



# Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP  
01280 816426  
[office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)

Town Clerk: Claire Molyneux

Wednesday, 09 April 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 14<sup>th</sup> April 2025, following an Interim Full Council meeting 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](mailto: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 agree the minutes of the Planning Committee Meetings held on 24<sup>th</sup> February and 24<sup>th</sup> March 2025.

[Copy previously circulated](#)  
[Copy previously circulated](#)

### 4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on Wednesday 16<sup>th</sup> April at 2.30pm.



Twinned with Mouvaux, 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.

Strategic Sites Committee meeting is on Wednesday 16<sup>th</sup> April (postponed from 10<sup>th</sup> April) at 10am. (no Buckingham applications on either agenda).

Additional information provided by the Clerk.

[PL/175/24](#)

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

1. 25/00558/APP                      19 Turnside Street *Lace Hill*] MK18 7RZ  
Householder application for two storey side extension  
*Sykes*
2. 25/00652/APP                      Kilrenny, Stowe Close MK18 1HY  
Householder application for construction of two storey rear extension,  
single storey side extension and fenestration alterations.  
*Phelan*
3. 25/00666/APP                      2 Bodenham Close [*Linden Village*] MK18 7HR  
Householder application for construction of single storey rear  
extension to provide larger kitchen area  
*Whitbread*
4. 25/00750/APP                      28 Willow Drive, MK18 7JH  
Householder application for single storey rear extension to  
kitchen/dining area with removal of existing conservatory. First floor  
side extension above existing garage to provide new bedroom and  
family bathroom  
*Cope*
5. 25/00783/APP                      White House Farm Bourton Road MK18 7DT  
Addition of solar panels to agricultural building  
*Isted & Nicholson*

**Not for consultation (tree works; circulated separately)**

6. 25/00205/ATP                      Maids Moreton Avenue [*rear of 4 Woodlands Close*]  
G1 – Reduce row of trees (2 – 3m) bordering 4 Woodlands Close,  
back to the boundary. Trees in the row are Horse Chestnut,  
Sycamore and Lime. The canopies are encroaching over the  
property, posing an H&S risk in storms.  
*Evans*
7. 25/01099/ATC                      5 Bostock Court MK18 1HH  
One sycamore tree (no TPO). Reduce lateral side growth over  
boundary rear garden by 2m. Reduce top growth by 3m. Work to be  
carried out by local arborist.  
*Young*

**Not for consultation (other)**

8. 25/00869/CPL                      2 Wheeler Place, [*Moreton Road Phase II*], MK18 1FA  
Certificate of Lawfulness for proposed removal of canopy structure  
over front door and erection of wooden porch canopy  
*Vyse*
9. 25/00922/HPDE                      10 Highlands Road, MK18 1PL

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.00m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m  
*Carrington*

## 5. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
24/01346/APP	39 Bernardines Way	Ch/use from 6 HMO (C4) to 7 HMO (sui generis) with shared facilities	Oppose
25/00029/AAD	Starbucks, London Road	Replacement of totem sign with 9m pole sign	No objections
25/00192/APP	27 Osberg Road	Conv. carport to study/washroom (retrospective)	Oppose

### Refused

Application	Site address	Proposal	BTC response
25/00327/APP	26A Deerfield Cl.	2-storey. side & rear extension	No objections
25/00494/AAD	Old Telephone Exchange	Three fascia signs for martial arts centre (retrospective)	No objections

## 5.2 Planning Inspectorate

24/01412/APP Avenue Lodge, Stratford Road, MK18 1NY; two storey side extension  
Appeal against Refusal  
Inspector has dismissed the appeal.

[Appendix A](#)

## 6. Planning Responses

To receive a report from the Town Clerk regarding the recent changes to the Buckinghamshire Council website

[PL/176/24](#)

## 7. Action reports

7.1 Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
645/24	5 via Parish Channel			
25/3/25	1 (tree) via Comments button			

8. Date of the next meeting: Monday 19<sup>th</sup> May 2025

### To Planning Committee:

Cllr. T. Allen  
Cllr. M. Cole JP Chair  
Cllr. F. Davies  
Cllr. L. Draper  
Cllr. J. Harvey  
Cllr. A. Mahi

Cllr. J. Mordue  
Cllr. L. O'Donoghue  
Cllr. A. Ralph Vice Chair  
Cllr. A. Schaefer Town Mayor  
Cllr. R. Stuchbury  
Cllr. M. Try

[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)  
Email: [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)  
Buckingham Society Co-opted Member

## BUCKINGHAM TOWN COUNCIL

## PLANNING COMMITTEE

MONDAY 14<sup>th</sup> APRIL 2025

## Additional information on Planning Applications

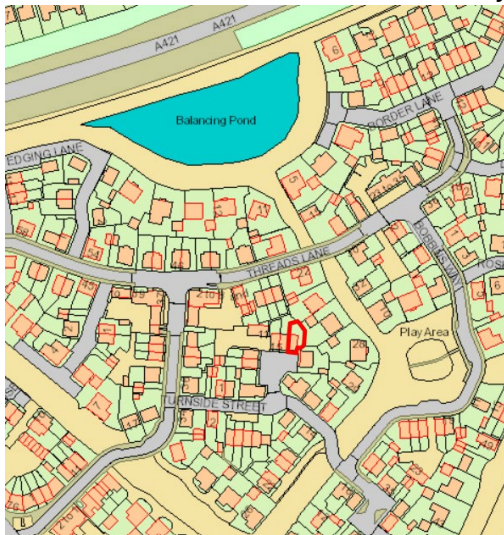
Contact Officer Mrs. K. McElligott

## 1. 25/00558/APP

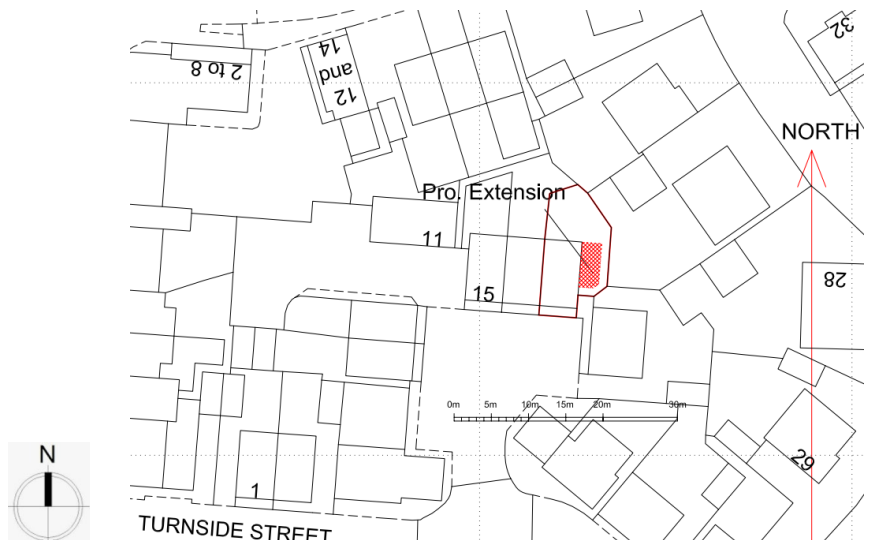
19 Turnside Street [*Lace Hill*] MK18 7RZ

Householder application for two storey side extension

Sykes



Location plan



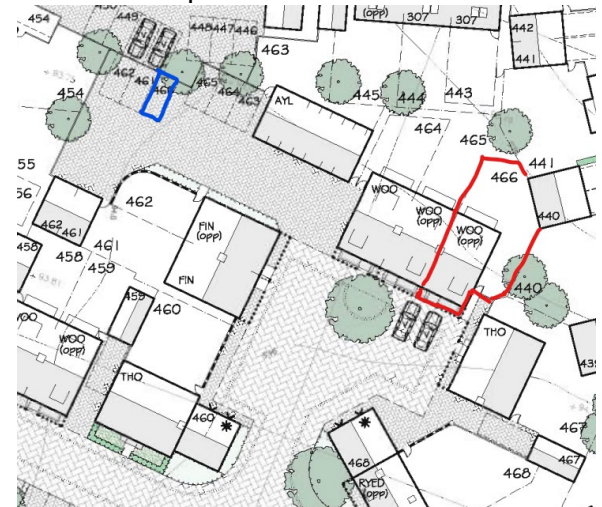
Site plan

The site is a 2½ storey end-of-terrace 4-bedroom house on Phase 2B of Lace Hill (13/01549/ADP, Plot 466, house type Woodgate) . Three bedrooms are on the first floor, with a family bathroom, and the 4<sup>th</sup>, with an en-suite, is in the roof space, with a dormer window front and rear. It is on slightly higher ground than its neighbour to the south-east. It has no garage, and only one designated bay in the nearby parking area, though there are two Visitor bays in front of it. The house on Plot 467 to the south east is at right angles to this house, and has a single garage and a driveway space.

The house faces southwest, with a large garden beside and behind it and has a single-storey square bay window on the front (to the kitchen) and a large similar sunroom bay with double doors to the garden (from the lounge). It is brick with a concrete tile roof, and matching materials are specified.



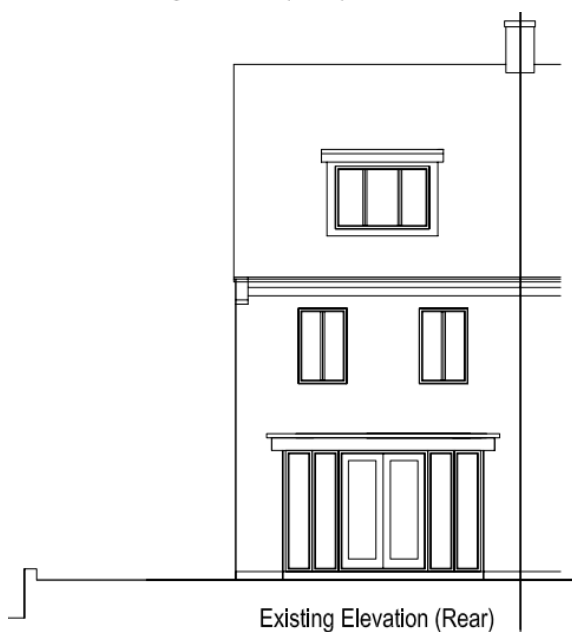
Aerial view



13/01549/ADP drawing shows plot numbers and parking

Comparison with the drawing shows no street trees in this part of Turnside Street. Parking bays with car outlines are marked V for Visitor. I have outlined the bay marked 466 in blue.

