



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 04 January 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 9th January 2023, following the Interim meeting of the Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes of the Planning Committee meeting held on 7th November 2022.

[Copy previously circulated](#)

Buckingham



Twinned with **Mouvoux, France;**



Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't..

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan
To receive a verbal report from the Clerk on a Local Plan survey which will be on the February agenda.

5. North Bucks Parishes Planning Consortium
To receive and discuss a verbal update from Cllr. Ralph.

6. Action reports
To receive action reports as per the attached list.

[Appendix A](#)

7. Planning applications
For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 11th January and 8th February 2023 at 2.30pm. Strategic Sites Committee meetings are 19th January and 16th February at 2pm.

Additional information provided by the Clerk

[PL/131/22](#)

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

1. 22/03810/APP 1 Candleford Court, Bridge Street MK18 1GA
Conversion of existing retail space to Community Space Hub.
Hancock [Guinness Partnership]
2. 22/03990/APP 19 Bridge Street, MK18 1AF
Sub-division of existing dwelling and formation of two one-bedroom dwellings in the existing ground floor.
Godhania
3. 22/04055/APP 31 Highlands Road, MK18 1PN
Householder application for conversion of loft space and creation of new first floor with creation of accessible bedroom space to ground floor. Erection of single storey rear extension. Improvements to insulation and energy efficiency.
Sanders
4. 22/04096/APP 118 Moreton Road, MK18 1PW
Householder application for single storey side and rear extensions.
Roche
5. 22/04099/APP Pightle Cottage, Western Avenue MK18 1HP
Demolition of the existing outbuilding and construction of a single-storey annex in the rear garden.
Hebert

The two following applications can be considered together:

6. 22/04142/APP 19 Market Square MK18 1NP *[ex-Lloyds Bank building]*
7. 22/04143/ALB Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access waste and cycle storage.
Blackwell and Coughlan

8. 22/04198/APP Former Little Chef, Buckingham Ring Road MK18 1SH
Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments.
Dwyer Asset Management [for Starbucks]
9. 22/004269/APP 130 Western Avenue, MK18 1LB
Householder application for conversion of garage and construction of 2No bay windows and construction of porch enclosure.
Hardcastle

The following Amendment has been received, for information only:

10. 22/03472/APP 35 Lace Lane, MK18 7RD
Description has been changed from
Change of use from HMO (use class C4) to HMO with seven bedrooms (sui generis)
to
Erection of loft conversion including rear dormer and change of use from HMO (use class C4) to HMO with 7 bedrooms and a maximum of 7 occupants (sui generis) (retrospective).

Not for consultation

11. 22/04152/CPL 7 Grange Close MK18 1JJ
Certificate of Lawfulness for proposed replace[ment] roof with attic trusses, partial hip to garage with full gable and additional roof lights.
Wood
12. 22/04181/HPDE 5 Wren Close MK18 7HA
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.5m [*measured from the back wall of the garage; the projection from the rear wall of the house is 3.02m*], for which the maximum height would be 2.75m, and for which the height of the eaves would be 2.5m.
Chambers
13. 22/04254/CPL 7 Stowe Avenue, MK18 1HT
Certificate of Lawfulness for proposed roof conversion and installation of rear dormer window, side velux roof lights and change lean-to roof over garage to flat roof.
Ainley
14. 22/04292/CPL Stable Cottage, 5 Bridge Street, MK18 1EL
Certificate of lawfulness application for replacement of 6 windows and 1 door.
Marsden

8. Planning decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
22/00797/APP	23 Woodlands Cr.	Erection of fence (retrospective)	Oppose ¹
22/00812/APP	12-13 Market Hill [above M&Co]	Alterations to doors and windows on front, side and rear elevations	No objections
22/03198/APP	Chicana, Avenue Road	Raise roof and form new 1 st floor; two storey front/side and rear extensions	Oppose ²
22/03644/APP	48 Bourton Road	Single storey rear extension	No objections
22/03021/APP 22/03027/ALB	2 White House Cottages, A421	New front porch and detached garage. New gate and crossover	No objections
22/03637/APP	71 Western Ave.	Single storey rear extension	No objections

¹ Reason for opposition – fence too high, and blocking neighbour's view when emerging into road

² Reason for opposition – loss of bungalow to housing stock

Not in our Parish

Application	Site address	Proposal	BTC response
15/00314/AOP	Land to SW of Milton Keynes [Salden Chase]	Up to 1855 dwellings, shopping centre; primary & secondary school; drainage; infrastructure; public transport system	Oppose

Refused

Application	Site address	Proposal	BTC response
22/01692/APP 22/01693/ALB	55 Well Street	Extensive refurbishment & alterations, and a flood barrier	No objections subj. HBO

Reason: inadequate information on, and justification for, proposed works

Withdrawn

Application	Site address	Proposal	BTC response
22/01791/APP	Benthill, London Rd.	Erection of 3 detached dwellings with garages	No objections

9. Buckinghamshire Council Matters

To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

9.1 To receive a report from Cllr. Stuchbury on the new industrial unit at Osier Way. The relevant email from the officer is attached for convenience and reference.

[Appendix B](#)

10. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

11. Buckinghamshire Council Committee meetings

11.1 N. Bucks Area Planning Committee (14th December 2022) *Cancelled*

11.2 Strategic Sites Committee (22nd December 2022) *Cancelled*

12. Enforcement

To report any new breaches.

13. Rolling lists

To receive any updates

13.1 Undecided **OPPOSE & ATTEND/CALL-IN** applications *Held over to next meeting*

13.2 Applications to fell trees *Held over to next meeting*

13.3 Land Grab reports per min. 410/22

To receive details of reports made since the last meeting.

[Appendix C](#)

14. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

15. Chair's items for information

16. Date of the next meeting: Monday 6th February 2023 at 7pm.

To Planning Committee:

Cllr. M. Cole JP	Chairman	Cllr. A. Ralph	Vice Chairman
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	Town Mayor	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	co-opted member
Cllr. L. O'Donoghue			

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
473/22 8/12/22	3 via Consultee In-Tray 3 (Trees) via Comments button (before meeting)			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	229.3	Arrange meeting with Cabinet Member to expedite as minuted	√	Response received from Cllr. Strachan, 24/10/22, refusing meeting.
	404.1/22	Invite officer to meet instead Ask RoW for opening date of public footpath to Gawcott Road	√	<i>Appropriate officer not yet identified.</i> RoW Officer (8/11/22): Presumably the field gate is locked, but I've been in touch with Barratt's about their long term position here as the neighbour, who owns the grass frontage [actually land to the side of No. 31 but fronting the highway], wants to fence it off. The right of way goes through the adjoining black electronic gates and brick piers to High Acre Farm. My colleague, [REDACTED], who you probably know, has historically made enquiries with the owner. Due to the neighbour's fence enquiry, this has reared its head again. We are likely to require the gates moving up that driveway by 10m to 12 m. We just can't give dates at the moment as we don't think Barratt's vehicular access rights into the field [if they now own the land — either them or New College Oxford] translates into providing public right of pedestrian access across the grass frontage. Internal opinion thinks almost certainly, no.
Buckinghamshire Local Plan	229.2	Ask when BTC will be invited to drafting of 'Statement of Community Involvement'	√	
	472/22.3	Pass question to Steve Bowles with permission		

"Find out if you need planning permission" form	229.4	Test system and report. Request Minutes of proposal and agreement	√ √	Request acknowledged. No result as yet
A422 bypass roundabout - left-hand turn separated lane	268.1/22 334.1/22 472/22.4	Circulate drawing Contact C. Urry for information supporting proposal Reminder sent 10/11/22 Town Clerk to invite Mr. Marsh to a meeting on site	√ √ √ √	See agenda 6.4 Response from Highways: (28/10/22): We are just drafting a response and will get something back to you next week David Marsh, Team Leader Central and North Area agenda 6.4, 5/12/22
New green sign, Tingewick Road roundabout	481/22	Needs Cemetery wording blanked out	√	Mr. Essam has this in hand
40 mph limit signs and repeaters	481/22	Not enough	√	Mr. Essam is meeting the developers on site to point out the errors in their installation, including siting, which is not per the drawings. He will report back.
Enforcement reports and queries				
Waste ground next to 12 Bridge Street	410/22	Land being cleared	√	22/00348/ATC was approved in March: Selfset sycamore & Cherry group previously coppiced. Selfset trees growing from rubble close to road. 3 trees over 12.5m DBH. Remove trees to tidy area and allow removal of rubbish/waste BC Planning reports no pre-application discussions or application pending validation. Site checked weekly for any developments.
Land Grab reports	410/22	Create new rolling list for January 2023 agenda	√	Agenda 14.3

Paragon Hire sign, by Old Bourton Road roundabout	481/22	Remove if dangerous/obstructing vision (Green Spaces Team)		
Neighbourhood Plan Review				
Meeting	471/22	Town Plan Officer/Town Clerk/Deputy Town Clerk to set up Working Group meeting		
Other matters				
"Year of the Tree"	648/21	Town Clerk to consider membership of Woodland Trust	√	Corporate Membership not available
	792.1/21	Invite insurance co rep to meeting	√	AXA & NFU contacted; no response as yet
Care Home access, Cornwalls Meadow	729/21	Review after Care Home open		Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of kerbs will provide better protection for the pay and display machine. At the giveaway line, there's a level area to the edge of the parking. They are going to move the drop kerb back to face the landing opposite the care home, rather than giving one diagonal crossing. Where slabs have been put down to the recycling area, these are temporary, and Steve is arranging to get them removed. The wire mesh fence that has been rolled up will be reinstated. He also mentioned that the double yellows are fading, which is outside his scope, but the LAT may need to be nudged once works are complete to have a look at them.
	785/21	Check new kerb and layout; write for long-term plans	√	
	404.2/22			
	472/22.2	Respond asking for better markings/colour to highlight the crossing	√	

S106 balance, Stratford Fields car park	851/21	Suggest possible uses	√	Mr. Rowley reported (25/11/22): Unfortunately, the two Developers who paid the S106 Town Centre Parking Contribution (Bovis & Barratts) have not agreed to re-direct the remaining sum to alternative projects and therefore as this money cannot be spent on the specific purpose stated in the S106 Agreement, the Council will be refunding the balance to the Developers at the end of the ten year period (Feb 2023).It is regrettable we were unable to gain their agreement to fund other projects but I believe the option was worth exploring.
	48.2/22	Write as minuted		
	211/22	Contact BAFC, then Mr. Rowley	√	
	227.1	Do letter of support when project agreed		
	472/22.1	Town Clerk to seek solution		
Osier Way s106	213	Letter to S.Bambrick, refer to Charter	√	Letter sent, response awaited
Overgrown hedge	218	Cllr Willett to note address and inform Estates Manager		
Removal of neighbour comments from website	226	Cllr. Stuchbury to submit written question	√	See agenda 9.1.1
	337/22	All Members to submit comments to Planning Clerk for collation into follow-up question.	√	
Walnut Drive Judicial Review	471/22	Town Clerk to write and thank Cllr. Hardcastle for his efforts		
S106 Quarterly update	480/22	Town Clerk/Deputy Town Clerk to include on relevant Committee agendas		

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

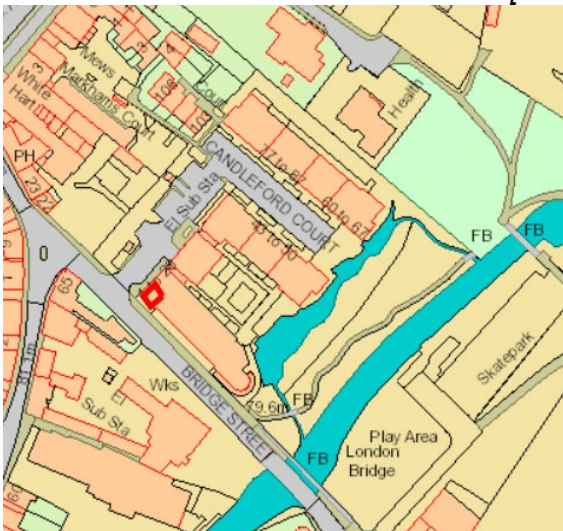
MONDAY 9th JANUARY 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 22/03810/APP

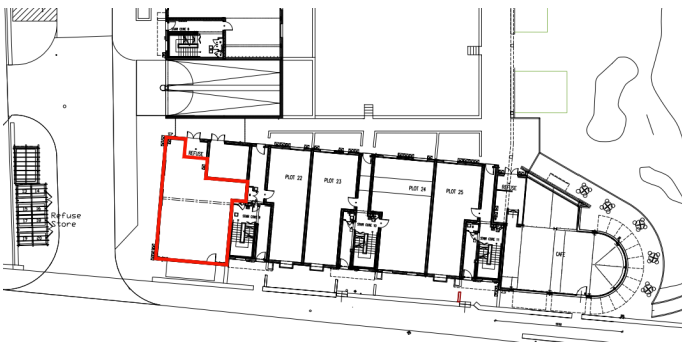
1 Candleford Court, Bridge Street MK18 1GA
Conversion of existing retail space to Community Space Hub
Hancock [Guinness Partnership]



Location plan



Site Plan



Block Plan



Photo:26/12/22

The site is the ground floor corner unit at Candleford Court at the junction of the access road and Bridge Street. It was designated in the original plan as a retail unit, but has never been occupied as such, and though it has had occasional use as a site office, the boarding-up of the shop window has never been removed and the unit made good.

No Design Statement has been submitted so there is no explanation of the alternative layouts proposed, but one seems to include office space and a kitchen in an alcove and rather less seating. Both have a disabled-accessible toilet as well as a regular one. Apart from opening up the windows and changing the

single front door into a double door in the same place no alterations to the exterior are planned. The windowframe material is powder coated aluminium.



