

Planning Statement

Woodside, Little London, Wendover HP22
6QQ

Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows, alterations to front entrance, attached garage at lower ground level, and alterations to driveway

On behalf of:

Mr J Burke

February 2024

Ref: 1144

Smith Jenkins Ltd

Milton Keynes Office: 7 Canon Harnett Court, Wolverton Mill, Milton Keynes, MK12 5NF

London Office: Studio 11.2.1, The Leather Market, 11-13 Weston Street, London, SE1 3ER

Tel: 01908 410422

Contents

		Page
1	Introduction	1
2	Background	2
3	Proposals	6
4	Planning Policy	7
5	Planning Assessment	10
6	Summary and Conclusions	16

1 Introduction

- 1.1 This Planning Statement forms part of a householder planning application submitted to Buckinghamshire Council, on behalf of the applicant Mr Burke for:

“Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows, alterations to front entrance, attached garage at lower ground level, and alterations to driveway”

- 1.2 The application site known as ‘Woodside’ forms the existing residential unit and its curtilage. It is set in the open countryside and is within the Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB).
- 1.3 This application follows planning permission reference 23/00651/APP for extensions and alterations to the existing dwelling. The proposals have been updated since this time and permission is now sought for these changes which include a new entrance to the front elevation, an attached garage at lower ground level and alterations to the driveway within the site.
- 1.4 This Planning Statement has been prepared to consider the development against the NPPF, the Development Plan and all other material planning considerations.
- 1.5 It is considered that the planning application submission provides sufficient information to allow Buckinghamshire Council to properly consider the application.
- 1.6 The remainder of the report is set out as follows:

Section 2, Site Context, Pre-Application Advice and Planning History: provides a description of the site and the surrounding area and planning history of the site.

Section 3, Proposed Development: provides a detailed description of the proposed development.

Section 4, Planning Policy: sets out the planning policy framework against which the planning application should be assessed.

Section 5, Planning Assessment: provides an analysis of the material planning considerations pertinent to the proposed development and provides a detailed justification for the development.

Section 6, Summary and Conclusions: summarises the key features and benefits of the proposed development and the reasons as to why planning permission should be granted.

2 Background

- 2.1 The application site is a detached dwelling known as Woodside. The house is sited at the west side of a large plot in an elevated position, with ground levels sloping down to the south and east. The house is arranged over three floors, with a lower ground level, the main living accommodation on the ground floor and the bedrooms on the first floor within the roof space.



Figure 1: Aerial image of site location

- 2.2 The front of the house faces east over the large front garden. It is finished in materials of brick with flint infill, horizontal timber boarding with a tiled roof. There is a large timber balcony to the front elevation. The garden is tiered and contains a tennis court, garden store and detached garage. At the rear there is a large patio area and steps leading down from the ground floor to the lower ground floor level with a brick retaining wall.
- 2.3 The site is set in the open countryside with fields and a wooded area to the north, and fields to the south and west. There is one neighbouring dwelling on the land to the east known as Hampden Way.
- 2.4 The site is located within the Metropolitan Green Belt and within the Chilterns Area of Outstanding Natural Beauty (AONB). The site is not in a Conservation Area and none of the trees on the site are covered by a Tree Preservation Order. There are no listed buildings on or near the site.
- 2.5 There is a public right of way to the south of the site along part of the access which extends along the west boundary, as shown in figure 2 below:



Figure 2: Location of public footpath

2.6 The vehicle access to the site leads from Little London and is an unmade single lane track. The public right of way runs along the line of part of the access track. The access leads to a block paved parking/turning area and a detached garage. To the south side of the garage there is an area of concrete hard standing.

Planning history

2.7 The existing dwelling on the site was granted planning permission as a replacement dwelling under application reference 02/01292/APP and amended under application reference 03/00757/APP.

2.8 In 2023 a planning application was submitted under reference 23/00651/APP for:

“Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows and external alterations”

2.9 The application was approved on 6th April 2023 under delegated powers. The delegated report confirmed that the extensions would be contemporary in appearance but would have a high quality and sympathetic design which would respect the character of the dwelling and the Chilterns AONB. The extensions were also considered to comply with the volume increase limitations set out in Policy S4 of VALP, and would be low level with glazing so would have a minimal impact on the openness of the Green Belt.