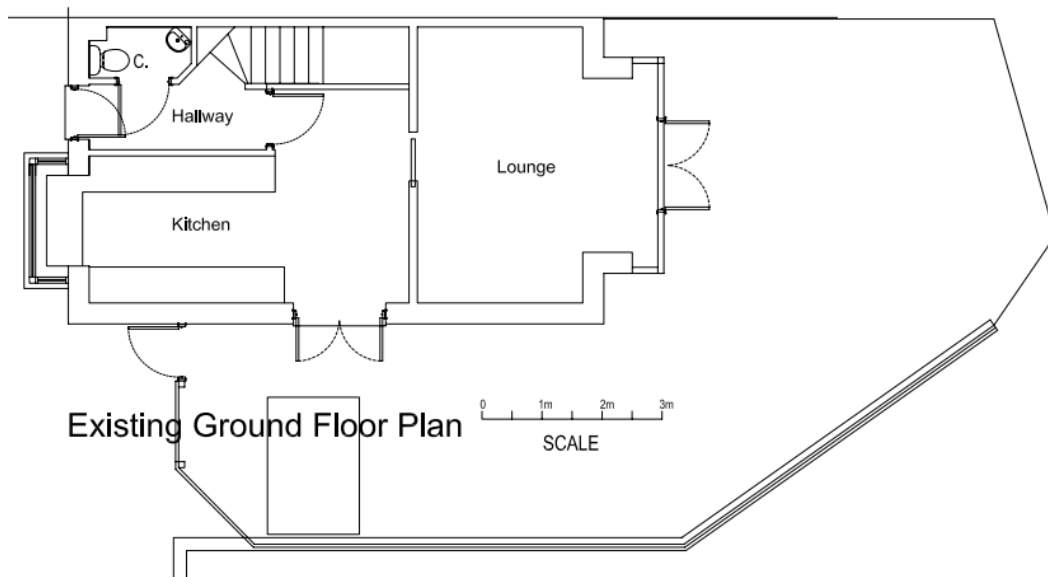
The proposal is to build a two-storey side extension, which will be set back from the existing front building line and extend as far as the rear building line, to form a utility room off the kitchen and a study at the rear with a double door to the garden matching the existing door to the lounge/diner; on the first floor there will be a fifth bedroom with an en-suite shower-room. The gutter line matches that of the existing house, but the roof ridge is clearly subsidiary. No drawing is included for the existing loft room, so it is not clear whether this is to have an alternative use, or remain as a bedroom. The front wall of the extension will have an angled corner to reflect the fenceline, which makes the extension appear less bulky. There is an outline on the 'existing drawing which could be a garden shed, which will have to be moved to make way for the extension. There are no new windows in the side elevation, but there are windows in the front and back walls; these do not overlook the neighbours. There is a door to the side passage from the new utility room, but this replaces an existing double door from the kitchen.



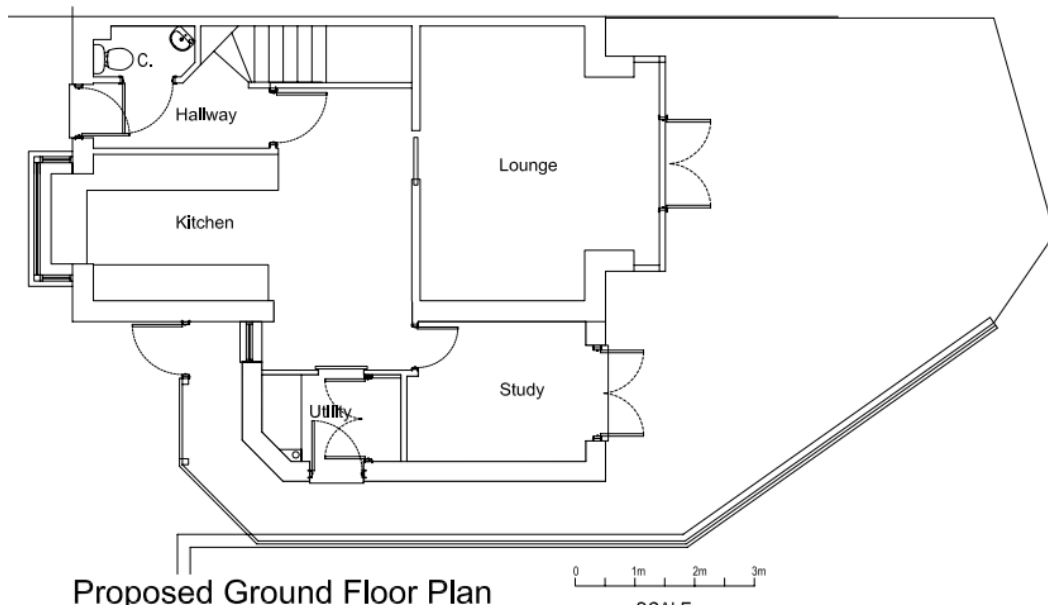




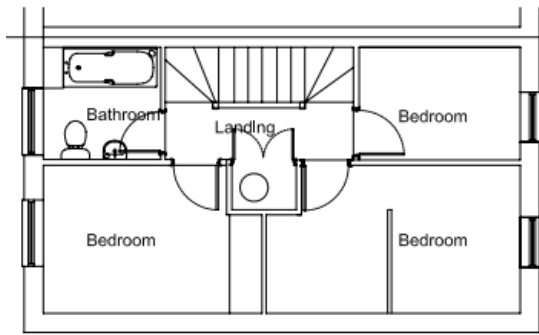
Existing and proposed side elevation



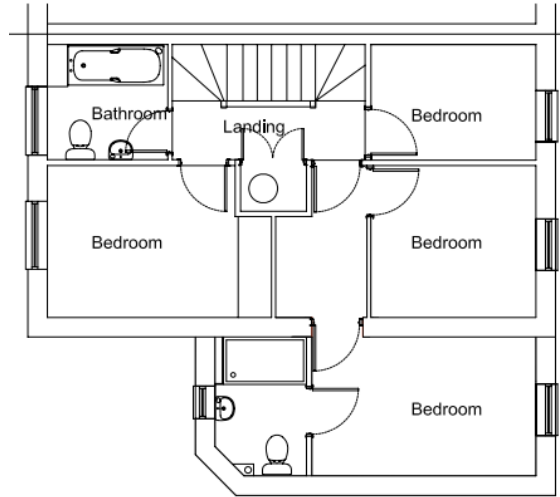
Existing Ground Floor Plan



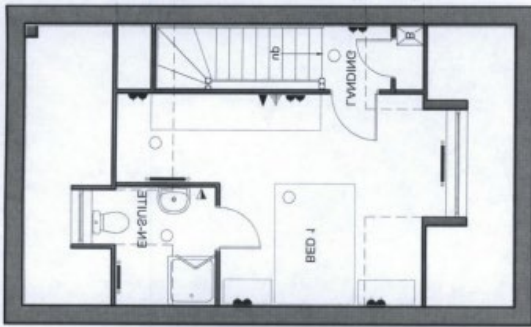
Proposed Ground Floor Plan



Existing 1st. Floor Plan



Proposed



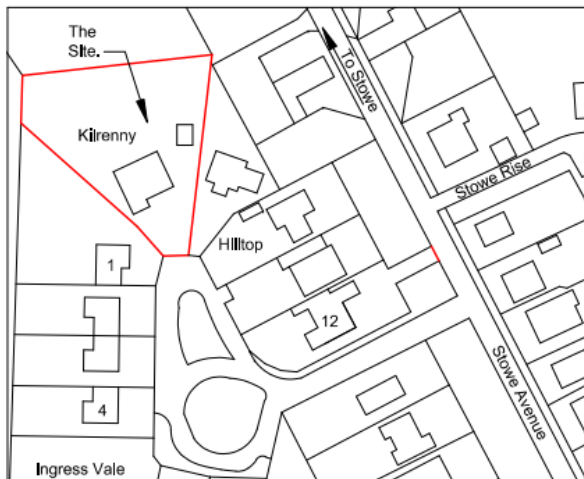
For information: second floor plan (from 13/01549/ADP) flipped to match 'handed' as-built.

## 2. 25/00652/APP

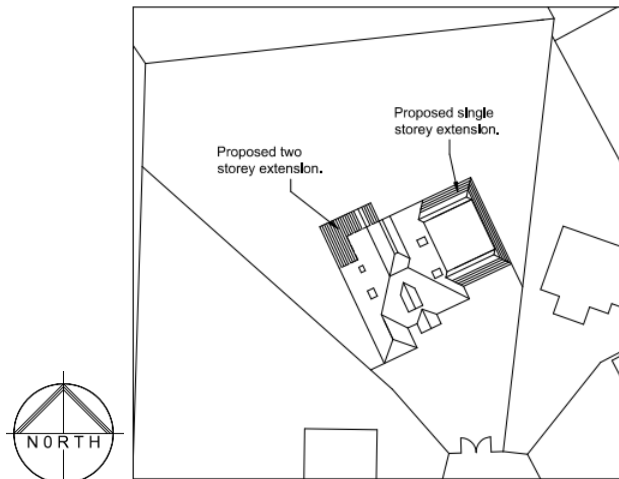
Kilrenny, Stowe Close MK18 1HY

Householder application for construction of two storey rear extension, single storey side extension and fenestration alterations.