Existing (west) side elevation



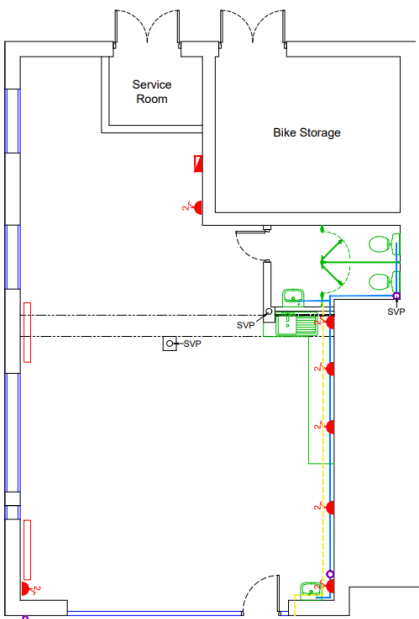
Existing front (south) elevation



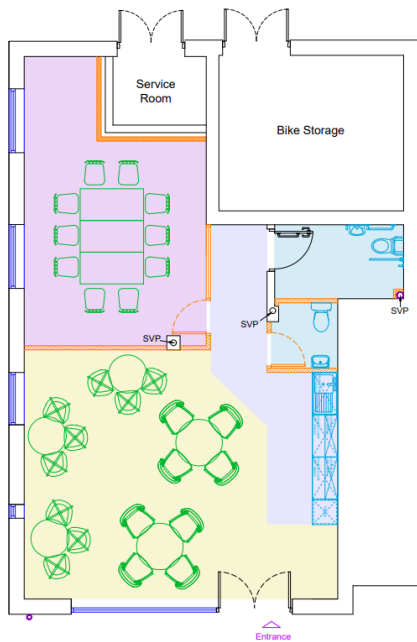
Proposed side elevation



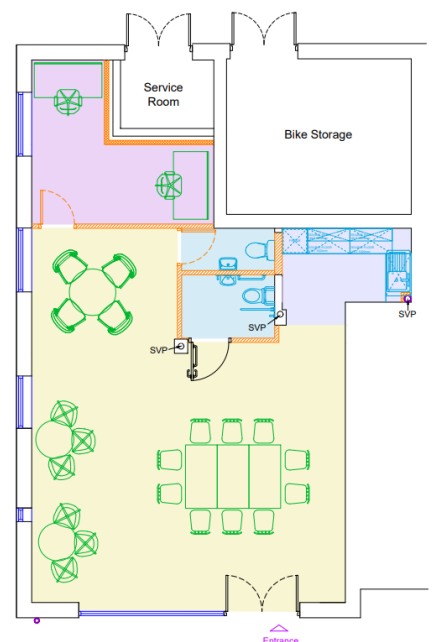
Proposed front elevation



Existing floor plan



Proposal (1)



Proposal (2)

Planning history (this unit)

1	15/02961/APP	Change of use of vacant retail unit into one residential apartment including infill of existing shop fronts and insertion of windows and doors to match existing	Withdrawn
2	19/03056/COUAFN	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of the ground floor from Retail (Class A1) to one dwelling (Class C3) including external alterations	Change of Use - Class M - Refused
3	07/D1003/NON <i>submitted 6/8/22; was circulated by email for comment on 15/8/22 and on 23/9/22 agenda</i>	Proposed non-material amendment to erection of 99 apartments, 4 Mews Houses, retail unit, cafe, car parking and Riverside amenity area including footpath link and semi aquatic area permission for planning ref 07/01003/APP <i>Proposed non-material amendment: to remove the basement flood gates and infill the opening with concrete to match the existing flood wall to prevent leakage flooding the basement car park (the seal had perished)</i>	Pending Consideration
4	22/03810/APP	Conversion of existing retail space to Community Space Hub	Pending Consideration

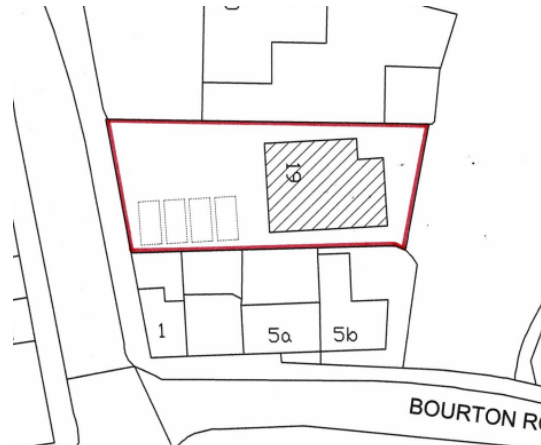
2. 22/03990/APP

19 Bridge Street MK18 1AF

Sub-division of existing dwelling and formation of two-one bedroom dwellings in the existing ground floor
Godhania



Location plan



Site layout with parking



Listed Buildings in the area:
3 & 5 Bourton Road; 13-17 Bridge Street; the New Inn; the bridge Conservation Area in green

The site lies between Ganderton’s Garage (20 Bridge Street) and the rear of the first few houses on Bourton Road. The terrace of five houses (Nos13-17; not No12 adjacent to the space between the terrace and Coopers Wharf) and New Inn (No18) opposite are Grade II Listed, as are two of the Bourton Road houses, 3 and 5; there are allotments to the rear. Though Nos 19 & 20 are not within the Conservation Area all the other surrounding houses including Coopers Wharf, the playground and the skatepark are. The site slopes up from front to back, to the extent that the rear of the first floor is at ‘ground level’. The existing building is comparatively recent, built as a detached house with integral garage and of traditional construction. The garden was almost entirely at the front, and well-kept, with shrubs and bedding each side of the drive.



The site from Bridge Street. The car port canopy on the left is to be removed

The drawings for the previous application show that the house had been divided to provide a storerooms and an office on the ground floor and a three-bedroom flat on the first floor. That application, to change the ground floor to a takeaway and dry cleaners, was refused, and the subsequent appeal dismissed. The garden has been uprooted and the frontage used for dumping materials and soil.

A pedestrian-controlled crossing is immediately outside the premises, and vision for emerging vehicles to the left of the access is compromised by the garden wall.

Planning History

1	77/00384/AV	ERECTION OF A DWELLING	APPROV
2a	21/00583/APP	Change of use of a dwellinghouse (ground floor only) (Class C3) to hot food takeaway unit (Class A5/sui generis) and drycleaners unit (Class A1/E) including the installation of one (1) oven air extract, terminating via a chimney flue at the side northern elevation of the building and a number of other external alterations	Refused
2b	Appeal 22/00051/REF		Appeal Dismissed
3	22/03990/APP	Sub-division of existing dwelling and formation of two one bedroom dwellings in the existing ground floor	Pending Consideration

This application seeks to divide the ground floor into two one-bedroom flats; the first floor flat, which has a separate entrance via a staircase on the outside of the building, will remain. The carport on the north side will be removed, and the garage converted into a living room for the larger flat. The central front door and its shallow gable porch, will be replaced by a bedroom window, and a new front door with glazed side panel and no porch inserted further south for the smaller flat. The larger flat will have a new door on the northern side elevation facing the side of Ganderton's. Both front doors give access to the living room, and each flat will have a bedroom, shower-room and kitchenette with a central lobby. Two parking spaces, one for each flat, and two more for the first-floor flat are shown on the layout plan above. There is no provision for the required visitor space or any indication of whether there will be any landscaping of the remaining part of the frontage, and 'amenity space' for any of the three flats is minimal.

Because of the slope, no windows can be included for the ground floor at the rear of the building, or in the southern wall because of the stairs to the upper floor. The existing window in the north wall will be enlarged and serve a bedroom, and the new access door has two glazed panels; the living room it serves also has a window in the front elevation, where the garage door is now. This means the living room of the smaller flat only has natural lighting via the front door and its side panel. The kitchenettes, shower-rooms and lobbies of both flats have no natural light at all, and no ventilation for these rooms is mentioned in the Design Statement or drawings. Nor is there any indication of heating source or water tank, and accommodating a full-size oven or fridge as well as storage in the kitchen as well as a washer/dryer in either the kitchen or bathroom is going to be difficult. Cooking may have to be by microwave or worktop appliance like a slow cooker or air fryer.

None of the new windows echo the small-pane design of the existing ones. The materials are listed as brick and tile (the latter is irrelevant, the roof is not being changed or a porch reinstated); the existing doors are timber, but will be double-glazed polymer like the windows.

The minimum gross internal floor area for a new dwelling is 37m² for single occupancy with a shower-room (with a bathroom would be 39m²) or 50m² for two-person occupancy with built-in storage of 1m² or 1.5m² respectively (which can include the hot water tank, boiler or heat exchanger). No built-in storage is marked on the plans.

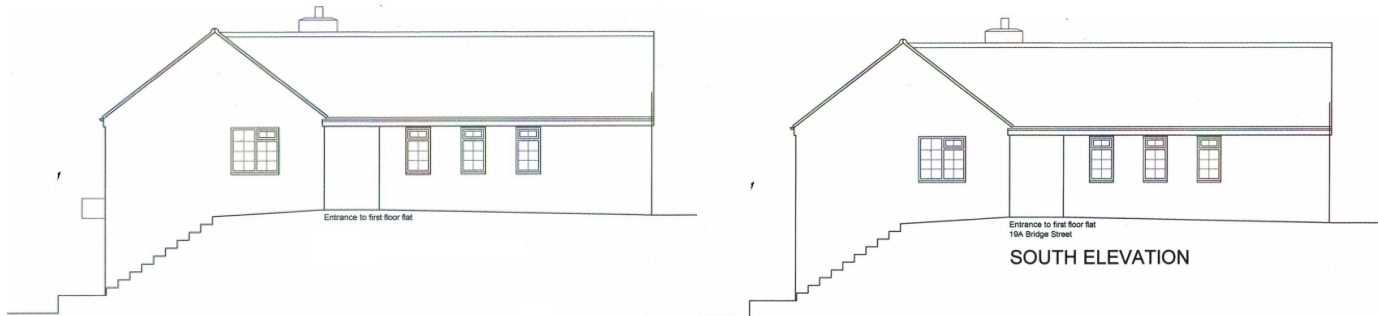
Scaling off from the drawing gives the following approximate room sizes (internal dimensions):

Room	Flat 19B		constraints If any	Flat 19C		constraints If any
	Size (m)	Area (m ²)		Size (m)	Area (m ²)	
Living	5 x 3.5	17.5		5 x 2.7	13.5	
Bedroom	3 x 3.7 + 2.4 x 2.5	17.1	One north-facing window; rear of room is over 6m from it	5 x 2.4	12	
Shower room	1.8 x 2.2	~ 4	Door opens inwards limiting possibilities for storage/water tank/ airing cupboard	1.5 x 2.7 + 1 x 1 entry corridor	~ 5	L-shaped; door opens inwards into short corridor; limited space in main area for storage/hot tank/airing cupboard*
Kitchen	1.4 x 1.9	2.7	Door opens inward limiting placement of cupboards and appliances	2.4 x 1.5	3.6	Door opens inward. Units shown against outer wall which has small spur wall midway; Kitchen units are c 60cm deep leaving less than 1m between the units and the opposite wall.*
Lobby	1.3 x 1.6	~ 2	A door opens outwards from it on all four sides; the square in the corner may be the base of the chimney, which presumably could be used to vent the kitchen and shower/wc	2 x 1	2	There is a door in each of the short ends, opening inward from the living room and outward to the shower room; and another in the side wall opening outward into the kitchen.
Total floor area		43.3			36.1	

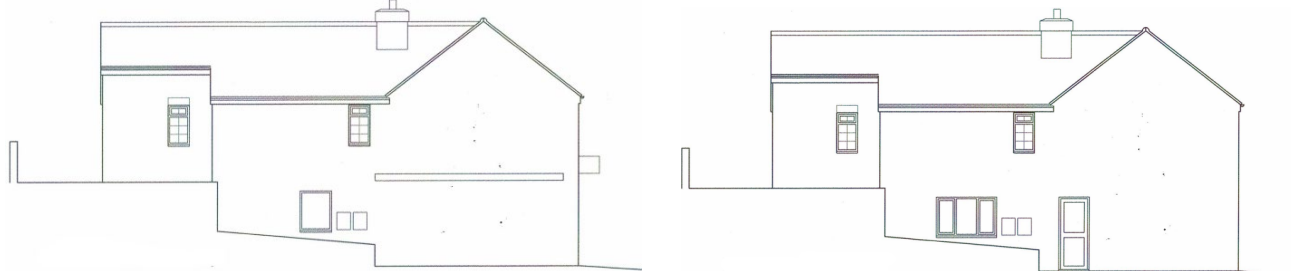
* Venting the kitchen and shower/wc cannot be via the rear or side wall due to the slope of the land.



