1.9 The amended plans can be formally approved via the minor amendment to Condition 2 set out below in red.

Condition 2: The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and drawing numbers:

- *Drawing No. 300 P1, Proposed Location Plan, received 26 June 2023*
- *Drawing No. 301 P1, Proposed Plans and Elevations (building 1, plots 1-3), received 27 June 2023*
- *Drawing No. ~~302 P1~~ 1094 302 Rev P2, Proposed Plans and Elevations (building 2, plots 4-7) ~~received 27 June 2023~~*
- *Drawing No. 303 P1, Proposed Site Layout Plan, received 16 August 2023*
- *Drawing No. 308, Waste Collection Swept Analysis, received 26 September 2023 and in accordance with any other conditions imposed by this planning permission.*

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

Proposed Amendment to Condition 9

- 1.10 The amended plans can be formally approved via the minor amendment to Condition 2 set out below in red.

*Condition 9: The scheme for parking and manoeuvring indicated on approved drawing number ~~308~~, **1094 303 P2** received by the Local Planning Authority on ~~26 September 2023~~ **5 February 2024** shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.*

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy T6 of the Vale of Aylesbury Local Plan (2021).

- 1.11 I trust that you have all the information you require to register the application. If, in the interim, you have any queries please do not hesitate to contact myself (lotte@ferioplanning.co.uk) at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,

Lotte Hirst

Director

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Email: lotte@ferioplanning.co.uk

ferio
PLANNING

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Registered in England no: 15135591