*Phelan*



Location Plan



Proposed site plan





Adjacent Conservation Areas (white – Buckingham; black rectangle shaded green – Stowe Avenue)



Original bungalow (before 2013 additions) Note that a later aerial shot shows the whole frontage to be paved

The site is large and near-triangular at the northern end of Stowe Close; the houses at this end, and on the western and southern sides are accessed from the Close; the houses on the east side face Stowe Avenue, so only their rear gardens border the Close. Most of the houses are two-storey. To the north is agricultural land and to the west of the rear garden is Brackley Road Cemetery. The property is not within a Conservation Area, but is very close to the Stowe Avenue CA which includes the East and West Lodges. The Stowe Close house immediately adjacent to the west is №1 (of the four ex-Police Houses), and that to the east is “Willow Thorn”. The ground level slopes up slightly from back to front, and from left to right.

Kilrenny is a 1½ storey post-war house with two bedrooms, lounge, kitchen/diner, utility & shower-room on the ground floor, and a large bedroom, bathroom and study in the roof space. It was extended considerably by a 2013 application, and lost a chimney from the kitchen (the one on the right in the photo above) - comparison drawings are included below. It stands well back in the plot, and Google Streetview shows that the whole area between the building and the access from the Close is now paved. There is a detached garage to the east of the house, set somewhat back from it.

The proposal is to:

- Extend the north west corner to enlarge the L-shaped lounge to form a family room with a tri-fold door to the garden and a single panel window to each side of it, and a smaller lounge with a folding door between the two on the ground floor; and a gabled extension to the attic bedroom with double doors to a balcony similar to the existing;
- Build a double garage onto the eastern wall, leaving enough room between the garage and the boundary for path access to the rear garden; this will involve the loss of the windows to the kitchen and shower room, and the door to the exterior from the utility room will now give onto the interior of the garage. There is a door in the rear wall, to the garden and a window in the side wall of the garage, but this overlooks the rear garden of Willow Thorn, not the house, so there is no ‘overlooking’. It is not clear whether the meter cupboards will be moved, or retained within the garage.
- Create a new glazed side door to the dining area behind the new garage;
- Create two high letterbox windows in the west wall of the family room extension (note only one is shown on the floor plan); this side of the house overlooks the garden of №1, not the house
- There are no additional skylights or windows
- Matching materials are specified throughout.



Original front elevation



2013 porch addition and gable-roofed dormer



This application

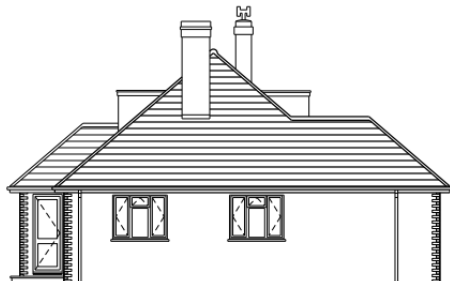


Original rear elevation



with 2013 rear extension

This application

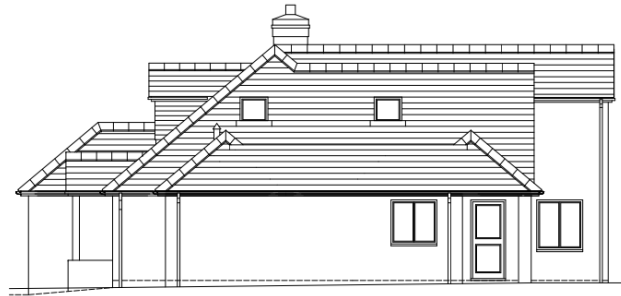


Original side facing east



2013 with new porch (left) and rear extension

This application

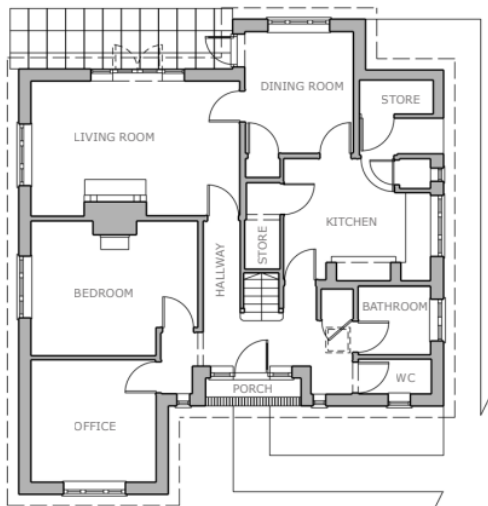


Original side facing towards cemetery

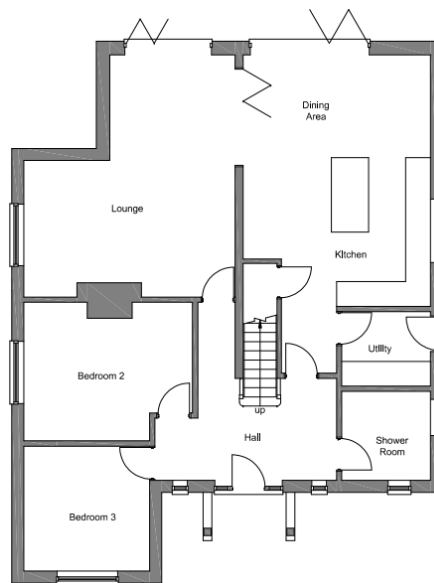


2013 with glass balcony to attic bedroom on left

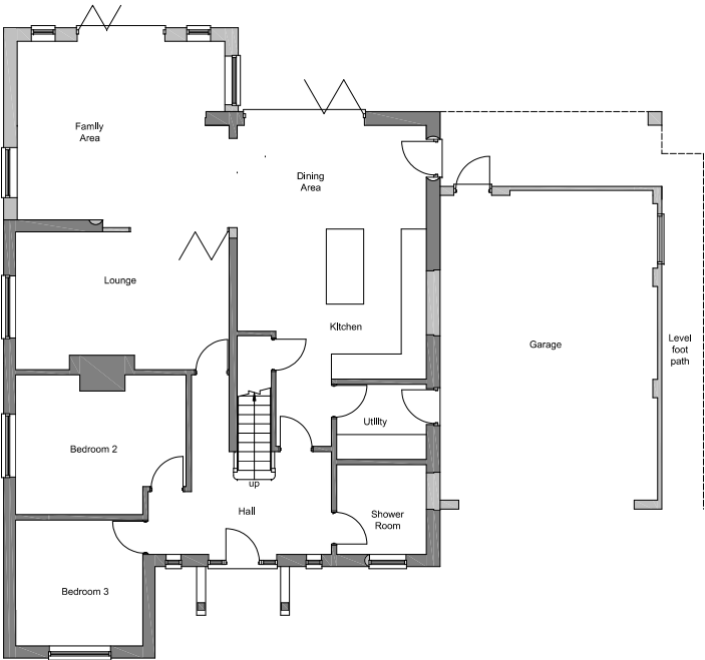
This application



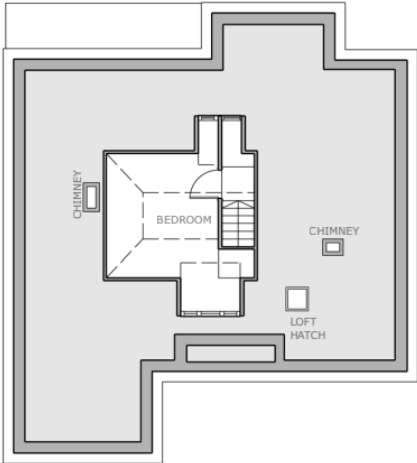
Original ground floor plan



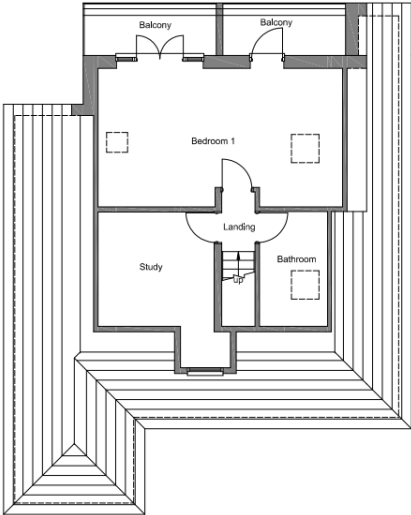
2013 new porch and rear extension



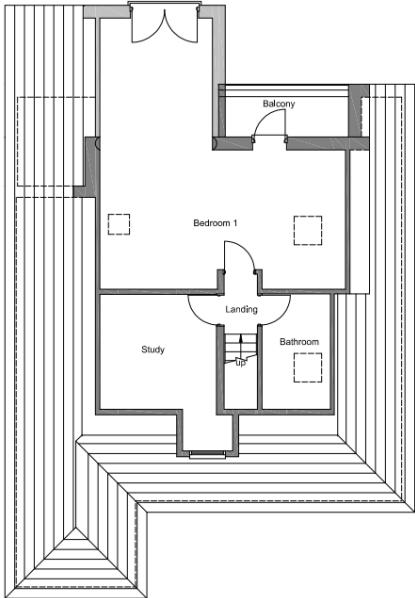
This application



Original attic floor plan



2013 rear extension & roof



This application

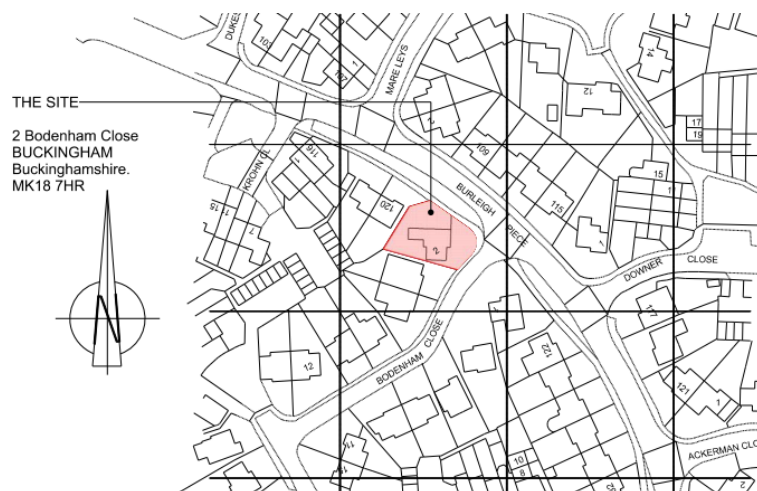
Planning history

1	13/02812/APP	Single storey rear extension with first floor balconies and erection of front porch	Approved
2	25/00652/APP	Householder application for construction of two storey rear extension, single storey side extension and fenestration alterations.	Pending Consideration

## 3. 25/00666/APP

2 Bodenham Close [Linden Village] MK18 7HR

Householder application for construction of single storey rear extension to provide larger kitchen area  
*Whitbread*



Location plan

Google 2009

The site is a detached four-bedroomed house set on a large corner plot (Burleigh Piece/Bodenham Close); it has an integral garage on its southern side and a brick wall along the garden boundary with Burleigh Piece, and close-board fencing between the rear garden and the neighbouring gardens to north and west. The front is laid to lawn with a 1.2m high box hedge along the boundary from the brick wall to the tarmac driveway and there is block paving between the drive and the boundary with No4 which extends along the side of the garage to the gate to the rear garden.