Existing and proposed western elevation (facing Bridge Street)



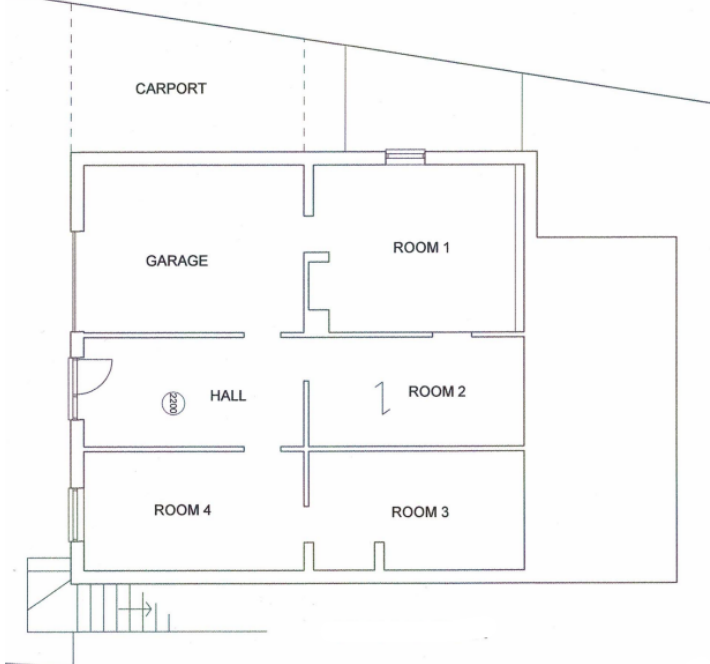
Existing and proposed southern elevation (all these windows belong to the first floor flat)



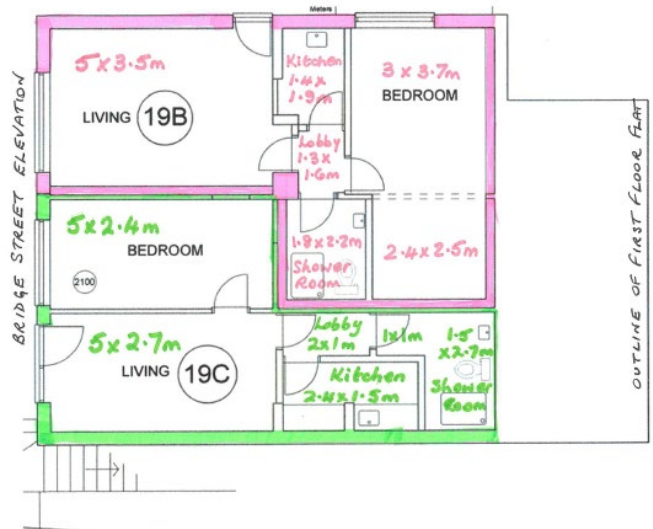
Existing and proposed northern elevation (towards Ganderton's)



Existing and proposed eastern (rear) elevation (all these windows belong to the first floor flat)



Existing ground floor plan (porch projection not shown)



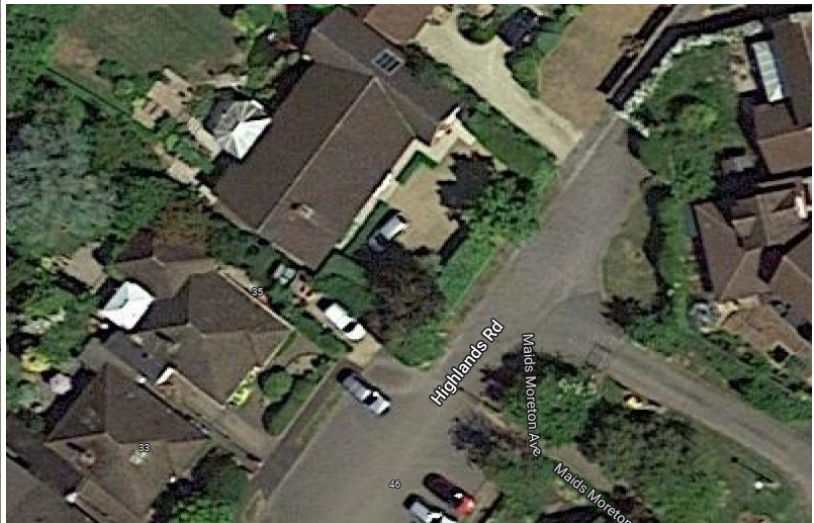
Proposed ground floor plan

3. 22/04055/APP

31 Highlands Road, MK18 1PN

Householder application for conversion of loft space and creation of new first floor with creation of accessible bedroom space to ground floor. Erection of single storey rear extension. Improvements to insulation and energy efficiency.

Sanders



Location plan

Satellite view of the end of Highlands Road

The site is a much-extended 4-bed bungalow at the northern end of Highlands Road opposite the Buckingham Primary School access road, at the end of a line of small bungalows with pyramid roofs and low front walls. It is surrounded by a high evergreen hedge which screens the existing building well, and most of the frontage is paved.

The previous application was made under the new legislation which permits the addition of a storey to a house or other building provides it meets certain criteria. Members considered it in August 2022 and it was withdrawn on 26th September. Members' comments were No Objections but added:

Members noted that the application complied with the majority of conditions set for adding a storey to a detached single storey residence. However they felt that the design was anomalous in the area, and bulky in the street scene.

The current plans are unchanged from this application, apart from minor modifications such as adding the outline of the neighbouring houses. Some of the rendered walls have been changed to brick. The proposal is still to convert the house for disabled living and extend it to accommodate three generations of the family. The proposal is also to demolish the existing polygonal conservatory and add a square single storey extension in its place, with a gable roof with two skylights in each slope. The proposed redesign of the internal layout will

- Amalgamate one bedroom with the adjacent study to form an accessible bedroom and turn the existing shower into a wetroom; part of the bathroom next to it will become an accessible WC, and the remainder amalgamated with the rear bedroom to form a new, larger, study;
- Completely remodel the remainder of the ground floor to provide a much larger hall area with a ramp access to the front door, a glass-walled stairwell, and a large lounge with a modest rear extension and a lean-to roof, kitchen/diner (with the big new rear extension), another study and a utility room, losing two bedrooms and a shower room in the process.
- Heating will be changed to an air source heat pump, and the existing windows will be changed to the higher quality double glazing to be installed in the new storey.

The new first floor will contain

- Two bedrooms with ensuite shower-rooms and one with an ensuite bathroom;
- Two smaller bedrooms;
- Another bathroom;
- A landing and access corridor

- And have a hipped roof which continues the angle of slope of the existing garage roof. The existing workshop and WC (access from the garden) at the northern end will be retained, and the garage, which will have added EV charging points, cycle parking and storage, and its roof will have solar panels (not in this application) and battery storage.



Front of existing bungalow – southern end



and northern end



3D view of proposal (front and south side)



and rear and north side

The footprint of the building is virtually the same, therefore so is the roof area, so there is no additional hard landscaping. Surface water drainage is by soakaway.

There is plenty parking for a six-bedroom house; four spaces are shown on the frontage and the existing garage is approx. 3m x 6.5m. The parking area is permeable.

The new storey will have 4 windows front and rear in the roof slope; one oversized one over the front door reflecting the size and angle of the pitched roof over the garage, and one at the rear which projects into the lean-to roof over the lounge door into the garden – the others are smaller gable-roofed dormers. The roof over the new rear extension is at a shallower angle. There is a lot of glass – three narrow full-height panels beside the front door, four full-height wider panels above this to the landing, and two very large three panel doors to the garden on the lounge and new extension.

There are no windows in the side walls, and only one door – to the new utility room.

Property history

1	83/01696/AV	EXTENSIONS <i>[No detailed description or drawings available]</i>	Approved
2	22/00275/APP	Householder application for conversion of loft space to create new first floor, single storey rear extension and improvements to insulation	Withdrawn
3	22/02336/PAHAS	Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor structure including replacement of roof and erection of single storey rear extension	Withdrawn
4	22/04055/APP	Householder application for conversion of loft space and creation of new first floor with creation of accessible bedroom space to ground floor. Erection of single storey rear extension. Improvements to insulation and energy efficiency.	Pending Consideration



View along Highlands Road. This side is bungalows, the opposite side has houses.



Existing front (SE facing) elevation



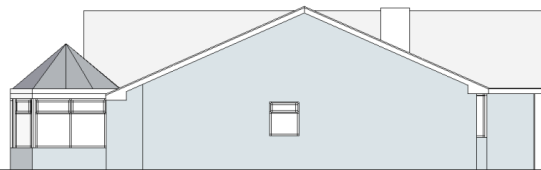
Proposed front elevation



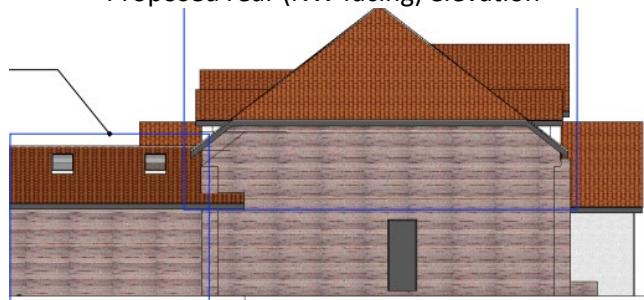
Existing rear (NW facing) elevation



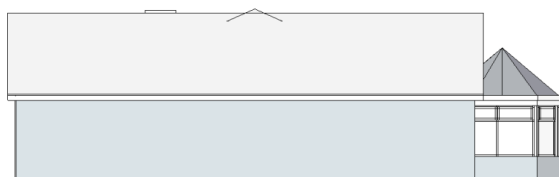
Proposed rear (NW facing) elevation



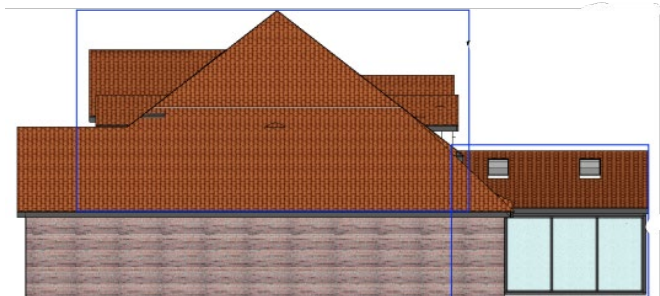
Existing side elevation towards No. 29



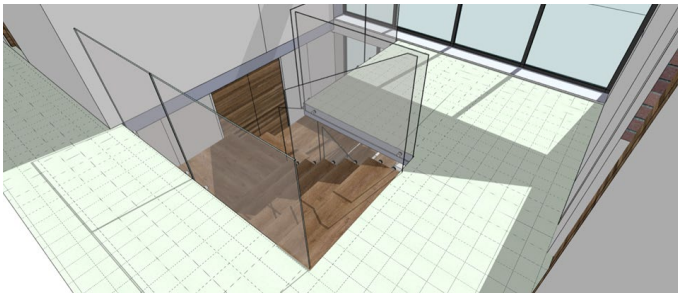
Proposed side elevation towards No. 29



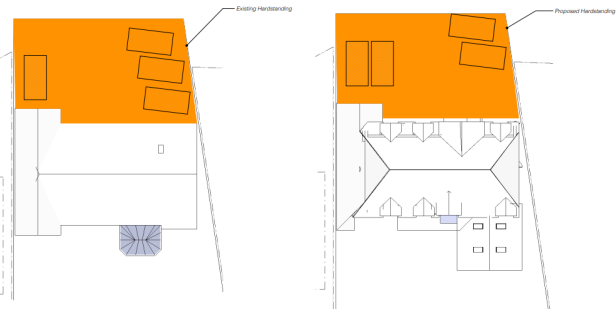
Existing side elevation towards No. 33



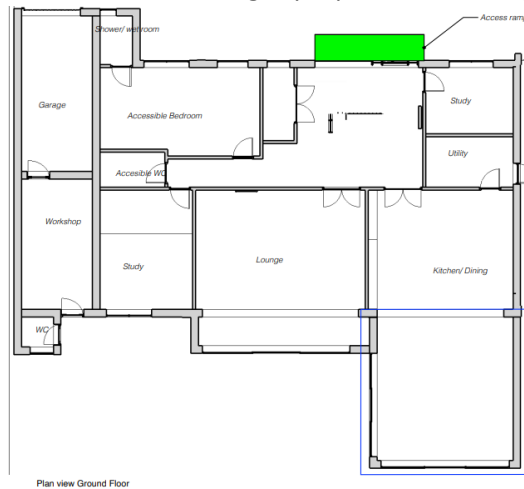
Proposed side elevation towards No. 33



3D representation of the glass stairwell

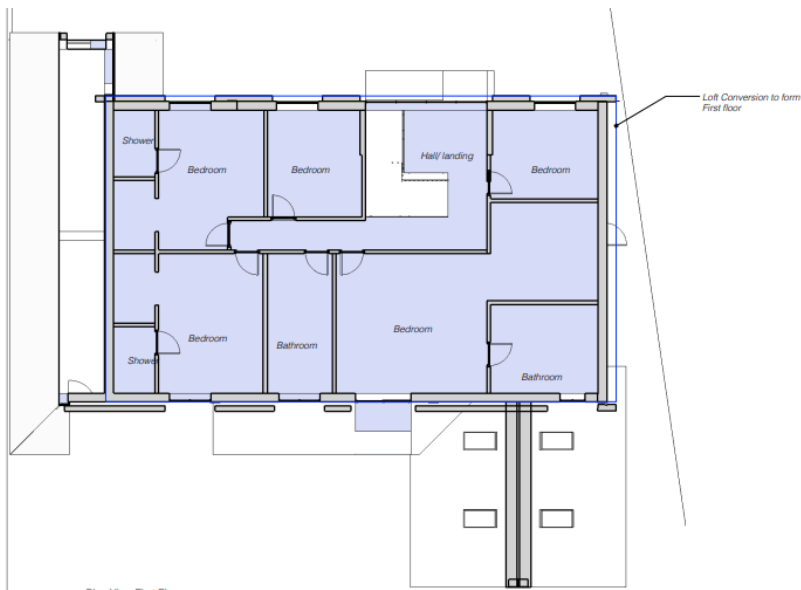


Existing & proposed roof and parking layouts



Plan view Ground Floor

Existing and proposed ground floor plans



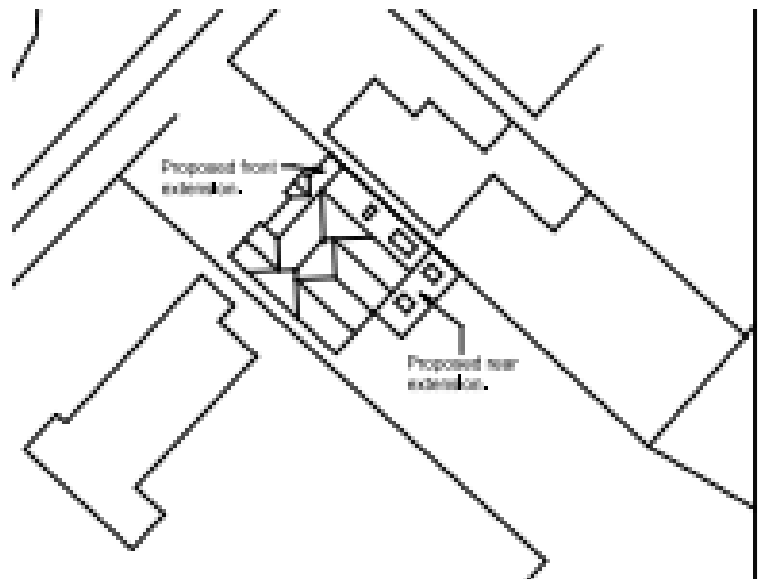
Proposed first floor layout

4. 22/04096/APP

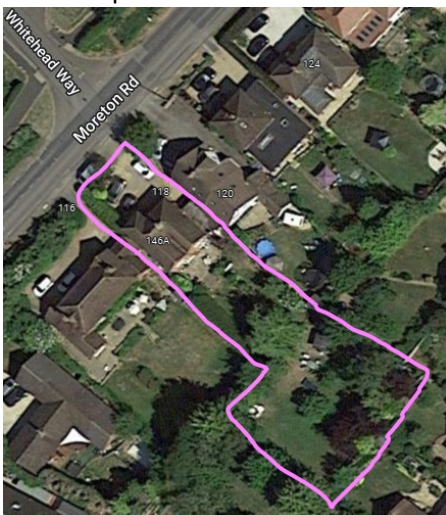
118 Moreton Road, MK18 1PW
 Householder application for single storey side and rear extensions
 Roche



