

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Chamber, Town Council Offices, Buckingham, on Monday, 26<sup>th</sup> April 2004 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath  
Town Clerk

### AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on 5<sup>th</sup> April 2004
4. To consider planning applications received from AVDC, and other applications.
5. To receive for information details of planning decisions made by AVDC as per “Bulletin” and Reports to Development Control received.
6. Any other planning matters
  - 6.1 To receive a report from Cllr. Strain-Clark on proposed alterations to Regional Planning Guidance, SE Regional Mineral Strategy
7. Correspondence
  - 7.1a 04/00199/APP 6 Kestrel Way: AVDC reasons for decision contrary to BTC response (appended, p4)
  - 7.1b 04/00252/APP 6 Portfield Way: AVDC reasons for decision contrary to BTC response (appended, p4)
8. Chairman’s items for information

To:

Cllr J. Barnett	Cllr. H. Mordue	
Cllr.P. Desorgher	Cllr P. Stevens	(Chairman)
Cllr R. Lehmann	Cllr P. Strain-Clark	
Cllr G. Loftus	Cllr R. Stuchbury	(Mayor)

A public session of no more than 15 minutes will be held prior to this meeting at 7pm if required

**PLANNING APPLICATIONS**

26<sup>th</sup> April 2004

	App. No.	Particulars
1.	04/00746/APP	7 Pitchford Avenue Rear conservatory <i>Coombes</i>
2.	04/00748/APP	1 Benthill Cottages Conservatory <i>Bennett</i>
3.	04/00855/APP	10 Gifford Place Front and rear single storey extension <i>Austin</i>
4.	04/00857/APP	Rear of 3 West Street Renewal of 02/00683/APP – change of use to alcohol-free bar <i>Pennington</i>
5.	04/00585/APP	10 Adams Close Rear dormer window for loft conversion <i>Hodson</i>
6.	04/00871/ALB	59 Nelson Street Relocation of bathroom <i>Vanstone &amp; Bryan</i>
7.	04/00869/APP	8 Middlefield Close First floor extension <i>Hemming</i>
8.	04/00872/APP	24 Page Hill Avenue Two storey side extension <i>Brown</i>
9.	04/00907/APP	25 Moreton Drive Part first floor and ground floor side extension <i>Sayer</i>
10.	04/00909/APP	31 Western Avenue Two storey side and front extension <i>Comley &amp; Hyde-Walsh</i>
11.	04/00940/APP	48 Meadow Gardens Conservatory <i>Rooney</i>
12.	04/00954/APP	44 Aris Way Insertion of dormer windows to front and rear elevation of garage to create additional accommodation at first floor level <i>Thirkettle</i>
13.	04/00972/APP	1 Glynswood Road Single storey front and single storey rear extension <i>Brown</i>
14.	04/00998/ALB	6 Castle Street

W.P.26th April 2004

2 of 4

02/03/2015

Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting

Internal alterations and repairs  
*Warren-Thomas*

15. 04/01009/ATP 4 Bostock Court  
Pollard one willow tree  
*Taylor*

#### **PLANNING DECISIONS PER BULLETINS**

##### **APPROVED**

03/02703/APP 19 Kestrel Way	Single st.front & rear extns & alts to existing access	Support
04/00180/APP Braeside,Lenboro'Rd.	Conservatory to rear	Support
04/00199/APP 6 Kestrel Way	Part 2st. & part 1 <sup>st</sup> floor extension	Support
04/00252/APP 6 Portfield Way	Single storey side and rear extension	Oppose
04/00253/ALB Buckingham Lodge	Various restoration works and decoration	Support

##### **REFUSED**

03/02863/APP Stowefield,Stowe Ave.	Erection of one detached dwelling	Support
04/00173/ALB 3 Manor Street	Demol. brick outbuilding and conversion & alteration to basement	Support

#### **APPEAL LODGED**

03/02863/APP Stowefield,Stowe Ave. Erection of one detached dwelling (BTC supported)

#### **REPORTS TO DEVELOPMENT CONTROL**

Reports on the following applications have been received and are available in the office

03/02863/APP Stowefield,Stowe Ave. Reasons for the basis of AVDC's statement in the appeal.  
04/00425/APP 53 Deerfield Close Two storey and part first floor side extension

##### **SITE VISITS**

03/02897/APP Pine Lodge, Avenue Rd. Demolition of existing bunglaow and erection of 4 dwellings  
03/03202/APP Land between Brookfield Lane and Chandos Rd. Demolition of Grenville Cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and 2 semi-detached dwellings

#### **SUPPLEMENTARY ITEMS**

##### **Agenda 7.1a**

W.P.26th April 2004

3 of 4

02/03/2015

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04/00199/APP 6 Kestrel Way Part two storey and part first floor extension

BTC response: *Members expressed concern that the extension was not clearly subsidiary to the existing building, and thus affected the street scene, giving the appearance of a terrace block.*

AVDC: "It was acknowledged in the report that was presented to the Committee that the proposed extension would not be set down from the roofline or back from the front elevation of the main dwelling. However the proposals would replicate the existing gable end to the southern side of the front elevation, thus creating a dwelling that would be symmetrical in its appearance. The setting down or back of the proposed extension would not compliment this and would lead to the proposals being overly fussy in their appearance. Therefore in this instance, it was considered that the setting down and back of the proposed extension would not be appropriate as it would detract from the overall aim of the design.

With regard to the street scene and appearance of a terraced block, it was considered that the proposals would accord with the advice set out in the Design Guide on Residential Extensions in that the proposed extension would be set in 1m from the shared boundary at first floor level. The existing garage extends up to the shared boundary but as the proposals would be set in 1m at first floor level, a gap would remain between this dwelling and the neighbouring property. As such it was considered that the proposals would not create a terraced block. The proposals would also not have an adverse affect upon the street scene as although the surrounding properties are of a similar appearance, they all vary in detailing and scale. It was therefore considered that the extension of this dwelling would not detract from the street scene or other properties in the locality."

#### **Agenda 7.1b**

04/00252/APP 6 Portfield Way Single storey side and rear extension

BTC response: *Members criticised the piecemeal design of the extension and the pitched roof with the ridge at right angles to the road, which was at variance with the general street scene. Overall the extension to the footprint of the property seemed excessive.*

AVDC: "It was considered that although the proposal would come forward of the face of the main dwelling it would not project beyond the front of the porch and would remain set back from the adjacent garage. Being at single storey it was not considered that the garage would be dominant in the street scene and would not result in a terracing effect especially as the roof would be hipped and only 1.5m higher to the ridge than the adjoining flat roofed garage. There would also be a gap between the main dwelling and the roof of then proposal."