The house has a bow window to the ground floor front and originally had a porch roof over the front door, but extensions were approved in 2014, see below. It has a brown tiled roof and red brick walls, with cream render to the ground floor. Its immediate neighbours are not of the same design, but the house opposite, similarly slanted across the corner, is a mirror image. The garage was a common type on Linden Village, with an asymmetric gable roof not parallel to the main house gable end, with a small bedroom under the shorter (rear) end and a skylight in the roof slope. This was changed in the 2014 application, see below.

The 2014 application proposed:

- an enclosed porch with a side door, rather larger than the original roof, but this does not seem to have been implemented as only a canopy roof is shown on the current set of drawings;
- a single storey extension at the back of the garage, lining up with the existing rear house wall, with a lean-to roof and a door to the garden, forming a utility room;
- a single storey rear extension to the rear of – and slightly wider than – the dining room with a gable roof and skylight, the gable ridge being at right angles to the house ridge. This had double doors to the garden on its south wall, but between that application and this, the doors have been moved to the north wall (and are to be retained) – this was described as a garden room, now a family room, and is of matching brick with a tile roof;
- raising the roof over the garage, making it symmetrical and matching the angle of the house roof, with a ridge in line with the house roof and clearly subsidiary to it; this formed a new master bedroom, with an ensuite shower-room occupying the previous Bedroom 4 space.

The new proposal (blue lines) is to expand the garden room sideways to almost the width of the original house, utilising the existing north and west walls (retaining the French doors and the existing window) and replacing the gable roof with a long single-pitch roof with two skylights. This will form an enlarged kitchen/breakfast bar/dining area. The existing dining room and kitchen will become a new – and windowless - family room. Matching materials are specified, plus the new skylights.

House as built

2014 approved changes

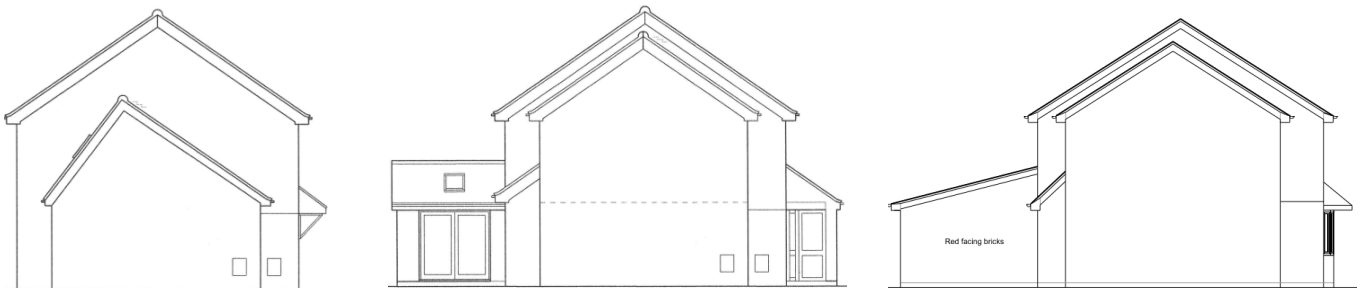
This proposal



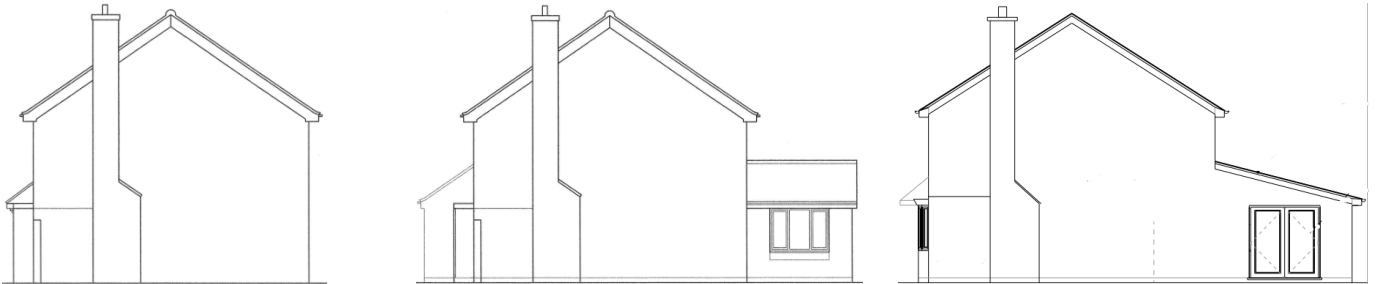
Front elevation



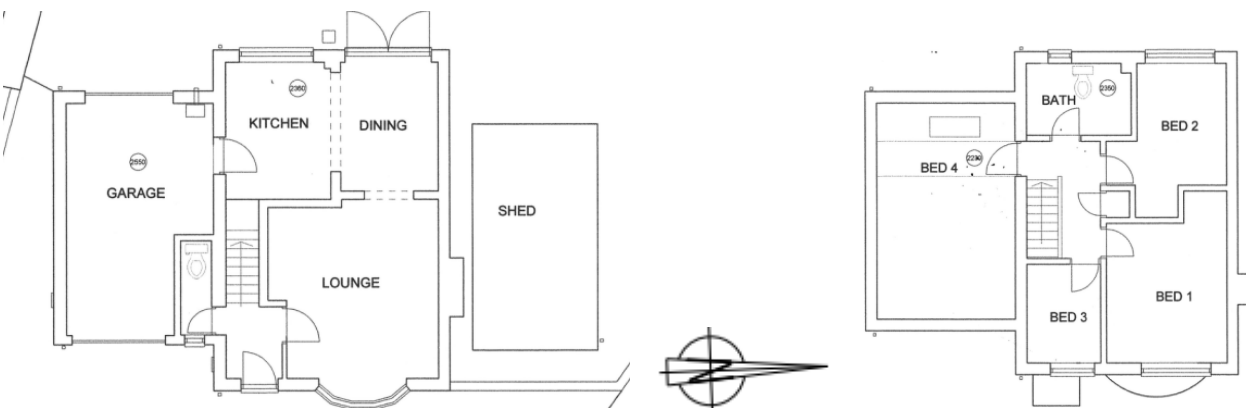
Rear elevation



South side (to N°4 Bodenham Close)

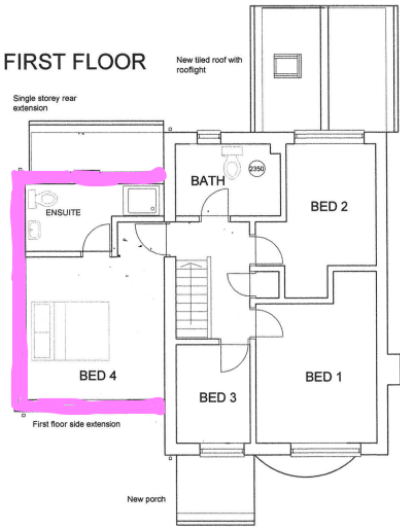
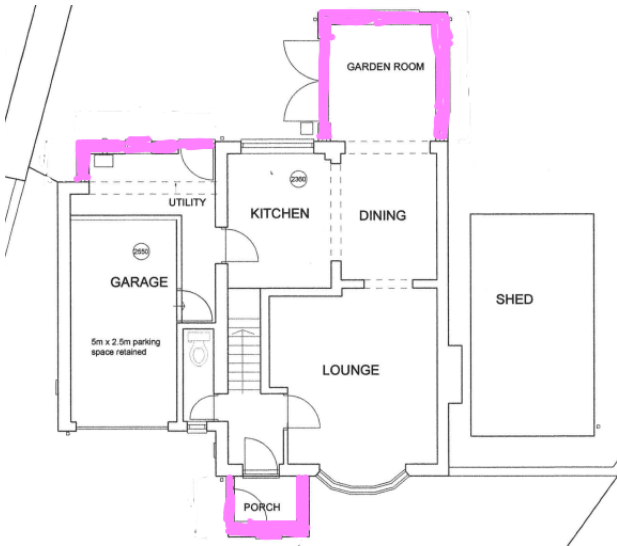


North side (to Burleigh Piece)