Location plan



Block plan



Satellite view



Front view of house 26/12/22

Planning history

1	89/01267/APP	ERECTION OF TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSION NEW FRONT PORCH*	APPROV
2	90/01739/APP	FRONT PORCH EXTENSION	APPROV
3	22/04096/APP	Householder application for single storey side and rear extensions	Pending Consideration

* No drawings available, but likely to be the Kitchen, Utility/Cloakroom and rear half of the Lounge, plus Bedrooms 1 & 2 as shown on the 'Existing' floor plans below. This would make the original dwelling a 3-bed house.

The site is a five-bed detached house with single-storey flat-roofed side extension containing a garage, a cloakroom and a utility room which projects backward from the building line. The frontage is gravelled, and the access is almost opposite the northern entrance to Whitehead Way and a few yards north of the zebra crossing. The 1989 extension has a double gable roof and a paved terrace and steps between it and the garden which is extensive and mainly laid to lawn with trees on the boundary.

The proposal is to convert the garage and cloakroom into a kitchen, bring the side extension forward to the front building line to accommodate a store, cloakroom and extension to the existing front lobby, and build a single storey extension on the rear approximately half the width of the house wall and as deep as the utility room to accommodate a breakfast area. The new side wall will contain no windows. A new tiled lean-to roof will cover both the breakfast and utility rooms and contain two skylights, and the existing tiled lobby roof will be continued over the extension and a projecting tiled porch gable added over the front door. A new door will be installed to the garden from the utility room, and the breakfast room will have a folding door in its side wall, to the terrace. The existing skylights in the flat roof over the garage will be replaced with one large and one small rectangular one. The existing breakfast room will become a 'snug', and the existing hall/lobby/ stairwell, lounge and dining room will be unaltered except for a folding door to the terrace from the lounge replacing the existing side-hinged patio doors. On the first floor, the very small Bedroom 5, the ensuite to Bedroom 1 and the existing bathroom will be remodelled into a larger en-suite and bathroom, thus the number of bedrooms will be reduced to 4.

The brick house walls are to be rendered in a cream colour, and the new roof areas will have tiles matching the existing. Main doors will be timber, and the windows and other doors uPVC in willow green.



Existing North-West Elevation

Existing front elevation



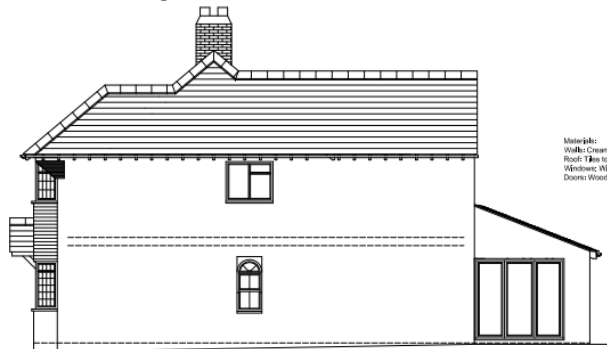
Existing South-West Elevation

Existing elevation towards No116



Proposed North-West Elevation

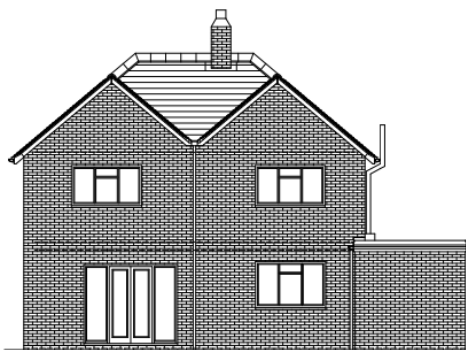
Proposed front elevation



Proposed South-West Elevation

Proposed elevation towards No116

Materials:
Walls: Cream or
Rocks: Slate or
Windows: Willow
Doors: Willow



Existing South-East Elevation

Existing rear elevation



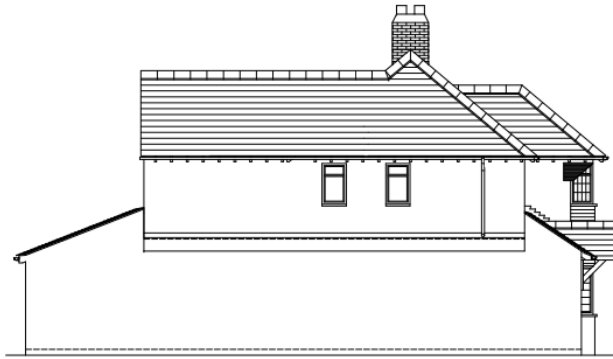
Existing North-East Elevation

Existing elevation towards No120



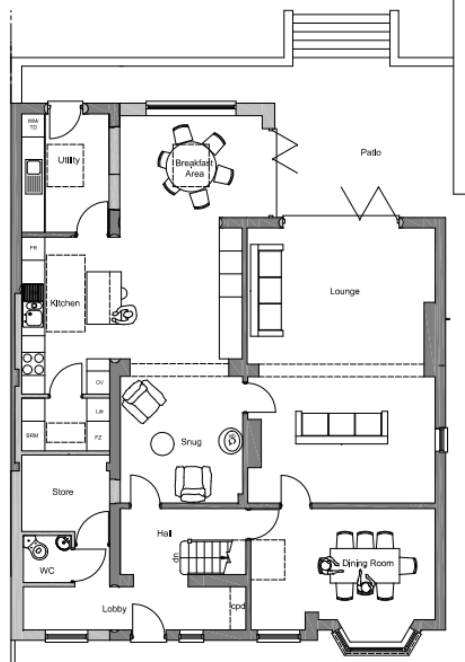
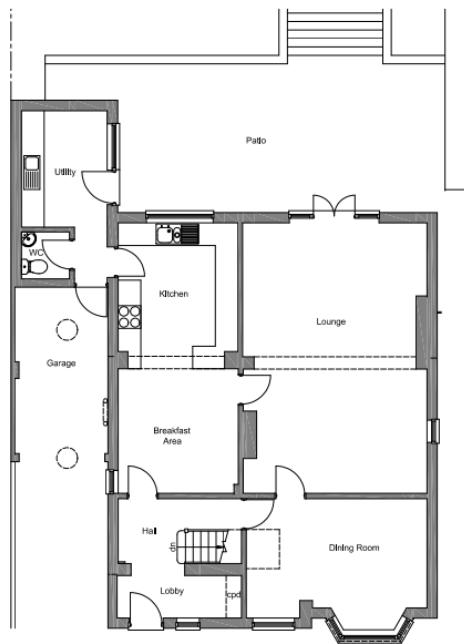
Proposed South-East Elevation

Proposed rear elevation



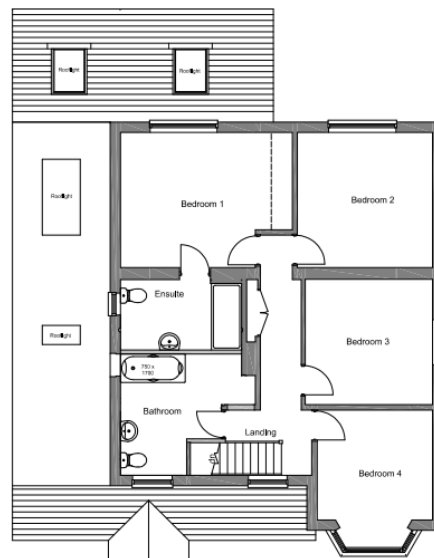
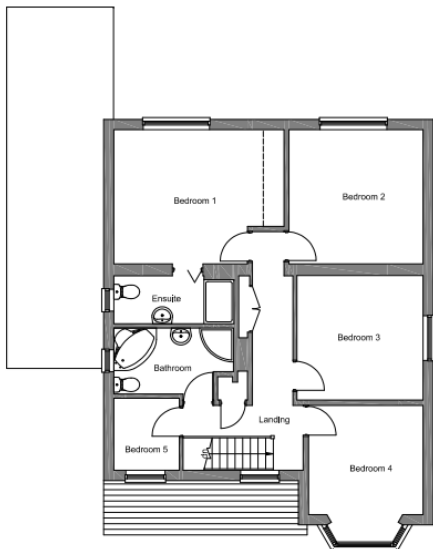
Proposed North-East Elevation

Proposed elevation towards №120



Existing and proposed ground floor layout

Proposed Structure.
Existing Structure.



Existing and proposed first floor layout

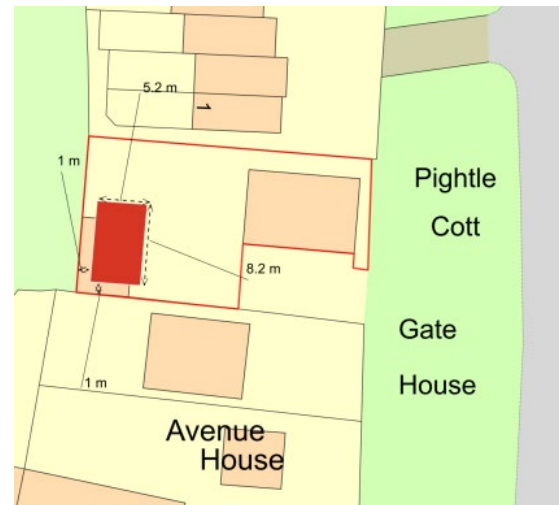
5. 22/04099/APP

Pightle Cottage, Western Avenue MK18 1HP

Demolition of the existing outbuilding and construction of a single-storey annex in the rear garden

Hebert

Location plan



Block plan



Conservation Area (green shading); proposed building (blue); nearest Listed Buildings – all Grade II (1 Barracks House; 2 14 West Street; 3 Tithe Cottage; 4 9 West Street (Listed as part of Castle House outbuildings))



The site is at the southern end of Western Avenue, opposite the entrance to Western Avenue car park and on the edge of the Conservation Area. Ground level is rather lower than that of Templeman Place and the slope continues across the garden, and also towards Western Avenue across the wide verge. The house is Victorian, originally approximately square in floor plan, presenting a wall with windows to the street and its porched front door is on the south side wall. It originally had a much larger plot (the 2004 application was to put a house on its garden between the cottage and Verdun, where Templeman Place now is) and in 2014 a two-storey rear extension was approved which together with internal rearrangements created a 4-bedroom house. There is a long driveway separated from the rear garden by a double wooden vertical-panelled gate. Against the western boundary is a dilapidated building which looks like animal housing, part of which has already been demolished as it was unstable, and the remainder has had a temporary bitumen roof added to make it water-tight (but not damp-proof). It has no services and, apparently, no foundations. The 2021 proposal was to demolish this building and replace it with a self-contained granny annexe with a ramped access (future-proofing) to be used as guest accommodation/home office by the family. Members had No Objection (22nd March 2021) and it was approved in July 2021, with conditions listing the drawing numbers, materials, ancillary use only, rainwater collection (BNDP Policy I3) and installation of a birdbox.

Circumstances have required a change of supplier, which involves new drawings and so forth, hence the new application.

Property History

1	04/01970/APP	Erection of a two-storey dwelling	Refused
2	14/03100/APP	Demolition of existing rear conservatory and replacement with two storey rear extension.	Approved
3	21/00704/APP	Demolition of the existing outbuilding and construction of a single-storey annex in the rear garden.	Approved
4	22/04099/APP	Demolition of the existing outbuilding and construction of a single-storey annex in the rear garden	Pending Consideration

The new design will have a single-pitch roof rather than the previous flat roof, sloping from 2.09m at the front to 2.6m at the back. The previous roof height was 3.4m. The footprint is slightly larger, and the internal layout different, but the general appearance is similar with an additional small window in the side facing into the garden.

Materials –

Walls:

12.5mm plasterboard and skim internally, attached to 60mm high density foam. 21mm cavity for conduit.