2.10 The full planning history for the site is set out below.

Planning History		
Application reference	Description	Decision
23/00651/APP	Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows and external alterations	Approved 06/04/23
17/00244/ACL	Retention of garden store	Certificate Issued 20/03/17
16/04556/ACL	Detached garage	Certificate Issued 08/02/17
10/01604/APP	Alteration and side extension to existing garage	Approved 28/09/10
08/02172/APP	Alterations to roof and single storey side extension to existing garage	Approved 24/10/08
03/03136/APP	Retention of temporary caravan whilst building works take place	Approved 21/01/04
03/01879/APP	Erection of fencing around tennis court	Approved 19/09/03
03/00757/APP	Erection of replacement dwelling	Approved 13/05/03
02/01292/APP	Erection of one dwelling	Approved 27/06/02
02/01297/APP	Temporary siting of caravan whilst building works take place	Approved 27/06/02
01/02018/APP	Alterations and extensions to dwelling and garage - amendment to planning permission 00/0290/APP	Approved 05/10/01
00/02960/APP	Front extension to lower, ground and first floors, porch, raising to roof to provide additional accommodation including dormers and gables, and demolition of existing garage and erection of replacement carport with sundeck over.	Approved 22/02/01
98/01845/APP	Erection of double garage	Approved 05/11/98

89/02757/APP	Continued use of room as office	Approved 01/08/90
87/01493/APP	Erection of dwelling	Refused 08/10/87
87/01398/APP	Use of room as office	Approved 17/09/87
82/00872/AV	Single storey side extension	Approved 14/07/82
80/00214/AV	Demolition of existing timber framed dwelling and erection of new chalet style dwelling	Approved 15/05/80
75/01246/AV	Erection of one dwelling house and garage	Refused 06/11/75

3 Proposals

3.1 The proposed development at the site for which planning permission is sought comprises:

“Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows, alterations to front entrance, attached garage at lower ground level, and alterations to driveway”

3.2 The application proposes amendments to the development permitted under reference 23/00651/APP, including a new entrance to the front elevation, an attached garage at lower ground level and alterations to the driveway.

3.3 The application proposes to demolish the existing detached garage and replace with an attached single storey extension on the south side of the house which would create a covered swimming pool. The extension would have curved elevations in flint panels with glazing, and a flat sedum roof.

3.4 There would be a new balcony which would wrap around the south side of the dwelling and would have a glass balustrade and brise soleil for shading. The proposals include 2 new dormer windows on the north and south facing roof slopes of the property. These would serve existing bedrooms and would have flat roofs finished in metal, with juliet balconies. There would be external alterations to the dwelling comprising of replacing existing openings on the front elevation. The curved glazing to the dwelling proposed under 23/00651/APP has been removed from the scheme.

3.5 The front entrance would extend from lower ground level to the first floor and would enlarge the existing first floor dormer on the front elevation. The new entrance would enable access at lower ground level on the front elevation which currently does not exist (lower ground access is only available through the utility room at the rear). The entrance would increase the glazing to the front elevation and allow light to the central areas of the property.

3.6 The proposed garage would be located at the northern part of the site, attached on the eastern (front) side of the property. It would be set at the same level as the lower ground floor and would be set into the slope of the site, creating an undercroft parking area. The face of the garage would be finished in stone to form a façade which would match the materials of the pool extension. The garage would be concealed when viewing the front elevation of the property.

3.7 All of the existing boundary planting and the existing vehicular access would be retained. The existing driveway would be extended in front of the existing dwelling to allow vehicle access into the garage and replacement surface parking. This would then extend around the site to create a circular driveway.

4 Planning Policy

- 4.1 This section of the report provides an overview of the relevant national and local planning policy context, which has informed the application proposals.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “*where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.*”
- 4.3 In the context of the current planning application, the development plan comprises the Vale of Aylesbury Local Plan (VALP) and the Wendover Neighbourhood Plan (WNP). The National Planning Policy Framework (NPPF) (2023) is a material consideration.

