

12th February 2024

Planning Growth and Sustainability Directorate
Buckinghamshire Council – Aylesbury Vale Area
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Our Ref: 1144

Dear Sir

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
Woodside, Little London, Wendover HP22 6QQ

On behalf of our client, Mr Burke, we have today submitted a householder planning application via the Planning Portal (reference PP-12722583) for the above development.

The planning application comprises the following documents:

- Planning application forms, duly completed;
- This letter;
- Existing Site and Location Plan, drawing no. 230522/PL01;
- Existing Floor Plans, drawing no. 230522/PL02;
- Existing Elevations and Section, drawing no. 230522/PL03;
- Proposed Lower Ground and Ground Floor Plan, drawing no. 230522/PL08A;
- Proposed First Floor Plan and Elevations, drawing no. 230522/PL09A;
- Proposed Site Plan, drawing no. 230522/PL10C;
- Proposed Section, drawing no. 230522/PL11;
- Planning Statement, prepared by Smith Jenkins; and
- Ecology and Trees Checklist.

Please provide confirmation of receipt of the application in due course. The application is submitted as a free resubmission within 12 months of the determination of application 23/00651/APP which was approved on 6th April 2023.

Woodside is a substantial detached dwelling set over three floors, on a large plot within the Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB). The existing dwelling is the second replacement dwelling on the site, following earlier planning permissions granted in 1980 and 2003.

Planning permission was granted on 6th April 2023 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'

This householder planning application seeks permission to amend the proposals by creating a new entrance to the front elevation, an attached garage at lower ground level, and alterations to the driveway to improve the parking and manoeuvrability on site.

Full details of the application and assessment of the development against the relevant Policies of the Vale of Aylesbury Local Plan, the made Wendover Neighbourhood Plan, the National Planning Policy Framework and relevant design guidance are set out within the accompanying Planning Statement.

Should you have any queries in relation to the application please do not hesitate to contact me.

Yours sincerely



Jennie Harris MRTPI
Associate Director
Smith Jenkins Ltd

Enc.