Hi Chem non-combustible board comprised of 45mm high density foam sandwiched between 9mm fire board.

Photonwrap (Breathable Membrane) wraps the entire building then a further cavity between this and the external cladding. Battened between.

Cladding:

Tanilised Redwood vertical shiplap cladding to all elevations.

Roof:

Roof constructed of ridged insulated composite panels in olive green minimum depth of 120mm - 151mm at the ridge.

Doors:

UPVC low threshold French Door set to front elevation.

Frames in Graphite, fitted with Pilkington Glass. Graphite Handles and Hinges.

Windows:

UPVC Escape Windows to front elevation.

UPVC Top hung opening Square windows to right elevation.

UPVC Top hung lozenge window to rear elevation.

Frames in Graphite, Fitted with Pilkington Glass

The fully fitted kitchen and bathroom will be connected to the existing house sewers and utilities.

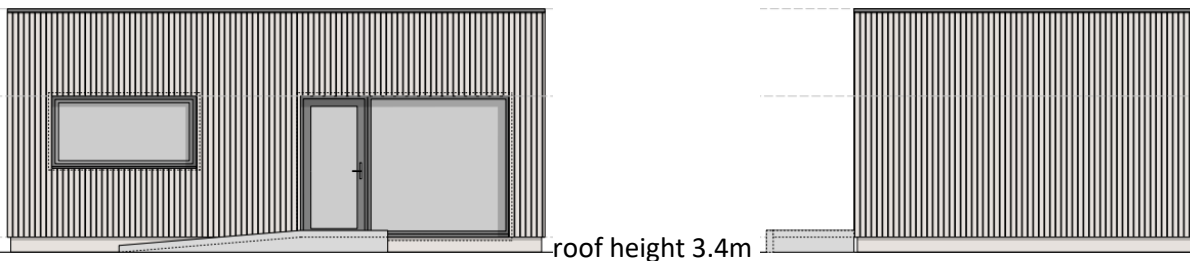


Photo showing existing outbuilding.

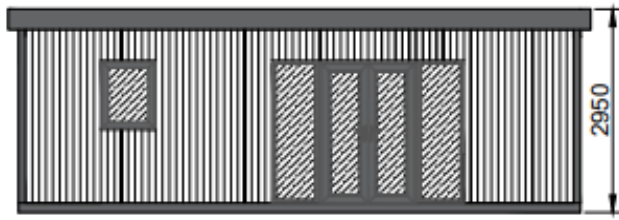


Access from Western Avenue

Approved drawings (21/00704/APP):



New plans:

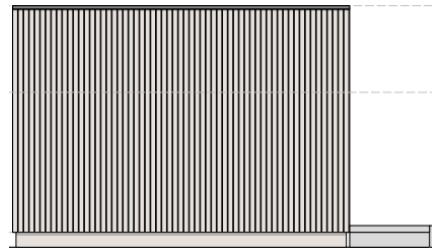
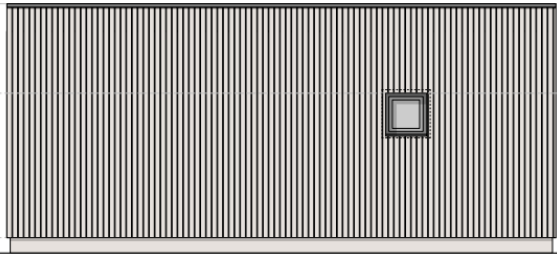


Front elevation.

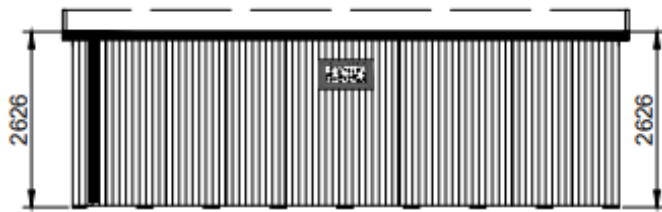


Right elevation.

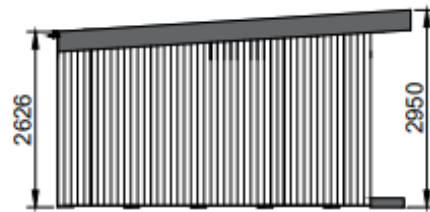
Approved plans:



New plans:

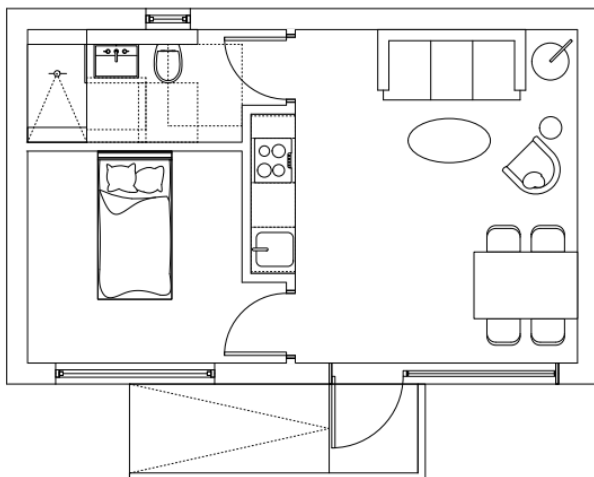


Rear elevation.

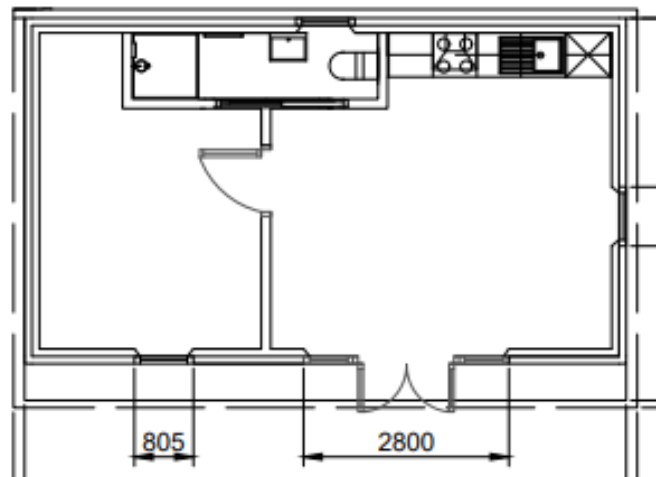


Left elevation.

Approved floor plan (c.8m x 5m - 40.5m² footprint)



New plan (8.2m x 5.2m- 42,6m²)



The land behind the site is a wooded area, coincidentally the same wooded area as that behind applications 9 (130 Western Avenue) and 13 (7 Stowe Avenue)

The two following applications can be considered together:

- 6. **22/04142/APP**
- 7. **22/04143/ALB**

19 Market Square MK18 1NP [ex-Lloyds Bank building]
 Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access waste and cycle storage
 Blackwell and Coughlan



Location plan



Existing site plan



Adjacent Listed Buildings (Red: Grade II*, Blue Grade II)



The far doorway (currently a Fire Exit) will become the access to the cycle stands and bin store; the blind window will be opened up as the access to the stairwell. The nearer two windows, each side of the vent, will remain part of the ground floor premises. 26/12/22.

The site is the first and second floors of the Lloyds Bank building, 18 & 19 Market Square (№18 is the older white stucco'd building between the chequered brick building and W.H. Smith's). It is surrounded by other Listed Buildings, and in the heart of the Conservation Area, and will not have any parking space. The two buildings have been linked together at all three levels, including the basement, and the staircase for №19 removed; the internal rooms have been subdivided with modern partitions and plumbing etc. installed.

The proposal is to turn the upper floors into 5 flats, three on the first floor and two on the second. Access will be from The Chewar by making a new doorway through what is currently a blind window, and installing a new staircase in what seems to be the original stairwell of №19, judging from the voids in the same place on each floor. An existing door further along The Chewar – currently a Fire Escape – will serve the cycle parking and bin storage. Very little else needs to be done to the exterior (new rooflights will be hidden by the existing parapet) and the majority of internal works are removal of the modern office partitioning, opening up the rooms to their original size in many cases.

The ground floor and basement vault will remain as another unit.

Accommodation:

First floor						
	Living rooms	Bedrooms	Bathrooms	Natural light?	Built-in storage	Floor area
Flat 1 ¹	Lounge/kitchen; dining area is seating at the back of the hob unit	1 double 1 single	En-suite bathroom Family bathroom	3 windows to Market Sq. (Living room) 3 windows to The Chewar (bedrooms)	2m ²	72m ²
Flat 2	As Flat 1	1 double	Bathroom	1 window to livingroom and 1 to bathroom, onto West St; 2 Windows to bedroom on The Chewar side	1.3m ²	42m ²
Flat 3	As Flat 1 plus a small circular table with two chairs	1 double	Shower-room	1 window to bedroom and 1 to bathroom, onto West St; 2 Windows to livingroom on Market Sq. side	1.2m ²	46m ²
Second floor						
Flat 4	1 Living/dining room, plus small circular table as above; Kitchen opens onto this room	1 double	Bathroom	1 window to Market Sq. (livingroom); 1 to The Chewar (bedroom) new skylights over kitchen and bathroom (not visible from the street)	1.3m ² ³	54m ²
Flat 5 ²	As Flat 3	1 double 1 single	Bathroom	3 windows to Market Sq. (livingroom); 1 window to each bedroom to The Chewar	2.3m ² ³	68m ²

¹ Occupies the entire first floor of №18.

² Occupies the entire second floor of №18 (hallway includes hatch access to flat roof for plant maintenance purposes).

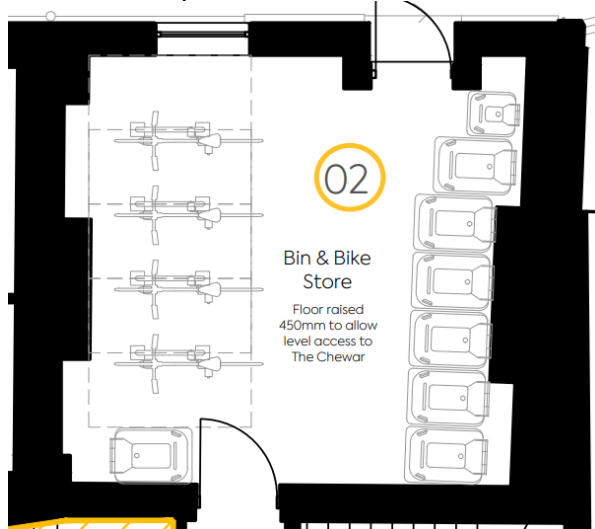
³ Note that some of the storage areas are under the eaves with restricted headroom.

Waste Management: The Design Statement notes that Aylesbury Vale is not included in Buckinghamshire Waste Management Guidance, and quotes the requirements for South Bucks, and Chiltern and Wycombe. Fortunately, Waste & Recycling have already submitted their comments. They indicate that for communal use bins, they would require 2 green 360L and 4 360L recycling bins, and the binstore have a code lock. This is reassuring, as the prospect of another 5 bins in The Chewar every Tuesday, was concerning; if the binmen are going to access the binstore and return the bins to it after emptying, that is much better,

especially as 360L bins are much bigger than ordinary recycling bins (240L). If the same system could be applied to the existing clutter of bins in The Chewar it would make it possible for scooters and prams to get safely to West Street – the stretch of Market Hill from the Post Office to West Street has no footway, and the steps and porch of №1 West Street force everybody into the roadway.

Buckinghamshire's Parking Guidance only requires cycle parking of one per flat, so the installation of four Sheffield stands (8 cycles) is generous.

p17 of the Design and Access Statement states (but does not show) parking for 10 cycles, and storage for 7 x 360L and 1 x 140L bins. Perhaps, if fewer bins are required, the additional stand could be installed, so that two occupants of each flat could have a cycle.



The Chewar is already considerably obstructed by bins

02 Bin / Cycle Store:

Existing access retained, floor raised to allow level access. 10 x cycle parking spaces on Sheffield Stands, and storage for 7 x 360L and 1 x 140L bins

The document references the appropriate parts of the NPPF, VALP and BNDP (Policies HP4, HP7, EE3, EE4; although I have to say if these are reproduced in full (EE3 – Development of the town centre Applications will be supported for new town centre uses (A1, A2, A3, A4, A5, B1(a), C1, D1 & D2) within Buckingham town centre, which is defined in figure 9.6, subject to EE5 below) it would save time if EE5 was included. It turns out not to be relevant – it's about town centre parking – but it's annoying to have to look it up in case it had been omitted in error.

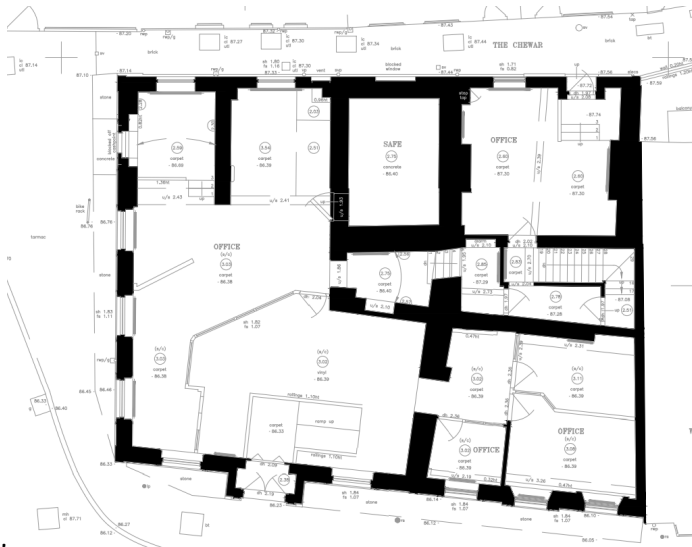
Highways' response supports the change of use, as residential will generate fewer traffic movements than office use (he acknowledges that the site itself is to be 'car-free') and provides the standard informatives about vehicles carrying mud onto the highway, and builder's vehicles obstructing the highway. He does not ask for a Construction Management Plan, and I think we should ask for one, in particular where the vehicles are going to park, and building materials be stored. There is quite a lot of partitioning to be removed, and then there will be large items like baths to be brought in via the new doorway in The Chewar. Are the contractors expected to park on the West Street pavement? On the plus side, I don't think there will be much problem of mud on the road.