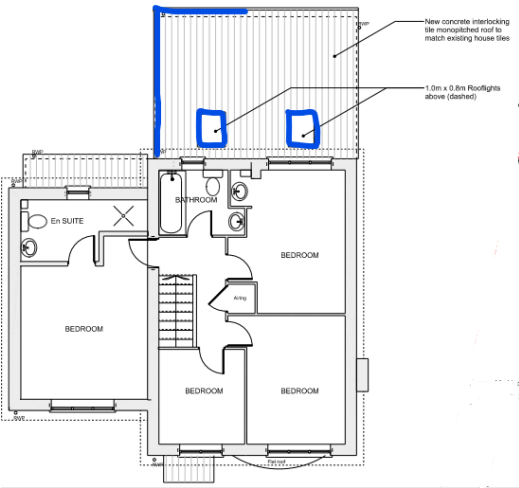
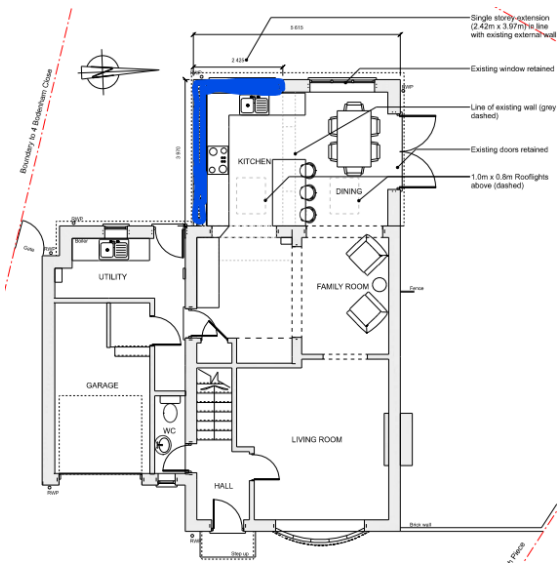


Original ground and first floor plans





2014 extensions



New proposal

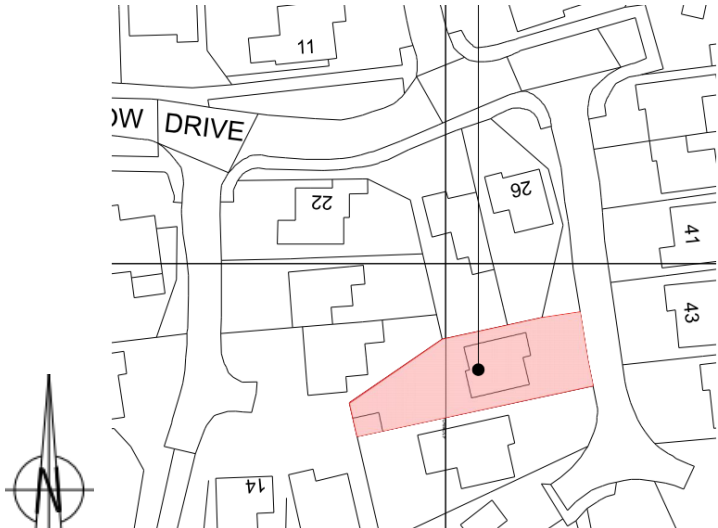
1	14/03720/APP	Erection of first floor side extension, a porch and single storey rear extensions	Approved
2	25/00666/APP	Householder application for construction of single storey rear extension to provide larger kitchen area	Pending Consideration

4. **25/00750/APP** 28 Willow Drive, MK18 7JH  
Householder application for single storey rear extension to kitchen/dining area with removal of existing conservatory. First floor side extension above existing garage to provide new bedroom and family bathroom  
*Cope*

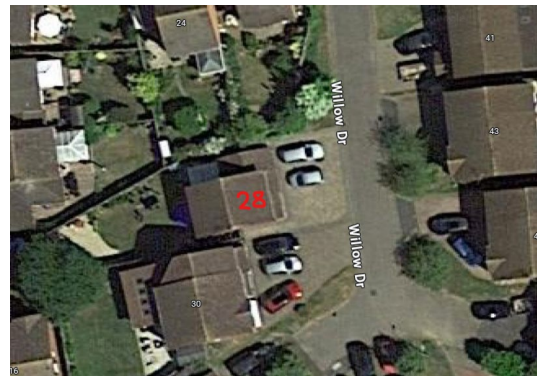
The site is on a small cul-de-sac running south from the eastern (bypass) end of Willow Drive on Badgers. It has an attached single-storey garage with an up-and-over door on its north wall, and the L-shaped footprint is made rectangular with a conservatory. The front garden has been paved over and provides space for three vehicles, and there is a gated path along each side of the house to the rear garden. The house faces rather north of east does not resemble its neighbour to the south, having an angled bay window under a sloping roof which continues across the front door and the garage; to the north it abuts the rear garden fences of Nos 24 & 26.  
It is of red brick with concrete tiled roof, and matching materials are specified for the proposed extension.



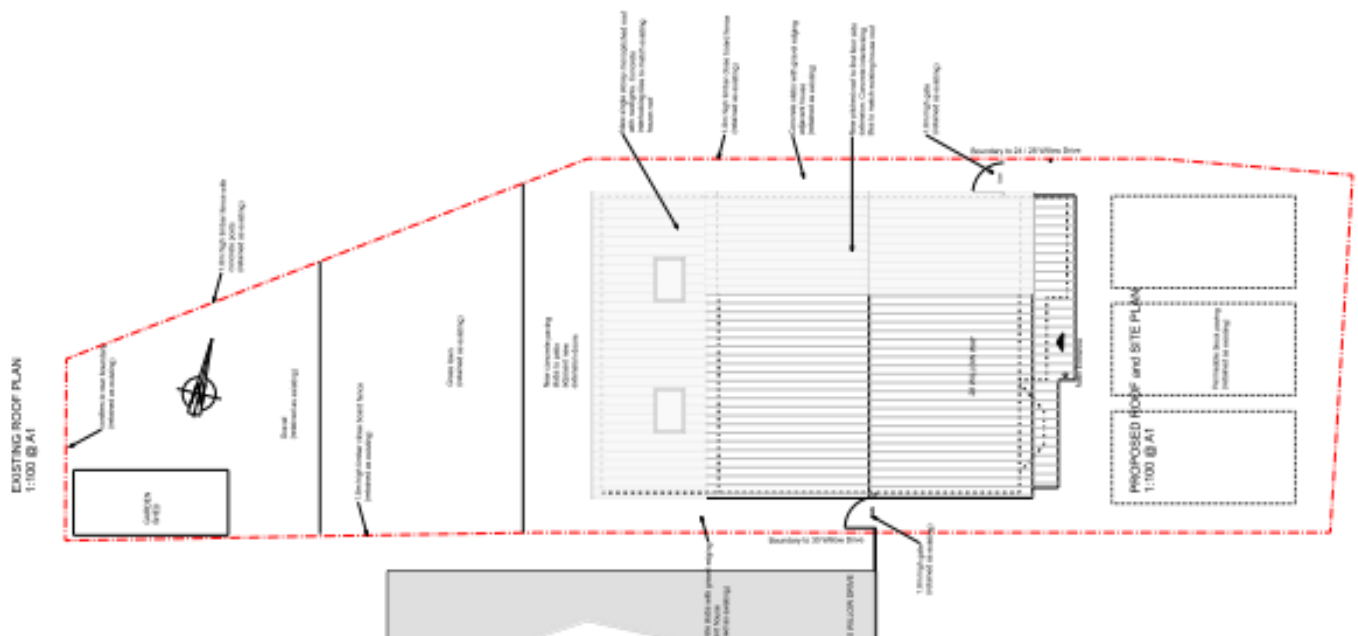
Location plan



Site plan



↑ No 30      ↑ No 28      and the rear of Nos 22 & 24 Willow Drive  
(Google 2009. Note that the aerial view confirms that the frontage has been paved over completely)



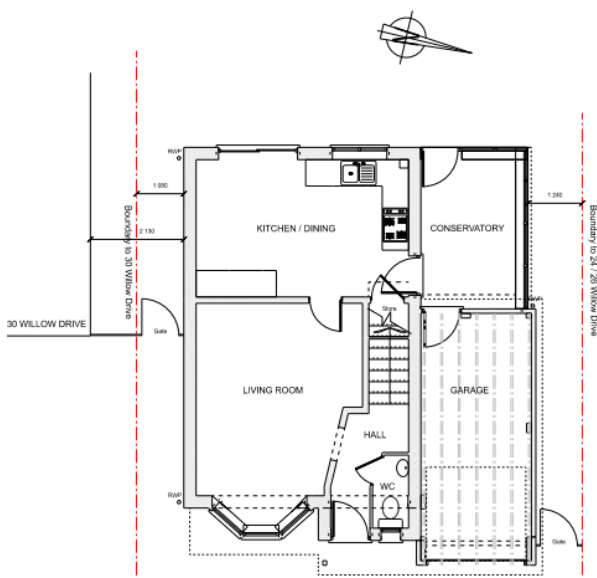
Block plan rotated for better fit

The proposal is to:

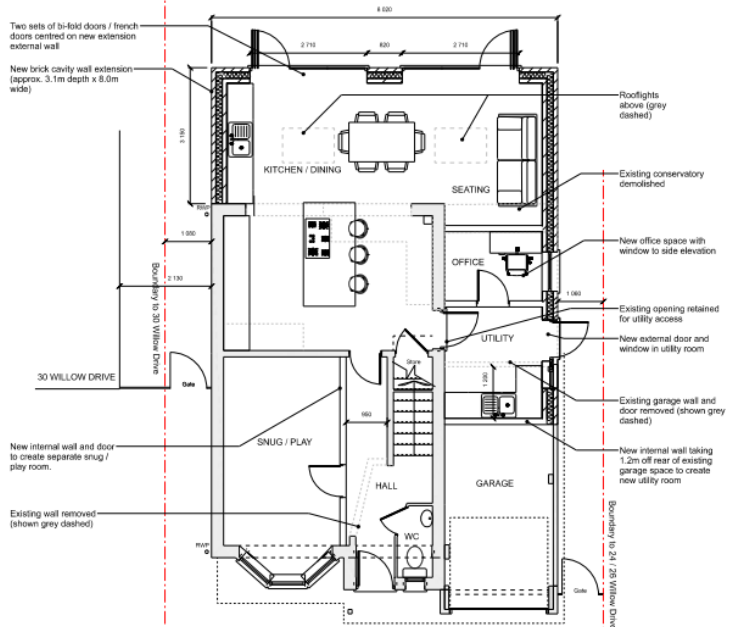
- Demolish the conservatory;
- Add a storey to the existing garage & conservatory footprint to be an additional bedroom and new bathroom, accessed via an existing (window) opening and extension of the existing landing; this will have a continuation of the existing roof and ridgeline (not subsidiary); there will be a new window in

the front and rear walls, matching the adjacent existing window; the rear one will face the rear of №16, but will be obscure-glazed as it is a bathroom;