National Planning Policy Framework (NPPF)

- 4.4 The updated NPPF was published in December 2023 and sets out the Government’s planning policies for England and how they are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development should be determined in accordance with the Development Plan unless other material considerations indicate otherwise (Paragraph 2).
- 4.5 Section 12 provides guidance on achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interested parties throughout the process.
- 4.6 Paragraph 135 advises that planning policies and decisions should ensure that developments:
- *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;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *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);*
 - *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;*
 - *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*

- *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.*
- 4.7 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes, Conversely significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.8 Section 13 of the NPPF relates to protecting Green Belt land. Paragraph 152 states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 4.9 Paragraph 153 states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 4.10 Paragraph 154 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, but also identifies exceptions to this presumption of new buildings being inappropriate development in the Green Belt including:
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 4.11 Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Vale of Aylesbury Local Plan (2021)

- 4.12 The following policies in the VALP are relevant to the consideration of this application:
- S4 – Green Belt
 - NE3 – The Chilterns AONB and Setting
 - NE4 – Landscape Character and Locally Important Landscape

- NE5 – Pollution, Air Quality and Contaminated Land
- BE2 – Design of New Development
- BE3 – Protection of the Amenity of Residents
- C4 – Protection of Public Rights of Way
- T6 – Vehicle Parking
- T8 – Electric Vehicle Parking

Wendover Neighbourhood Plan (2020)

4.13 The following policies are relevant to the consideration of the application:

- SD1 – Design for Sustainable Developments within the Neighbourhood Plan
- SD2 – Design for Sustainable Developments – Parking

Other Material Considerations

4.14 The following documents are also relevant to the consideration of this application:

- National Design Guide
- Vale of Aylesbury Design SPD
- Chilterns AONB Design Guide
- Chilterns AONB Management Plan

5 Planning Assessment

5.1 This section of the report seeks to address the key planning issues associated with the proposal and demonstrates its compliance with adopted planning policy.

5.2 The following key issues have been identified:

- a) Principle of extensions to the dwelling in the Green Belt;
- b) Design approach and impact on the character and appearance of the site, the Green Belt and the surrounding landscape including the AONB;
- c) Residential amenity;
- d) Parking provision.

5.3 We consider each of these in turn below:

Principle of extensions to the dwelling in the Green Belt

5.4 The NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (paragraph 154).

5.5 Policy S4 of VALP 'Green Belt' states that small scale development will be supported provided that their provision preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Small scale development includes extensions and alterations to buildings that are not out of proportion with the original building, normally no more than 25-30% volume increase of the original building.

5.6 The original dwelling on the site was a timber framed dwelling that was replaced with a bungalow following planning permission in 1980 (reference 80/00214/AV). Various permissions between 1982 and 2001 permitted extensions to the property including a roof extension with dormer windows, a porch and double garage.

5.7 Planning permission has been granted under reference 23/00651/APP for extensions and alterations to the dwelling, mainly comprising a pool house extension to the south side but also other small scale extensions to the dwelling. The delegated report confirms that the proposals would be acceptable in principle as the extensions would comply with the 25-30% volume increase limitations set out in Policy S4 of VALP.

5.8 This current application has been designed by a new architect and the floor area and volume figures have been reviewed. Unfortunately the calculations in the original application were inaccurate and these have now been corrected. The existing volume is 1634m³ and the existing footprint is 707m². The calculation of the proposed footprint and volume increases compared to the existing are set out below and confirm the extensions would result in a 28% increase in volume and 34% increase in floor area (GIA).

Volume (m ³)		% increase	Floor area (GIA) (m ²)		% increase
Existing	Proposed		Existing	Proposed	
1634	2102	28%	707	949	34%

- 5.9 The scale of the proposed extensions in this application represent a small increase over the previous approved scheme but remain proportionate to the existing dwelling. The proposed volume increase would be within the 25-30% increase range set out in Policy S4 of VALP. The proposed increase in floor area would be slightly higher than the 30% in Policy S4, however it is noted in this Policy that the wording states that extensions that are not out of proportion with the original building will be supported, normally no more than 25-30% volume increase. Policy S4 refers to volume increases but is silent on the matter of floor area increases. In this case the floor area increase is considered to be proportionate and the 34% increase would not result in any conflict with Policy S4 of VALP.
- 5.10 Overall the scale of the proposed extensions would be proportionate and in accordance with Policy SP4 of VALP and the NPPF, and are therefore acceptable in principle.