Economic Development have summarised their opposition to the application as follows:

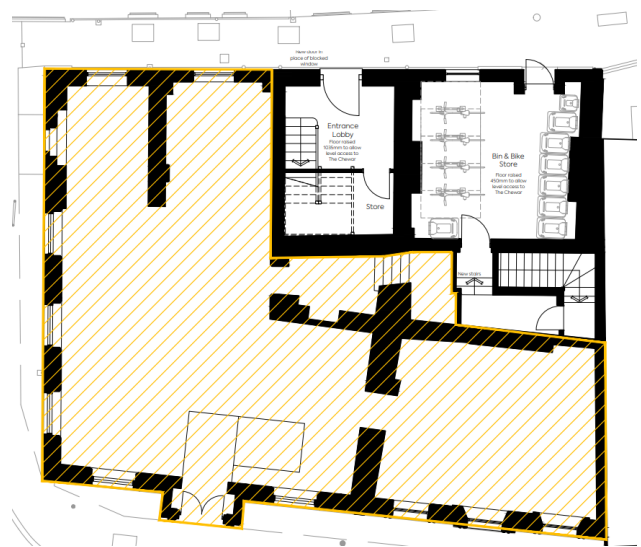
ED does not welcome this application for change of use for 474.4 sq. m of Ec(i) use into 5 dwellings. ED would like to know if the unit has been marketed, for how much, and where and for how long. ED would suggest that the

applicant provide ultra-fast broadband to make the site more desirable. ED would like to know if the applicant has identified any potential tenants for the ground-floor retail unit.

Given that Lloyds only closed in September, it seems unlikely that it has been advertised for sale for as long as ED consider necessary.



Existing ground floor



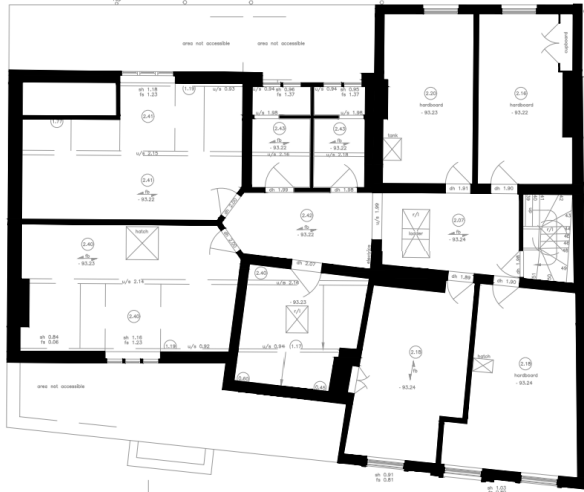
Proposed changes to ground floor
Shaded area not part of this proposal



Existing 1st floor



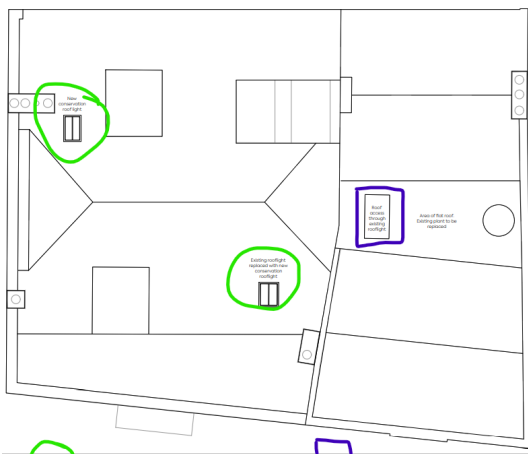
Proposed 1st floor – 1 x 2-bed and 2 x 1-bed flats



Existing 2nd floor



Proposed 2nd floor – 1 x 1-bed and 1 x 2-bed flats



**New conservation
-grade rooflight**

**Existing rooflight
– gives access to flat roof**



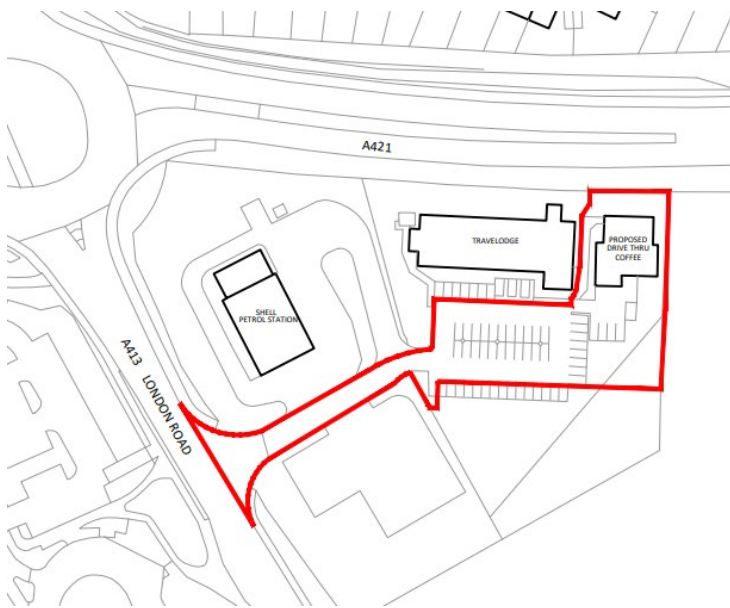
Proposed elevation to The Chewar

Property history (building only, not ATMs, signage or telecoms)

1	83/00397/AV	CHANGE OF USE OF FIRST FLOOR FLAT TO OFFICES AND SECOND FLOOR OFFICES TO FLAT	APPROV
2	84/00376/AV	ALTERATIONS TO GROUND FIRST AND SECOND FLOORS	APPROV
3	84/00790/AV	ALTERING CHEWAR ELEVATION AND INSTALLATION OF CASHPOINT MACHINE	APPROV
4	03/00600/ALB	Installation of gas extraction flue to rear elevation	Approved
5	03/00678/APP		
6	10/01641/ALB	Internal alterations and redecoration, new atm signage and external decoration and installation of privacy film to windows	Approved
7	11/01401/ALB	5 no. Internally illuminated lights to head of windows	Approved
8	18/04197/APP	Proposed new level access into the branch comprising of new internal ramp, steps and associated works including the removal of the existing external entrance step, lowering of the internal floor and alterations to the existing entrance doors.	Approved
9	18/04198/ALB		
10	22/01823/APP	Removal of existing ATM and associated signage and infill opening with new window	Approved
11	22/01824/ALB		
12	22/04142/APP	Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access, waste and cycle storage	Pending Consideration
13	22/04143/ALB		

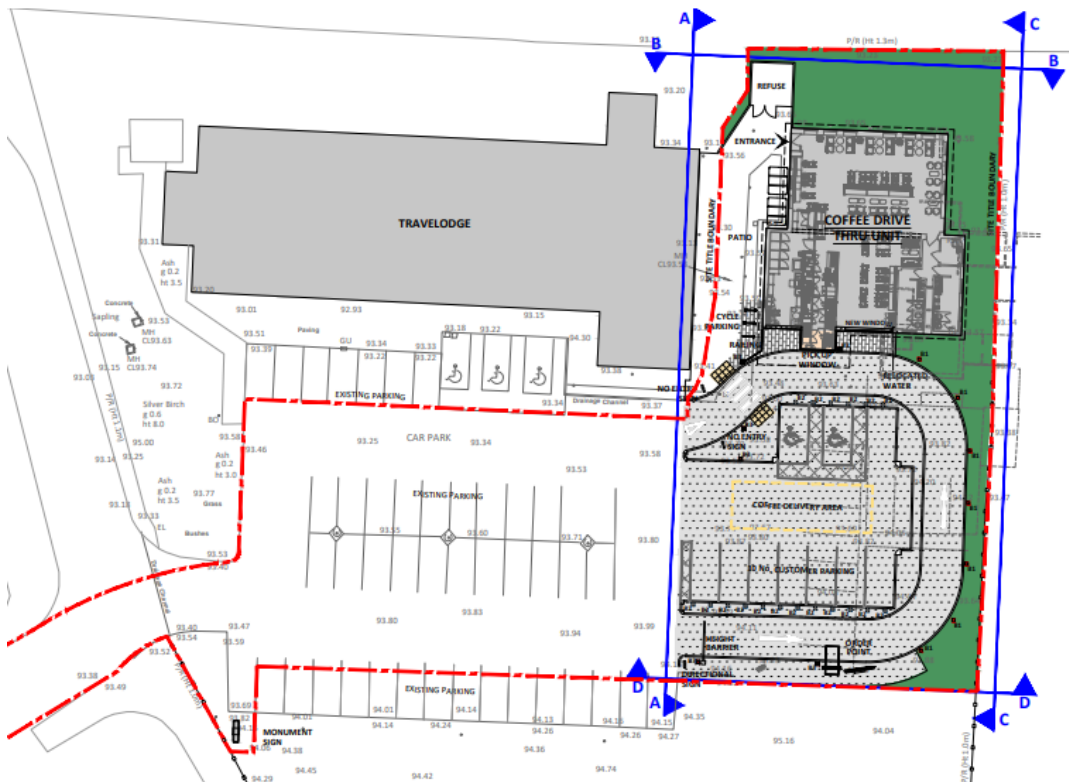
8. 22/04198/APP

Former Little Chef, Buckingham Ring Road MK18 1SH
 Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments
 Dwyer Asset Management {for Starbucks}



Location plan

Existing site layout



Proposed site layout

The site is the Little Chef building between the Travelodge and the Health Centre site. Access is from London Road via the Shell garage. The building has been empty for a number of years and will need an amount of internal refurbishment. The main external change will be the creation of a drive-thru loop and

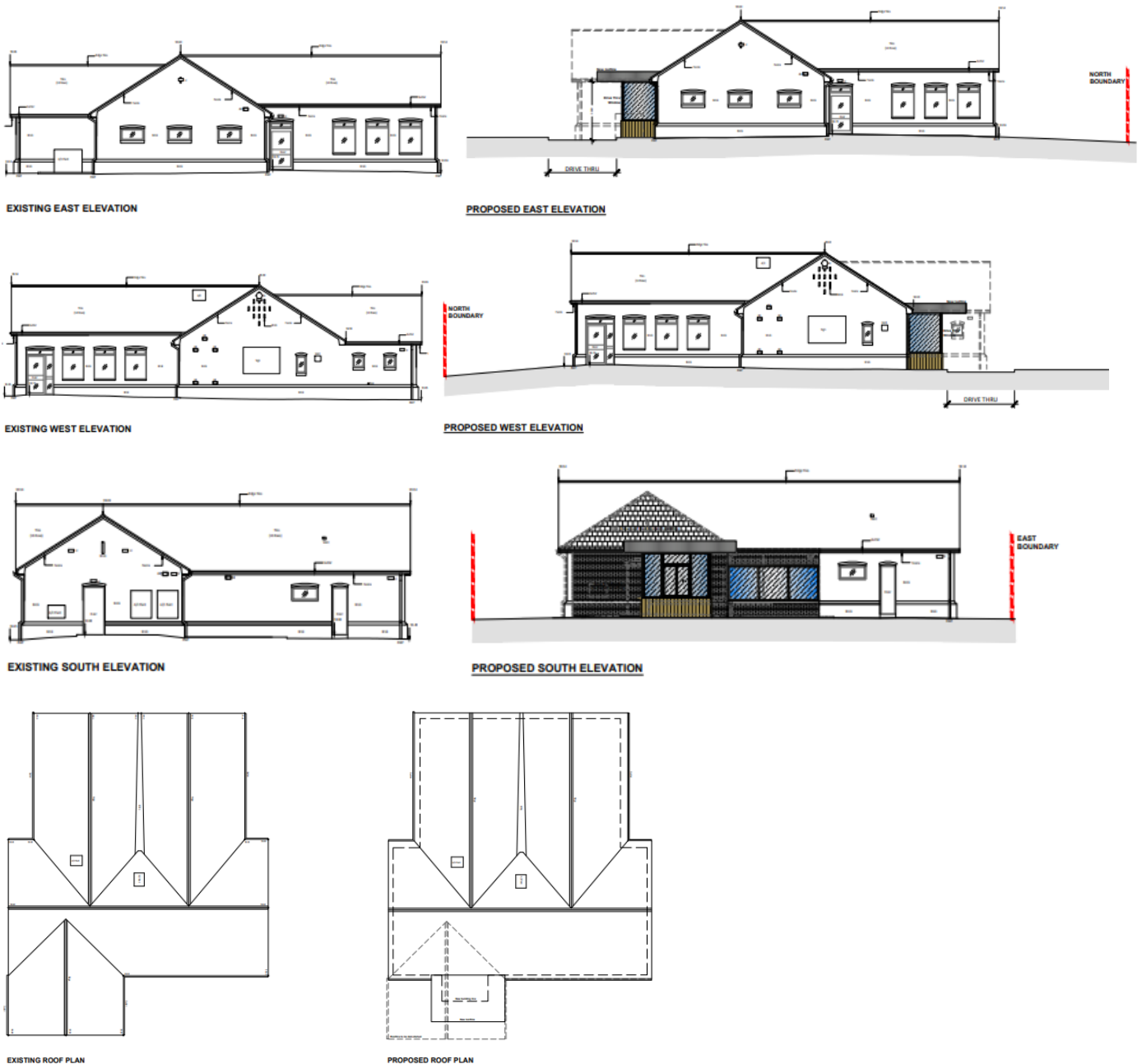
pick-up point, and more car parking, and this will involve the loss of 9 trees. New materials will match existing. The pickup booth will be smaller than the demolished front extension.