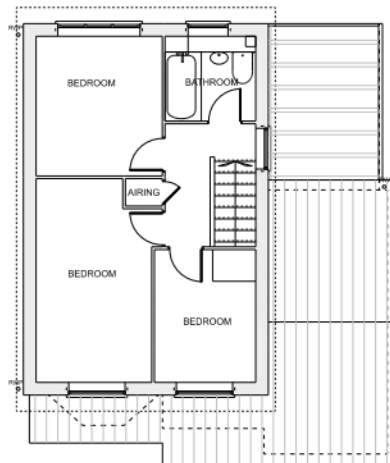
- Make a new window at the end of the landing extension; this will overlook the rear garden of №24;
- The existing bathroom will become an en-suite shower-room for the rear bedroom with appropriate doorway changes;
- The wall between the existing front and rear bedrooms will be moved to allow a large storage space in the rear bedroom;
- Continue the line of the garage wall back and turn across the full width of the rear of the house, to form a single-storey rear extension with a single-pitch roof with two skylights and two folding doors to the garden;
- Shorten the garage and make a utility room and office at the rear of it; the office will have a new window, and the utility a window and a door to the side passage, but these will face the existing standard height timber fencing and not overlook neighbouring properties;
- Move the hall/living room wall to make a straight hallway with a door to the kitchen and a door to the living room, which is to become a snug/playroom;
- The existing kitchen/diner will house an island unit/breakfast bar;
- The rear extension will form a kitchen, dining room and seating area.



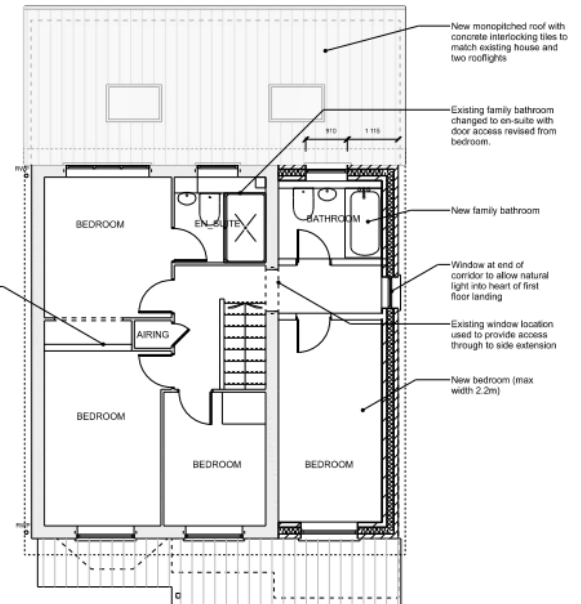
Existing ground floor plan



Proposed ground floor plan



Existing first floor plan



Proposed first floor plan

5. 25/00783/APP

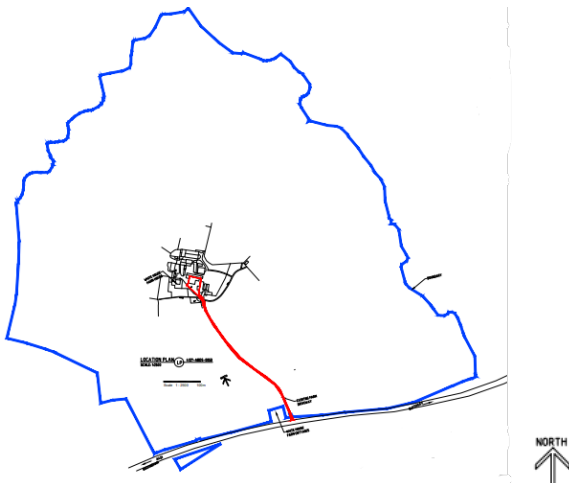
White House Farm, Bourton Road MK18 7DT  
Addition of solar panels to agricultural building  
*Isted & Nicholson*



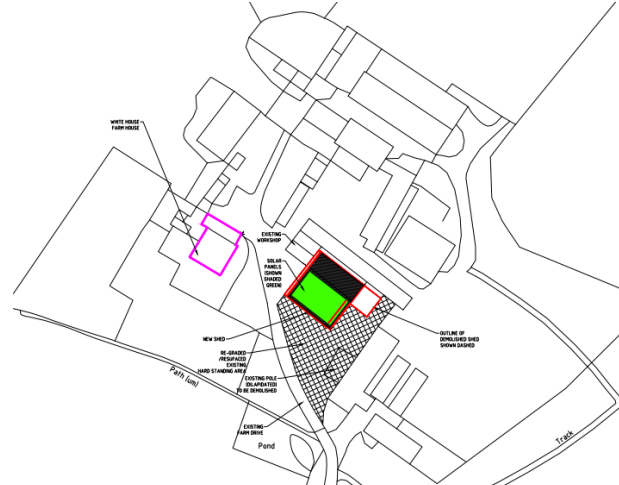
Area map



Aerial view before Dutch barn was demolished



Extent of ownership boundary plan



Farmyard layout. The Listed farmhouse is outlined in pink, the solar panel area in green



The site is White House Farm north of the Bourton Road just west of the Thornborough Bridge. The complex of buildings is grouped around a courtyard with a Listed dwelling house on the west side. There have been several applications recently, see table below; this is a re-visit of 24/03028/AGN (Members responded 'No objections' in October 2024); the decision was 'further details required' and the submission of those details minus the proposed solar panels (24/03712/AGD) went to the December meeting. Members response was

*Members had no objections to the revised plans, but regretted the loss of the solar panel array from the application, feeling that (a) the new building presented a side elevation to the Listed Building (where the applicant lives) so the solar panels would not be visible, and (b) the farm complex is not visible from the public domain so the harm done in heritage terms was outweighed by the benefits of the solar power generation. Members would like to see the solar panels reinstated.*

The proposal was to replace a derelict Dutch Barn with a machine shed on the same footprint, and with a long sloping roof facing south, the maximum height of which would be the same as the Dutch Barn. An open-sided cart shed would be under the lower end of the roof. In addition, a room in the old dairy behind the barn footprint was to be converted as a staff washroom.

This application reinstates the solar panels, and the reason stated in the application form is

As part of previous application, 24/03712/AGD. Following advice was provided. Hence, subsequent application for panels.

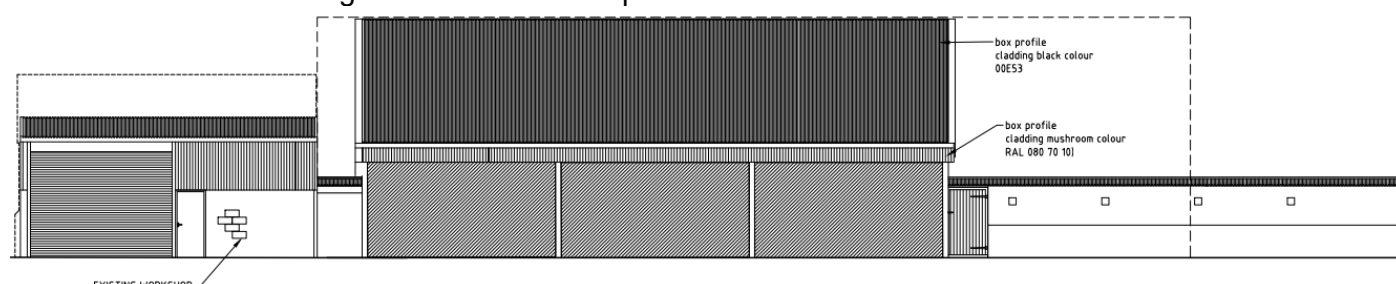
"Solar panels are not specifically mentioned within Part 6 of the GPDO as they are development within their own right, separate from the agricultural building and are therefore covered by a separate part of the legislation, Part 14 of the GPDO.

Part 14, Class J of the GPDO relates to the installation or alteration etc of solar equipment on non-domestic premises. Criteria (f) of Class J specifically states that development is not permitted by Class J if the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building. In this case the solar PV panels are proposed on the roof of a building which would be within the curtilage of a listed building. As such, the installation of solar panels on the proposed replacement building does not meet the relevant criteria and cannot be considered permitted development. They would therefore require planning permission.

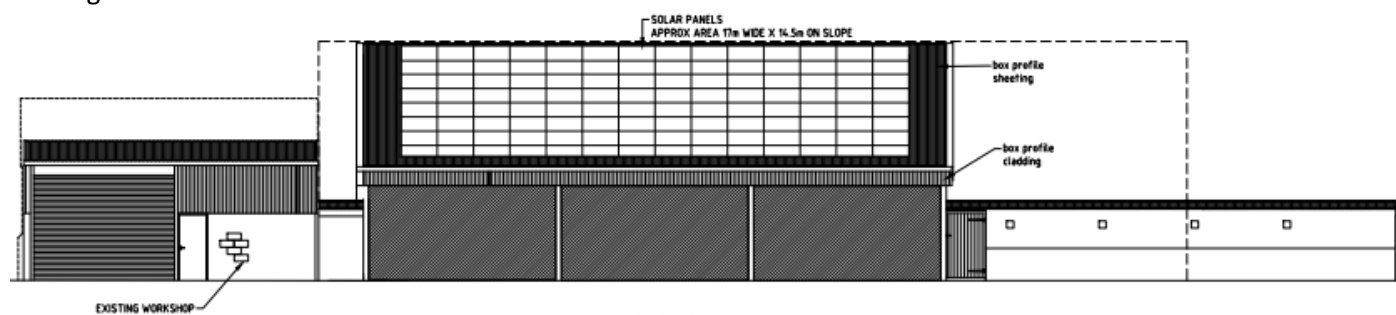
On this basis, the solar panels fall outside the scope of what can be allowed under a Part 6 agricultural notification as they go beyond agricultural development and are also not considered to be permitted development."