Design approach and impact on the character and appearance of the site, the Green Belt and the surrounding landscape including the AONB

- 5.11 Policy BE2 of VALP 'Design of New Development' states that 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.
- 5.12 Policy NE3 'The Chilterns AONB and Setting' states that the Chilterns Area of Outstanding Natural Beauty (AONB) is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. Proposals for any major development affecting the AONB must demonstrate they:
- A. conserve and enhance, in accordance with criteria f-m below, the Chiltern AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation
 - B. are appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment
 - C. within the AONB areas, meet the aims of the statutory Chilterns AONB Management Plan, making practical and financial contributions as appropriate;

- D. within the AONB area, have had regard to the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character, and
- E. avoid adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.

Any other (non-major) development can also have an impact on the AONB and its setting and will be required to meet criteria a., d. and e. above. Any development likely to impact on the AONB should provide a Landscape and Visual Impact Assessment (LVIA) in line with the Guidelines for Landscape and Visual Impact Assessment - version 3 or as amended.

5.13 Policy NE4 'Landscape Character and Locally Important Landscape' states that development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:

- A. minimise impact on visual amenity
- B. be located to avoid the loss of important on-site views and off-site views towards important landscape features
- C. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
- D. carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)
- E. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- F. ensure that the development is not visually prominent in the landscape, and
- G. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

Development will be supported where appropriate mitigation to overcome any adverse impact to the character of the receiving landscape has been agreed. Where permission is granted, the council will require conditions to best ensure the mitigation of any harm caused to the landscape.

5.14 Policy SD1 of the WNP 'Design for Sustainable Developments within the Neighbourhood Plan' states that proposals that accord with other Plan policies will be supported provided that:

- Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, reflect the character and scale of the surrounding buildings and of distinctive local landscape features.
- It sustains and enhances the significance of any heritage asset and/or the special interest, character and appearance of the assets including their settings.
- It retains and enhances natural boundaries, including hedgerow and water courses, which contribute to visual amenity or are important for their ecological value.
- It retains and considers the distinctive qualities of the Local Green Spaces within the settlement.

- It does not unacceptably affect neighbouring properties by way of loss of privacy, daylight, generation of noise or fumes, visual intrusion or loss of amenity.
- 5.15 Planning permission has been granted under reference 23/00651/APP for extensions and alterations to the dwelling, as described above. The delegated report confirmed that the extensions would be contemporary in appearance but would have a high quality and sympathetic design which would respect the character of the dwelling and the Chilterns AONB. The extensions were also considered to comply with the volume increase limitations set out in Policy S4 of VALP, and would be low level with glazing so would have a minimal impact on the openness of the Green Belt.
- 5.16 The impact of the pool extension and alterations to the dwelling (alterations to windows, brise soleil and dormers) have already been considered under application 23/00651/APP.
- 5.17 This current application proposes to alter the dwelling with a new glazed entrance on the front elevation which would extend from lower ground level to ground level and replace the first floor dormer window. This would be a glazed extension which would continue the high quality and contemporary theme of the property. The entrance would also create a principal entry on the front elevation at lower ground level which is not currently available as the only lower ground access into the dwelling is on the rear into the utility room. The curved windows in the previous scheme have been removed in order to simplify the elevations of the dwelling. Overall this extension would respect the appearance of the property and would not result in any harm to the landscape character of the AONB.
- 5.18 This application also includes a new attached garage, located at the northern part of the site, attached on the eastern (front) side of the property. It would be set at the same level as the lower ground floor and would be set into the slope of the site, creating an undercroft parking area. The face of the garage would be finished to match the materials of the pool extension. The garage would be low level and concealed when viewing the front elevation of the property. The proposed siting of the garage and the proposed design and materials would ensure that there would not be any additional impact on the openness of the Green Belt and landscape character of the AONB compared with the approved scheme.
- 5.19 The existing driveway would be extended in front of the existing dwelling to allow vehicle access into the garage and replacement surface parking. This would then extend around the site to create a circular driveway. This would all be contained within the existing residential curtilage and would not have any above ground impact, and would therefore preserve the openness of the Green Belt and the AONB.
- 5.20 Overall the amended design within this revised application will create a modernised dwelling with design details to complement the existing dwelling. The extensions would be contained within the existing residential curtilage and the impact on the site and surrounding area including the AONB would be minimised. The high quality of the design including use of traditional flint would respect the character of the Chilterns AONB. There would not be any adverse impact on important public views or skylines and all existing established boundary planting would be retained. The impact on light pollution would not be significantly different compared to the existing dwelling and the approved scheme under 23/00651/APP. The proposals would not have any impact on the nearby public right of way as this is situated outside the site boundary. The proposals comply with Policies BE2, NE3 and NE4 of VALP, SD1 of the WNP, the NPPF, the National Design Guide, Chilterns AONB Design Guide and Vale of Aylesbury Design SPD.