Transport Statement.

Provides a lot of survey data and comparisons with their other similar sites. Highways have not yet commented.

A refuse storage area is at the NW corner of the site, 35m from the collection point at the eastern end of the car park in the shaded area above; staff will haul the bins to the collection point on bin days. Waste & Recycling's guidelines say the maximum haul distance should be 25m. However, there is enough room for the truck to turn and emerge forwards.

Their Good Neighbour Guide goes into some detail about how they have reduced the sugar and fat content of their products, and 90% of their refuse is recyclable and thus kept from landfill. They also have an apprenticeship scheme.



Planning history (not signage or telecoms)

1	88/01576/AOP	ERECTION OF PETROL FILLING STATION AND MOTORIST RESTAURANT WITH CAR AND LORRY PARKING	Approved
2	89/01268/ADP	PETROL FILLING STATION MOTORIST RESTAURANT AND ASSOCIATED PARKING	Approved
3	90/01363/APP	CONSTRUCTION OF 40 BED TRAVELODGE & ASSOCIATED CAR PARKING	Withdrawn
4	99/02127/APP	Erection of external chiller/freezer to rear	Approved
5	03/02305/APP	Erection of 40 bedroom hotel and extension to existing car park	Approved
6	22/04198/APP	Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments	Pending Consideration

Shaded lines refer to Travelodge

9. 22/04269/APP

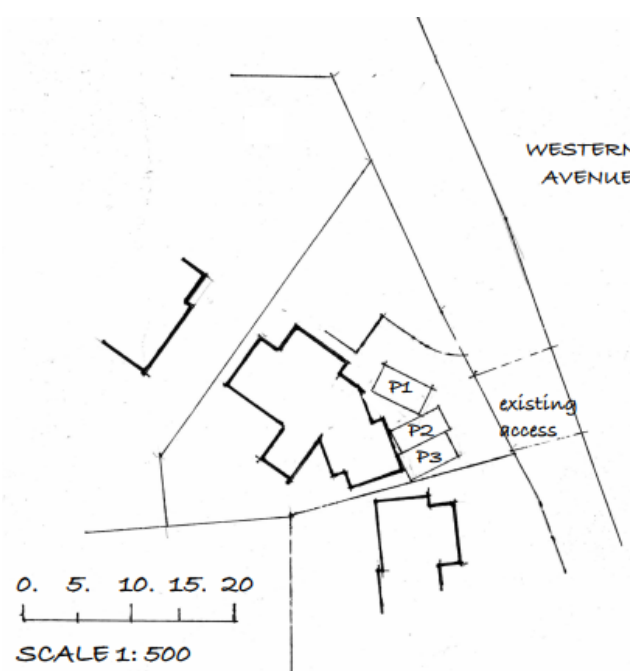
130 Western Avenue, MK18 1LS

Householder application for conversion of garage and construction of 2no. bay windows and construction of porch enclosure

Hardcastle



Location plan



Site plan

Property History (note that Nos 1-3 are not listed under Related Cases on the website)

1	99/01331/AOP	Site for 3 dwellings and double garages	Approved
2	00/00680/APP	Erection of 3 detached dwellings	Approved
3	01/01501/APP	Erection of dwelling - amendment to plot 3 of 00/00680/APP	Approved
4	22/04269/APP	Householder application for conversion of garage & construction of 2no. bay windows and construction of porch enclosure	Pending consideration



(photo 26/12/22)



EXISTING FRONT ELEVATION

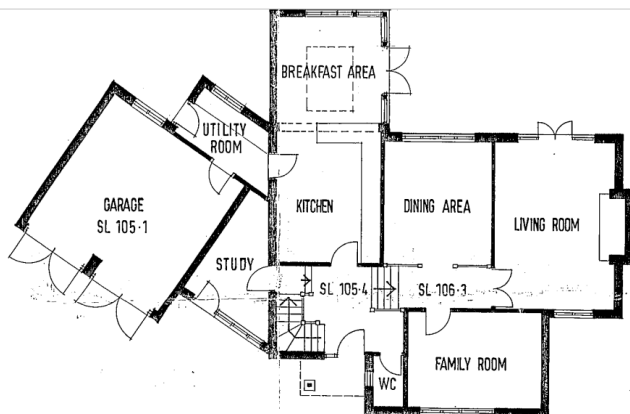
The site is Plot 3 of a development of 3 detached houses with double garages on a site described as 'land between Highpoint and Grasmere'. Highpoint is the easternmost house on Stowe Rise, Grasmere is the house next to Verdun. The house is set at an angle to Western Avenue just south of the junction with Overn Crescent. The garage is set at an angle to the house so that it is straight on to the access, and a triangular study links the two. The house has four bedrooms and a playroom over the garage, and a complicated roof pattern involving a catslide section forming a porch over the front door and assorted tiled dormers and rooflights.

In 2001 a breakfast room was approved. Condition 7 of the decision read

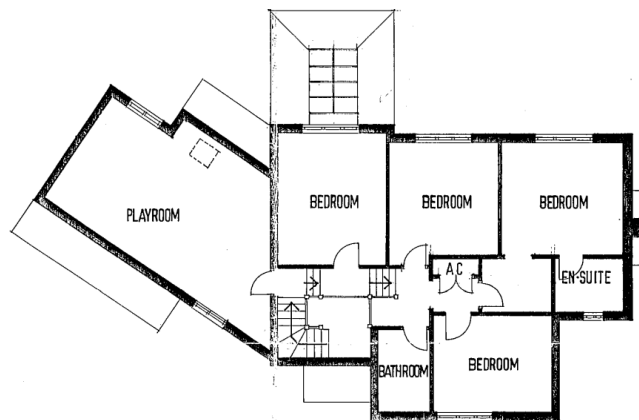
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.
- 7 In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions having regard for the particular layout and design of the development and to accord with policy RH10 of the Rural Areas Local Plan.

I do not know whether the Case Officer will interpret 'enlargement' as including walling up the open-sided porch and installing a new front door in it, or the two bay windows projecting forward of the building line. Also, angled bays, even single ones, are not a feature found at this end of Western Avenue, though there are some towards the Moreton Road end.

As some of the submitted drawings are partial, the two below are taken from the 2001 application to give an overall view.

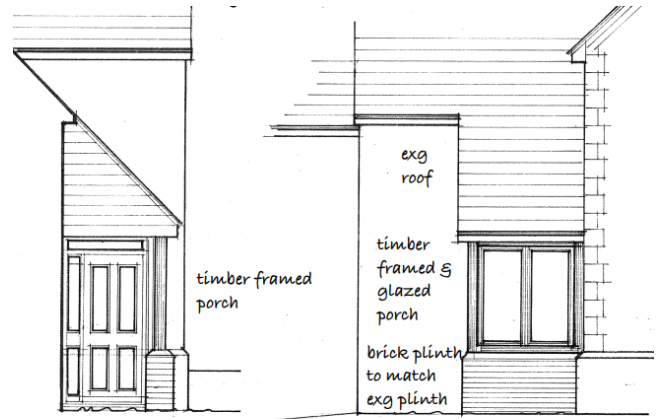
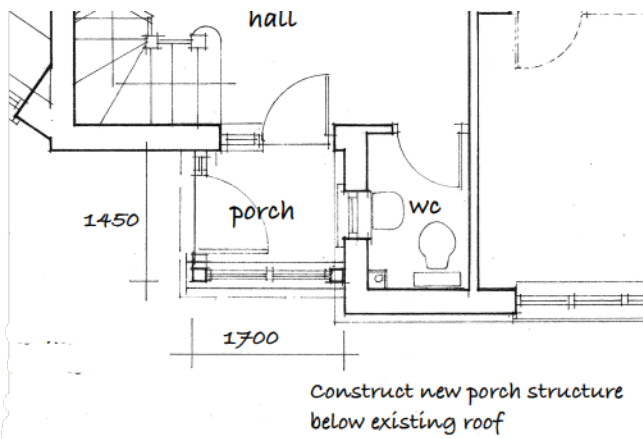


Existing ground floor layout



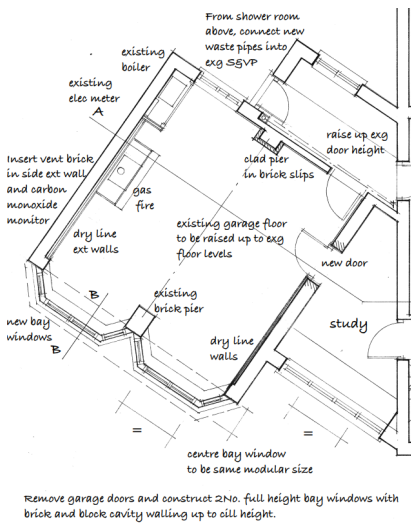
Existing first floor layout

Proposed new porch:



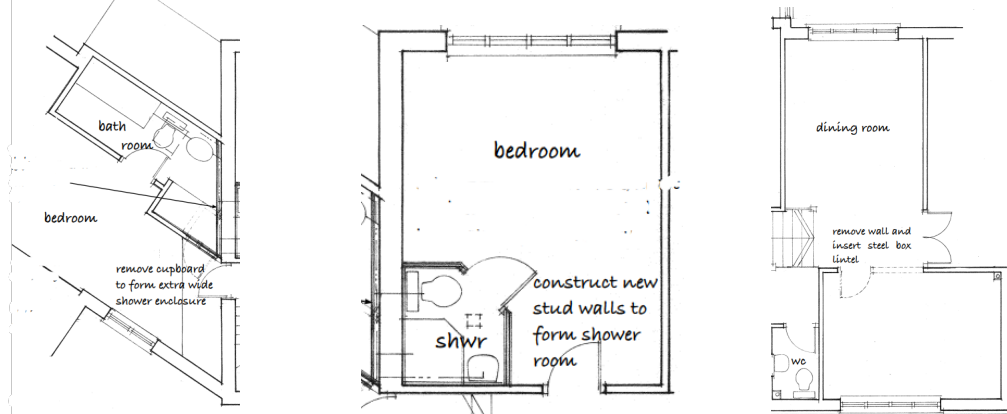
PROPOSED SIDE AND FRONT ELEVATION - PORCH

Proposed bay windows:



PROPOSED FRONT ELEVATION - GARAGE

The following projects are also included on the drawings



The playroom over the garage is to be used as a bedroom (making 5 in all) and an en-suite bathroom constructed.

The bedroom next to it will gain an en-suite shower room

The dining room will be knocked through into the family room.

There is parking for 3 cars on the drive, possibly more. The road verge is exceptionally wide at this point, and there is no footway, so additional vehicles could be parked on the long drive without obstructing anyone.

The following Amendment has been received, for information only:

10. **22/03472/APP** 35 Lace Lane, MK18 7RD
Description has been changed from
 Change of use from HMO (use class C4) to HMO with seven bedrooms (sui generis)
 to
 Erection of loft conversion including rear dormer and change of use from HMO (use class C4) to HMO with 7 bedrooms and a maximum of 7 occupants (sui generis) (retrospective)

Members Opposed the application on 7th November 2022 (for full response including planning conditions etc. see the Minutes of the meeting)

The Committee therefore opposes the extension of the HMO licence to 7 bedrooms on the grounds that

- *This is a retrospective application so presumably the change has already been made, and the licence conditions breached*
- *The likely increase in on-street parking on a shared-surface street serving 56 houses will be detrimental to the amenity of the other residents who are already complaining about thoughtless parking and vehicles obstructing access to their property*
- *On-street parking causes pedestrians to walk in the carriageway, which is not safe*
- *Lace Lane leads to a traffic-free access to the school, the sports centre and the playing fields via the gap in the hedge at Braid End and is thus much used by schoolchildren, dogwalkers and others*
- *The house has already been extended with two bedrooms in the loft, apparently without permission*
- *the loss of one common room leaves little amenity space for the current residents*
- *The use as a HMO is contrary to a covenant on the property so the extension of the licence would compound this breach*

Not for consultation

11. **220/04152/CPL** 7 Grange Close MK18 1JJ
 Certificate of Lawfulness for proposed replace[ment] roof with attic trusses, partial hip to garage with full gable and additional roof lights
 Wood



Location plan



Satellite view to show front landscaping and driveway



View of house

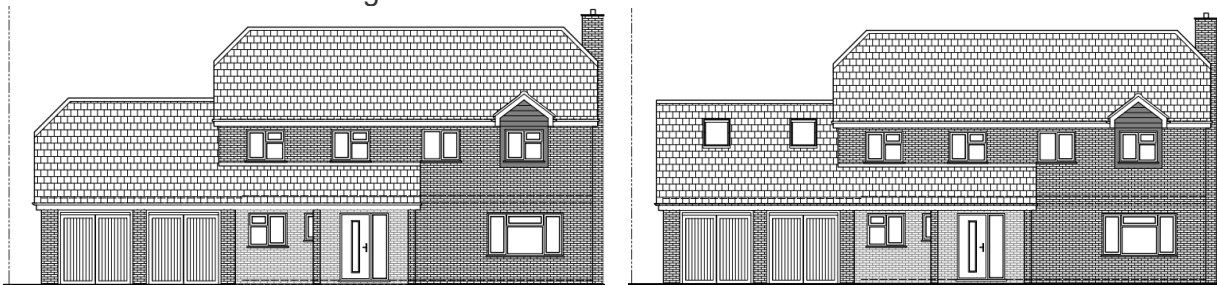
The hipped gables on the garage and house roofs

The site is a large 4-bed detached house with attached double garage at the turning head at the western end of Grange Close. It is assumed that the driveway belongs to the property though the red line boundary on the site plan does not show this. There have been no previous applications for alterations or extensions to the original house

The garage projects forward of the house building line at the front, and is stepped in at the back from the rear wall. There is loft space over the garage with a single skylight in the rear slope, and the tiled roof has a small hip at the east end, presumably to reduce the visual bulk of the roof; there is a matching hip at each end of the main house roof. The garage roof is continued along approximately half of the front of the house to form an open porch to the front door.