Members are referred to PL/76/24, the briefing note supplied for 24/03028/AGN (14<sup>th</sup> October 2024), for drawings and photographs not submitted with this application.

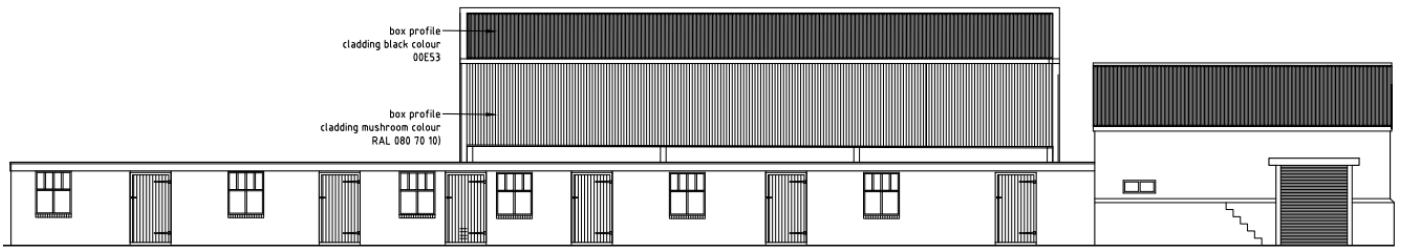
Dotted lines in the drawings below indicate the profile of the demolished Dutch barn



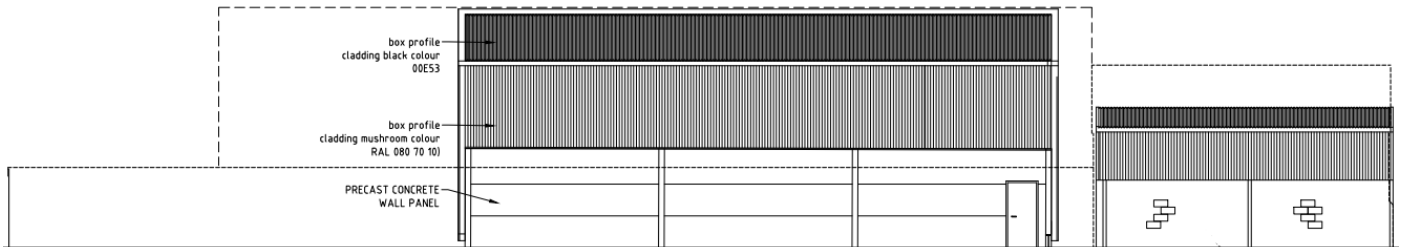
Existing view from access lane



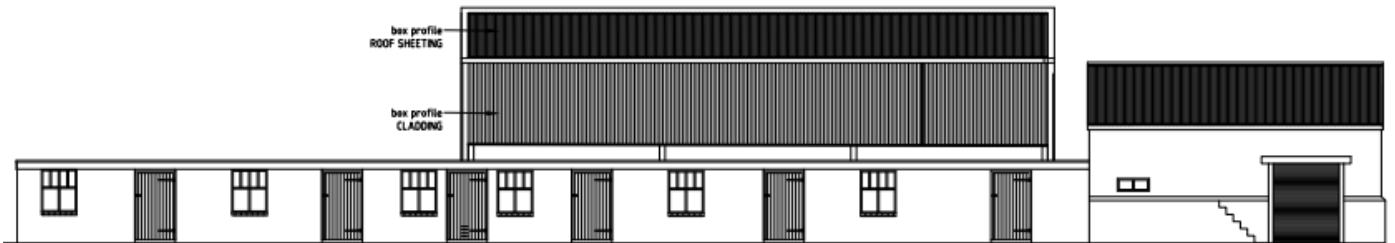
Proposed view with solar panel array



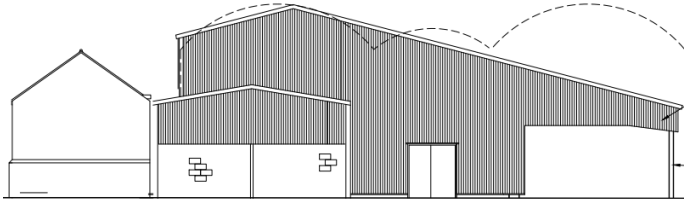
Existing view from courtyard with Old Dairy in front of new machinery shed



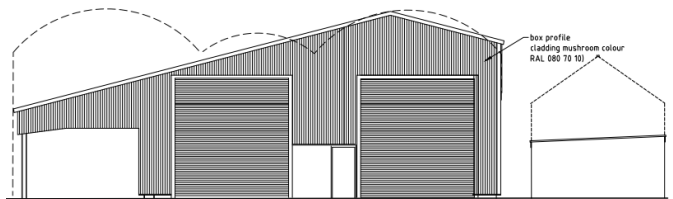
Existing elevation of new machinery shed without foreground building above



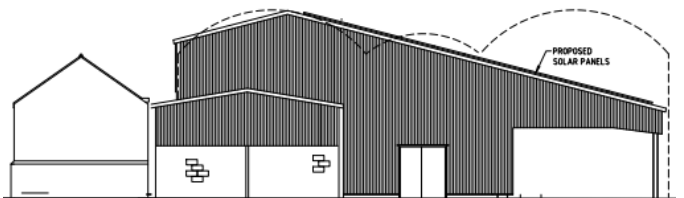
Proposed view from courtyard



Existing side view facing farmhouse



Existing side view facing south east

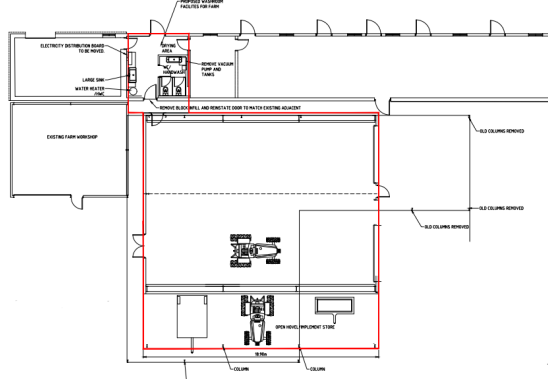


Proposed side view facing farmhouse

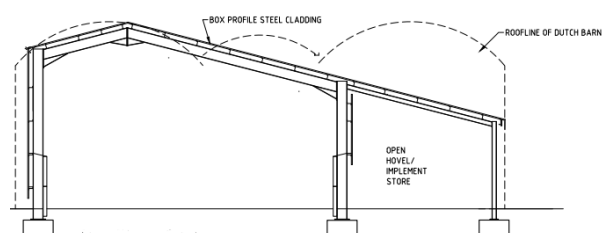


Proposed side view facing south east

These two drawings are from the previous application, for information:



Floor plan of (clockwise from left) existing workshop, Old Dairy, new machine shed and cart shed



Section through new shed and cart shed (not to same scale)



Planning history (there are no other applications on record)

Shaded boxes are applications for the same farm complex, but not including the solar panel array.

1	24/01001/ALB	Listed building application for externally and internally, removal of windows to the ground and first floor of the former Dairy, installation of a French Drain, removal of ceilings, removal of the staircase, steps, stone floor, side piers and central brick plinth to the former Dairy, removal of the kitchen fireplace, opening up works for two blind windows, and removal of timber framing in the Cellar (Part retrospective)	Withdrawn
2	24/01104/ALB	Listed building application for re-roofing works largely on a like-for-like basis, including re-slating, EPDM membrane to flat roof, removal of modern chimney, provision of rainwater goods, internal insulation to roof space (Retrospective)	Listed Building Consent
3	24/03028/AGN	Replacement agricultural building	Details Required
4	24/03712/AGD	Details required for siting of proposed agricultural building ref 24/03028/AGN	Agric- prior approval
5	24/03536/ALB	Listed building application for structural works to former Dairy including removal and reinstatement of staircase together with associated works (Part retrospective)	Listed Building Consent
6	24/03577/ALB	Listed building application for external works including re-opening of 2 No blind windows, replacement of others, provision of French Drain, provision of lime render and Keim paint (Part retrospective)	Listed Building Consent
7	24/03593/ALB	Listed building application for internal works (Part retrospective)	LB Consent
8	25/00783/APP	Addition of solar panels to agricultural building	Pending Consideration

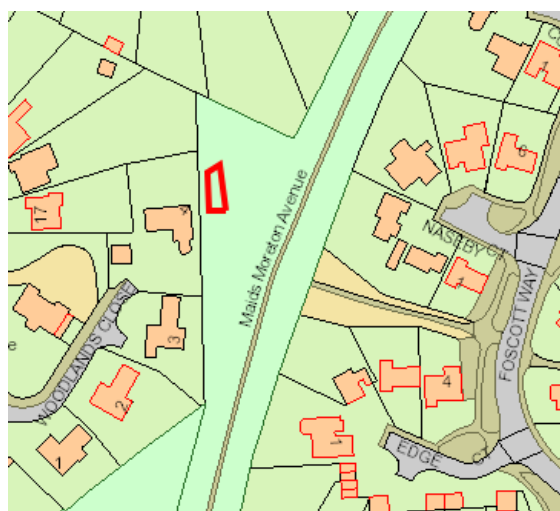
### Not for consultation (circulated separately)

6. 25/00205/ATP

Maids Moreton Avenue [rear of 4 Woodlands Close]

G1 – Reduce row of trees (2 – 3m) bordering 4 Woodlands Close, back to the boundary. Trees in the row are Horse Chestnut, Sycamore and Lime. The canopies are encroaching over the property, posing an H&S risk in storms.

