

Proposed single storey extension.

17 Watermill Way Weston Turville
Buckinghamshire HP22 5SR

Planning and Design and Access Statement

Introduction

Studio Charrette has been commissioned by Selwyn Davies to prepare a householder planning permission for a single storey rear extension at 17 Watermill Way Weston Turville Buckinghamshire HP22 5SR.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location and block plan;
- Existing and proposed floor plans and elevations;
 - Ecology and Trees Checklist.

Application Site

The application site is an existing semi detached residential bungalow. The property is at located at the north western end of Watermill Way has an existing detached garage and driveway for off street car parking and an existing front dormer.

The property is set back from the public highway and is located within a predominantly residential area.

The surrounding street scene is characterised by residential properties all located within similar sized plots. The majority of existing properties within the street scene are two storeys in height but the application site forms part of a pair of semi detached bungalows with accommodation in the roof space with front dormer windows and roof lights.

The property is not listed and is not in a conservation area. The site is located within the Chilterns Beechwoods SAC Zone of Influence (exemption for extensions) and within an Amber Impact Zone for Great Crested Newts. There is a public footpath towards the rear and the property currently has a single storey conservatory extension which would be removed to construct the proposed extension.

Figure 1: Site Location Plan



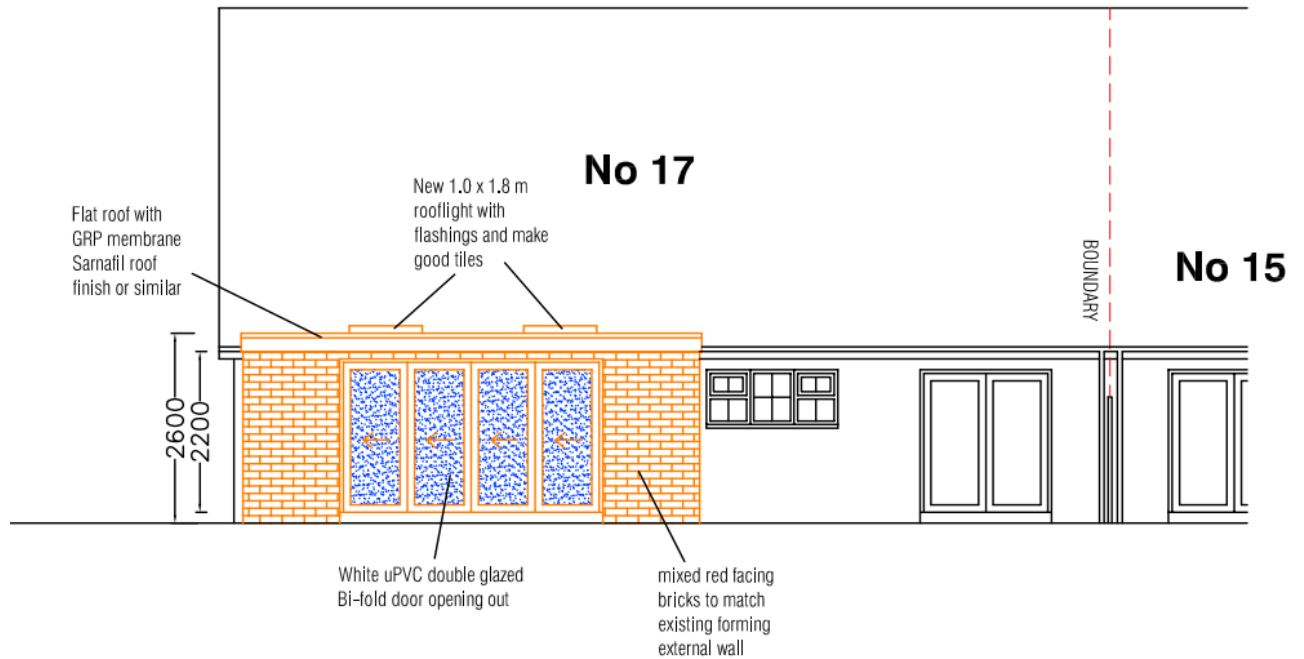
Planning History

Nothing of significant relevance. It is noted that the immediate neighbour has a rear extension of the same size as that proposed here.

The Proposal:

The proposal is for a single storey flat roof rear extension with 2 roof lights. The extension would not occupy the full width of the existing dwelling and would be set away from the boundary with number 15 towards the south. The extension would have a maximum roof height of 2.6 metres excluding the 2 small rooflights and would be constructed of matching materials.

Fig 4: Proposed elevation



Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)
National Planning Practice Guidance

Local Planning Policy:

Development Plan:
Vale of Aylesbury Local Plan (September 2021):

T6: Vehicle Parking
BE2: Design of New Development
BE3: Protection of Amenity
C4: Protection of Public Rights of Way
NE1: Biodiversity & Geodiversity

Buckinghamshire Minerals and Waste Local Plan (July 2019):
Policy 1: Safeguarding Mineral Resources (exception for extensions to existing dwelling house under Box 1)

Assessment

Paragraph 8 of the NPPF (2021) explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is for a ground floor extension. This is within a predominantly suburban residential location and integrates with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

Paragraph 126 in Section 12 of the NPPF states that '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.

Due to its location in a residential area, the proposed extensions would be of an appropriate size and design including materials and would represent a subservient form of development which would satisfactorily integrate with the appearance of the host dwelling.

The area is characterised by dwellinghouses set in similar sized plots. There is a strong pattern of development in this locality and part of the character is the result of the spacing between buildings. A number of extensions to properties at the side and rear have been undertaken in this locality.

Policy requires all developments to be of the highest possible quality and respond positively to their context. In this case given the variety of extensions in the locality and the primarily residential nature of the area it is our view that the proposals comply with this requirement.

Policy requires that development must not have a detrimental effect on highway safety and patterns of movement, must provide appropriate access and have regard for the Council's Standards in terms of highway and pedestrian safety. In this case the proposed extension is towards the rear. It would not increase the number of bedrooms at the property nor impede on any existing parking or access requirements.

The extension would project from the rear wall of the dwelling and would be obscured by the existing built form when viewed from the public domain. It would comply with the recommended 45-degree test for extensions outlined within the Council's Design SPD.

Taking into consideration its limited width and size, it would be largely obscured when viewed from neighbouring properties. Subsequently it is not considered the proposals would adversely impact the amenity of the adjoining and neighbouring properties in terms of loss of light and over-dominance.

The extension is of a modest design. The surrounding area has a number of flat roof rear extensions of varying design and scale and therefore the flat roof extension does not detract from the character of the area. It is subservient to the host dwelling, harmonises with the existing built form and materials and it matches with the main dwelling. It is therefore considered that the extension does not have a material impact on the character and appearance of the area. The extension respects the character and form of the existing dwelling and the surrounding pattern of development and would therefore be in accordance with Section 12 of the NPPF, and the Council's adopted Local Plan as referenced above.

Taking into consideration the orientation of the site, the location and size of the extension and the distance towards boundaries, the extension does not have any detrimental loss of light or privacy to the occupants neighbouring properties. It does not cause overlooking to any other dwellings.

It is considered that the proposed development would not have a material impact on the residential amenities of any neighbouring properties and would be in accordance with Section 12 of the NPPF, and Local Plan Policy referenced above.

The proposal creates additional room for the property, the proposal is considered to comply with the relevant policies, the supplementary planning document and the NPPF and amounts to Sustainable Development.

Conclusion:

Following a review of the proposal's applicable policy and material considerations, it is our professional view that the development is in compliance with all applicable policies as illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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