The proposal is to convert the garage loft into a habitable room, accessible from and replacing Bedroom 1. The existing Bedroom 1 will become a dressing room, so there is no increase in the total number of bedrooms. Two square skylights will be inserted in each roof slope and the roof hip deleted and the existing ridge carried to the side wall.

No changes are proposed to the ground floor. There is no space on the form for materials, but the drawings show the roof to be matching where extended.



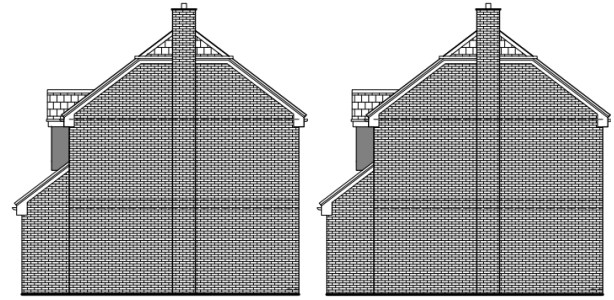
Existing & proposed front elevation



Existing & proposed rear elevation



Existing and Proposed east side



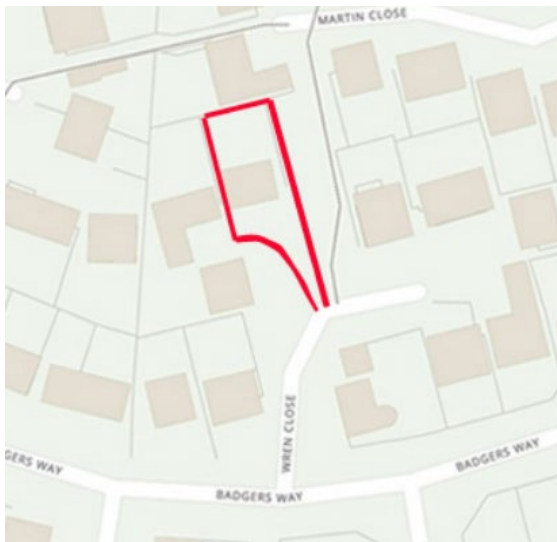
Existing and Proposed west side

12. 22/04181/HPDE

5 Wren Close MK18 7HA

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.5m [measured from the back wall of the garage; the projection from the rear wall of the house is 3.02m], for which the maximum height would be 2.75m, and for which the height of the eaves would be 2.5m.

Chambers



Location Plan



Satellite view



Front of house (Google)

The site is a 3-bed detached house with attached gable-roofed single garage, one of three with a common access off the north side of the bend in Wren Close and next to a public footpath to Martin Close. Its rear garden boundary is very close to the gable end wall of 11 Martin Close.

There are no previous applications for this address, and the floor plans below show no unauthorised additions. Wren Close is not within the area of Badgers with PDR removed (western side, Bourton Road to Deerfield Close) – the main application was 82/01623/AV | ERECTION OF 116 HOUSES TOGETHER WITH GARAGES ROADS SEWERS AND ALL ANCILLARY WORKS | Badgers Phases 2 And 3, Bourton Road.

No elevation drawings have been submitted, and no windows are shown on the floorplans.

The proposal is to extend the width of the garage backwards by 6.5m and round the rear corner of the house to a small extent to form a utility room and office with a flat roof, projecting 3.02m from the back wall, and thus complies with the HPDE rules (see below) except that no materials are specified on the application form, and there is no other flat roof to match with. The extension is on the side adjacent to the public path, so the neighbours at No.3 are not affected, nor is the street scene. The rear garden towards 11 Martin Close is 9.7m long and the new extension will project into it less than a third of this.



Existing ground floor plan

Proposed ground floor plan

The left-hand boundary, unlabelled, is a brick wall, with a wide grass verge and public footpath outside it.

13. **22/04254/CPL** 7 Stowe Avenue MK18 1HT

Certificate of Lawfulness for proposed roof conversion and installation of rear dormer window, side velux roof lights and change lean-to roof over garage to flat roof.

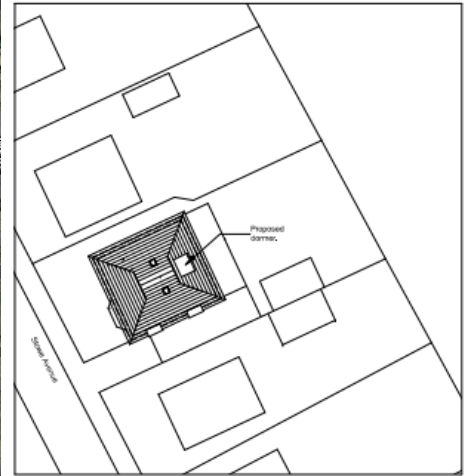
Ainley



Location plan



Satellite view



Block plan



(26/12/22)

The site is a 3-bed detached house on Stowe Avenue almost opposite the entrance to Stowe Close. It has a long attached garage on its south side, currently with a lean-to roof, at a rather lower ground level due to the slope of the land. A single-storey element the full width of the rear house wall comprising a

conservatory and kitchen enlargement may be a previous (unrecorded) extension. The front has a gabled porch and angled bay window; the only proposed change to the street view is the replacement of the garage roof with a flat one.

The proposal is to

- convert the loft into a 4th bedroom, adding a dormer window in the rear roof slope and one skylight in each side roof slope; a staircase would be formed off the existing landing where the airing cupboard now is and using part of the existing bathroom area;
- change the sloping garage roof for a flat one.

(not listed in the description but shown on the drawings)

- the proposed ground floor plan shows the back wall of the garage to be extended a short distance to be flush with the existing rear house wall and a door installed; the extension is not shown on the side (SE) view, though the new door is shown on the rear view;
- the proposed rear elevation drawing also shows a new 2-panel patio door replacing the kitchen window, a larger 3-panel patio door replacing the existing 2-panel one and four new skylights in the lean-to roof;
- remodelling the ground floor to form a utility room and games room from the kitchen and a kitchen/diner from the dining room and conservatory;
- remodelling the first floor by turning the existing bathroom into an en-suite shower room for Bedroom 1, and extending the existing separate WC into Bedroom 3 to form a bathroom.
- Two new windows high in the dining room wall are made possible by the new flat garage roof, but these are not likely to cause an overlooking problem.

The application form has no space for materials (existing or proposed) and none are listed on the drawings. None of the new windows will overlook the neighbours, and the land to the rear is a wooded area.

Parking for three vehicles is shown, two in-line in the garage and one in front of it.

Planning history

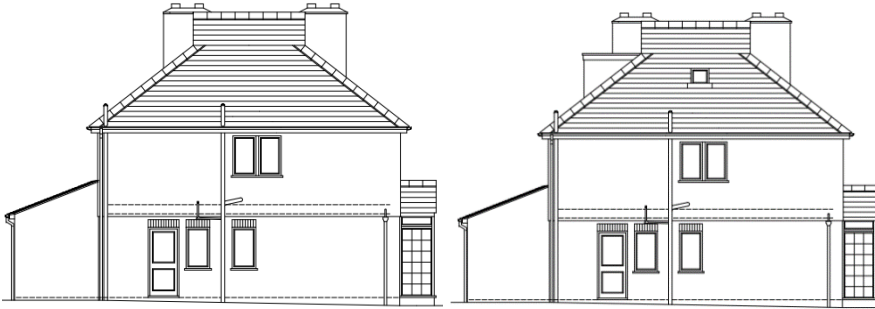
1	75/00253/AV	Demolish garage and replace with prefabricated concrete garage	Approved
2	87/01526/APP	CARPOR	Approved
3	22/04254/CPL	Certificate of Lawfulness for proposed roof conversion and installation of rear dormer window, side velux roof lights and change lean-to roof over garage to flat roof.	Pending consideration



Existing & proposed front (SW) elevation



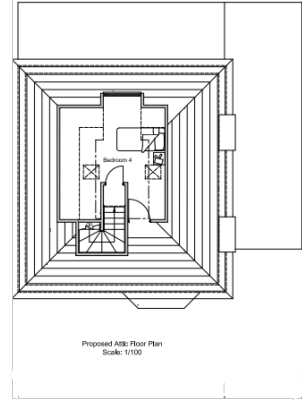
Existing & proposed rear (NE) elevation



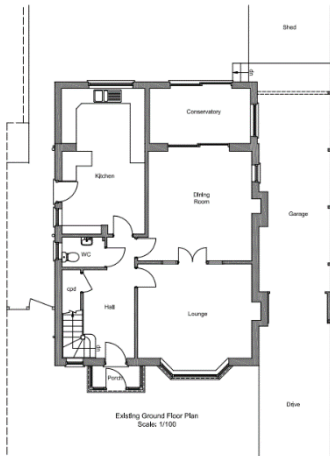
Existing & proposed NW elevation



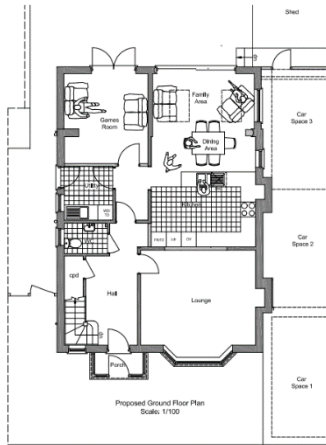
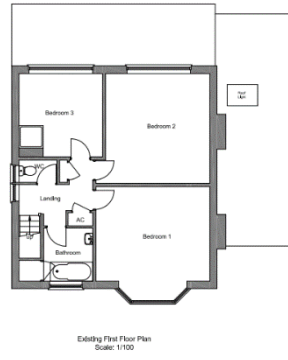
Existing and proposed SE elevation



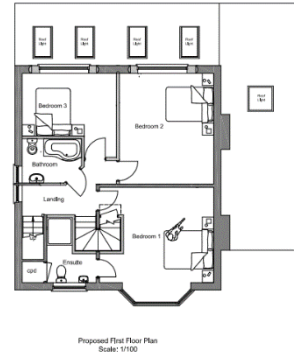
Proposed roof conversion



Existing ground and first floor layouts



Proposed ground and first floor layouts



14. 22/04292/CPL

Stable Cottage 5 Bridge Street, MK18 1EL
 Certificate of lawfulness application for replacement of 6 windows and 1 door
 Marsden



Location plan



Site plan

Replace x6 windows x 1 door on this side



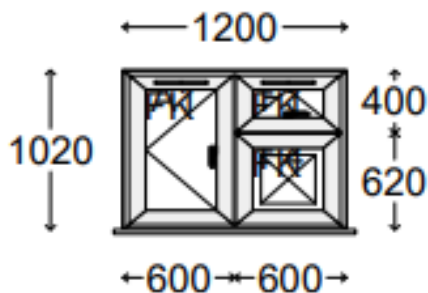
These are the windows and door to be replaced



and this is what they face onto



Flint 2



Style of new door

Sample design of new windows; essentially the same framing as the existing without the smaller panes

The site is a cottage behind the Bridge Street shops, and accessed via a passageway beside No5. The applicant wishes to replace his timber framed single-glazed windows and timber stable door as they are in poor condition and leading to issues with damp and condensation. He has submitted the catalogues for both and the quotes for the windows.

The cottage is not Listed, but it is in the Conservation Area and adjacent to Listed Buildings. The door catalogue does have stable doors in it, so they must be draughtproof nowadays, so a like-for-like replacement would be possible.

From: Sarah Armstrong
Sent: Tue, 13 Dec 2022 18:31:59 +0000
To: DevCon Mailbox
Subject: FW: 22/01498/APP - Land off Osier Way

Dear Cllr Stuchbury

As you maybe aware Zenab, the case officer, for this application has now gone on maternity leave. Prior to her departure she made me aware of your request for a call-in for this application on highway safety grounds.

As required in the Council's constitution the call in was discussed with the Chairman of North Area Planning Committee. He was made aware of your concerns regarding highway safety and the proximity of the access that will serve the residential development. He asked about the comments that were received from our Highways DM colleagues and was advised that they have raised no objection subject to S106 planning obligation, planning conditions and highway informatives. On this basis Cllr Fealey confirmed that the application did not need to come before the relevant planning committee and could be determined under delegated powers.

As such I will advise the relevant officer to review the report prepared by Zenab for determination under delegated powers and once the planning obligation has been satisfactorily completed to issue a decision.

Kind regards

Sarah Armstrong MRTPI
Planning Team Leader – Major Development (North and Central Areas)
Development Management
Planning, Growth & Sustainability
Buckinghamshire Council

Tel: 01296 585023

Email: sarah.armstrong@buckinghamshire.gov.uk

The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

case number	type	reported by	date	address	allegation	report sent to BC	result	photos	notes
00560	OPHH	Cllr. Gateley	7/11/22 meeting	rear of 3 King Charles Close	acquisition by moving back fence and gate to the edge of the public footpath	18/11/22 + follow-up 23/11/22		MG & MC photos	
		resident	24/11/22	55 Moorhen Way	new wall enclosing side border	25/11/2022		BD photos & progress of works	
		Buck.Soc.	03/12/22	Linden Village	new fence not on original line	no breach - no report made			