Residential amenity

- 5.21 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. 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.
- 5.22 The existing dwelling occupies a large plot which ensures a generous amount of separation from the neighbouring dwelling which is set to the east. There is substantial planting on the eastern boundary of Woodside that provides screening between the properties.
- 5.23 The Council did not raise any concerns regarding impact on amenity with the previous application. The current proposal is for a single storey pool extension on the south side of the existing dwelling, together with the front entrance, attached garage and driveway alterations. The proposed garage would be set at lower ground level and would not have any impact on the amenities of the neighbouring dwelling. The proposed alterations to the entrance would increase glazing to the front elevation however the impact on amenity for the neighbour would not be any greater as the separation distance of around 65m and the boundary screening would provide mitigation.
- 5.24 Due to the small scale of the proposals, the generous size of the site and the retained boundary planting, the proposed extensions would not have any impact on the neighbour in terms of access to light, outlook or privacy. The proposal would respect the residential amenities of the neighbouring dwelling and improve amenity for existing occupiers, and therefore the development complies with Policy BE3 of VALP, SD1 of the WNP, and Paragraph 135 of the NPPF.

Parking provision

- 5.25 Policy T6 of VALP 'Vehicle Parking' states that all development must provide an appropriate level of car parking, in accordance with the standards set out in Appendix B.
- 5.26 Policy SD2 'Design for Sustainable Developments – Parking' states that parking required for development in the neighbourhood area will be supported provided that:
- Provision for off-street car parking spaces is made in accordance with the standards set out in the Local Plan, and having regard to guidance published by both the District and County Councils, 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.
 - Where a clear case can be demonstrated that off street car parking provision cannot be made, every effort is to be made to use reasonable alternatives.
 - Any car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.
 - Provision of cycle racks and electric vehicle charging points shall also be taken into account, where appropriate.
- 5.27 The existing car parking provision on the site comprises of an open fronted garage and block paved parking area for around five cars. The garage would be demolished as part of the proposals to allow for the pool extension.

- 5.28 The Council did not raise any concern with the previous application regarding impact on parking provision. The current proposal amends the garaging for the property by introducing a new attached garage to replace the existing. This would be positioned at the northern part of the site, attached on the eastern (front) side of the property. The existing driveway would be extended in front of the existing dwelling to allow vehicle access into the garage and replacement surface parking. This would then extend around the site to create a circular driveway and would aid manoeuvrability on the site.
- 5.29 The proposed parking areas would easily accommodate sufficient parking spaces to comply with the parking standards for a four bedroom dwelling set out in Appendix B of VALP. Cycle storage will continue to be accommodated within the large garden store adjacent to the tennis courts. Electric vehicle charging is already provided for at this property and this would be maintained. Overall the proposal complies with Policies T6 and T8 of VALP and Policy SD2 of the WNP.

6 Summary and Conclusions

6.1 This Planning Statement is submitted in support of an application for full planning permission for:

“Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows, alterations to front entrance, attached garage at lower ground level, and alterations to driveway”

6.2 This application follows planning permission reference 23/00651/APP for extensions and alterations to the existing dwelling. The proposals have been updated since this time and include a new entrance to the front elevation, an attached garage at lower ground level and alterations to the driveway within the site.

6.3 Overall the proposal would result in a volume increase of 28% which is within the 25-30% volume increase set out in VALP and would therefore be proportionate and acceptable in principle.

6.4 The siting and design of the extensions would ensure that the proposal would respect the character and integrity of the existing dwelling and would not have any wider impact on the site or surrounding area including the Chilterns AONB. The proposal would not have any impact on the amenities of neighbouring properties or on parking provision.

6.5 This Planning Statement has demonstrated compliance with Vale of Aylesbury Local Plan, the Wendover Neighbourhood Plan, the National Planning Policy Framework, National Design Guide, Chilterns AONB Design Guide and the Vale of Aylesbury Design SPD. As such we trust that the Local Planning Authority will find the proposals acceptable and that planning permission will be granted accordingly.