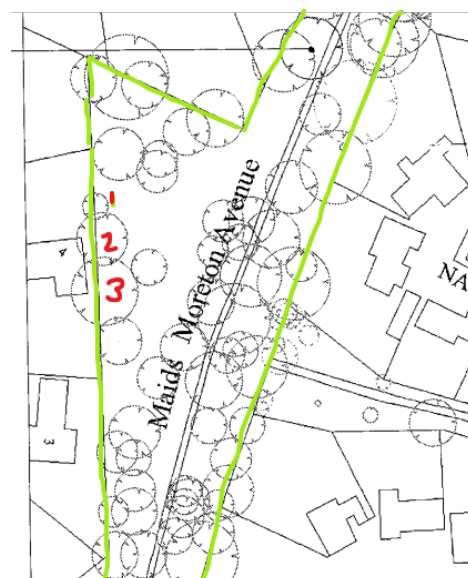
Evans



Location map



photo submitted



map from an older application

1 was a small oak with poor form, felled 2005  
2 & 3 are limes; the other two in the group are unidentified (no previous applications)

7. **25/01099/ATC**

5 Bostock Court, West Street MK18 1HH

One sycamore tree (no TPO). Reduce lateral side growth over boundary rear garden by 2m. Reduce top growth by 3m. Work to be carried out by local arborist.

Young



Map supplied with application.  
Shaded area is Conservation Area.  
Brighter green marks TPO'd trees.



View of lane between 5 Bostock Court (left) and 14 West Street (Listed, Grade II).

The tree will be on the left-hand side of the lane, behind the parked vehicle.

**Not for consultation**8. **25/00869/CPL**

2 Wheeler Place, [Moreton Road Phase II], MK18 1FA

Certificate of Lawfulness for proposed removal of canopy structure over front door and erection of wooden porch canopy

Vyse



Location plan



Site plan from application 13/01325/APP

The site is on Wheeler Place on Moreton Road Phase II, on the right just inside the entrance, and is a 4-bed detached house with double garage, one of 4 houses facing the Moreton Road, served by a private drive behind the roadside hedge. Immediately to the north is the lane bordering the rugby pitches. It has no previous applications listed. The two houses to the north have a very similar appearance but both are brick - No2 is rendered. The front doors have a small canopy over, and it is this that the applicant wishes to replace. The reason given on the application form is:

"When we originally purchased the house it was brand new and already included a canopy over the front door. What we would like to do now is update and replace the old canopy with a new one."





Front elevation House Type MR6

(13/01325/APP Plot 78)



Side elevation (porch at left)

The description of the works is

- Remove and dispose of the existing Canopy structure over front door.
- Construct a Thunderdam Wooden Porch Canopy, with 4no. posts, at the front door of our property.
- Dimensions are, width 2m, Depth 1.5m and Height 3m.
- Timber to be treated and painted white to match existing render.
- Access to front door already exists via slabbed footpath.

It also states that a photograph was submitted, but this is not on the website, so one has been sourced from the internet which shows a rather more substantial 3-D structure than the existing. There are no gabled porches at all on the estate, most are flat canopies as shown; a few are lean-to roofs which continue over the adjacent bay window. Painting it to match the render may reduce the contrast between it and its neighbours.



Nos 1 - 2 - 3 - 4 Wheeler Place. No 4 is a Type MR6 like No2; No3 is an MR4 (but also a 4-bedroom house). No1, the corner house, is completely different, smaller and 3-bed. Its porch is actually a flat canopy like the others.



No2 Wheeler Place (Google Streetview )

Thunderdam Wooden Porch ...  
(sourced from internet)

## 9. 25/00922/HPDE

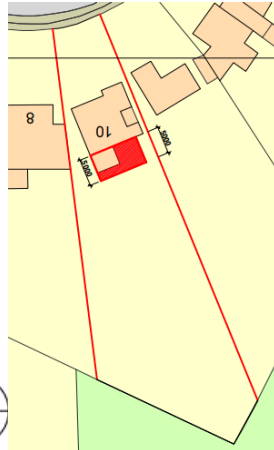
10 Highlands Road, MK18 1PL

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.00m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m

Carrington



Location plan



Proposed site plan



Aerial view of Nos 6 – 8 – 10 -12



Nos 12 – 10 – 8 Highlands Road (Google Streetview)

The site is a 3-bed post-war detached house on the south-east side of Highlands Road, at the corner where the road turns through a right-angle towards the school entrance. It is a large plot, like those of its neighbours, and backs onto Maids Moreton Avenue. As can be seen from the photo above, the houses are much of a size, and of the same materials, but of different designs, and are well set back from the front boundary. It has an asymmetric roof with a catslide extending over the garage and providing an under-eaves storage area the full depth of the house. A tiled sloping porch extends over the garage and front doors, and to the right of this is an angled bay window serving the living room and master bedroom, with a tile-hung area between the upper and lower windows. At the rear, the conservatory is approximately half the width of the house and to the side of it is the kitchen window and a small window to the downstairs WC. The side wall facing No 8 has three small windows on the ground floor (two to the living room, one to the dining room) and none on the first

floor; the other side (towards №12) has a triple pane sliding door (to the utility room) and a small window to the garage, and no skylights or other openings in the catslide roof.

A very similar application (25/00211/HPDE) was considered at the 3<sup>rd</sup> February meeting, to which Members responded 'no objections. This was refused on 6<sup>th</sup> March for the reasons given below.

There are no other previous applications on record for this house (or its immediate neighbours) though Building Control lists a 1978 application for a 'sun room', presumably the small conservatory shown in the drawings at the rear of the dining room. However the proposal would demolish this and replace it with the new build.

The proposal is to remove the conservatory and replace it with a large extension almost the full width of the house (the small WC window and a manhole prevent it going right across), forming a large kitchen/diner. The extension will have a flat roof with a flat skylight over the kitchen and a pyramid lantern over the dining area, and the dining room will have a brise-soleil, a slatted awning to deflect the heat of the sun, along the rear wall and a sliding glazed door on both outside walls. Each end wall of the extension faces a neighbour's garden, so there is no 'overlooking' of habitable rooms. A suggested position for an Air Source Heat Pump is marked outside the kitchen, and its associated equipment is inside the eaves storage area. The roof is described as 'green' so presumably sedum or similar plant cover is intended. The walls are of matching brickwork.

The existing dining room will become a study/bedroom with a new full-length window in place of the existing, and a matching window on the other side of the fireplace. The existing kitchen/pantry/utility/walk-in cupboard/WC space will be re-modelled into a utility room and shower/WC and the sliding door replaced by an ordinary glazed door (to the utility room) and window. (to the shower-room).

The proposal is almost identical to the earlier application 25/00211/HPDE; the only difference being that the brise-soleil extended across the rear wall of the dining room and along the side wall. There is nothing in the documents which explains the disappearance of the soil/vent pipe on the rear elevation (which serves the bathroom) from the 'proposed' drawing, nor any indication of any alternative pipework. The extension is the same width as in the new application (c.9m). The reasons given for refusal were that it failed to comply with the criteria set out in sub-paragraphs (j)(iii) and (k)(iii) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 – all the other details were compliant with the HPDE requirements.

These clauses are:

- (j)** the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- (i) exceed 4 metres in height,
  - (ii) have more than a single storey, or
  - (iii) have a width greater than half the width of the original dwellinghouse;**

And the officer's report notes

**Does not comply** - The proposed brise soleil would extend out to the west beyond the existing side elevation of the dwelling and this element of the proposal is considered to form an integral part of the roof design of the extension, as shown on the submitted plans. Furthermore, the proposed extension would have a width greater than half the width of the original dwellinghouse. Therefore, the proposal would not comply with requirement (j) (iii).

*[Subsequent correspondence with the officer clarified that it is not the width of the proposed extension, but the fact that the brise-soleil projected from the side elevation that made it non-compliant.]*

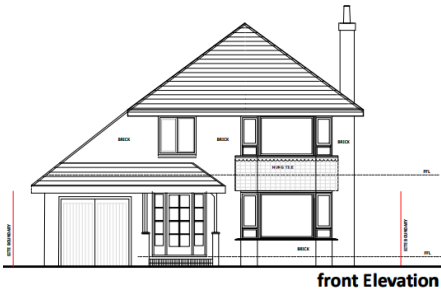
**(k)** it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
- (iv) an alteration to any part of the roof of the dwellinghouse.

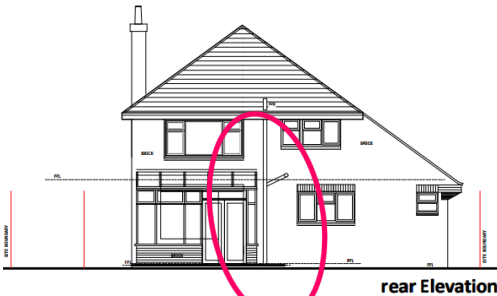
And the officer's report notes

**Does not comply** – The proposed extension would result in an alteration to the existing soil and vent pipe on the rear elevation of the property.

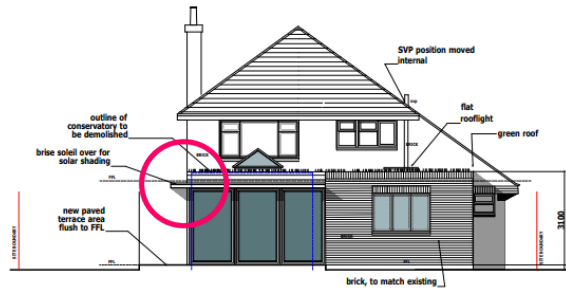




No change shown in either application

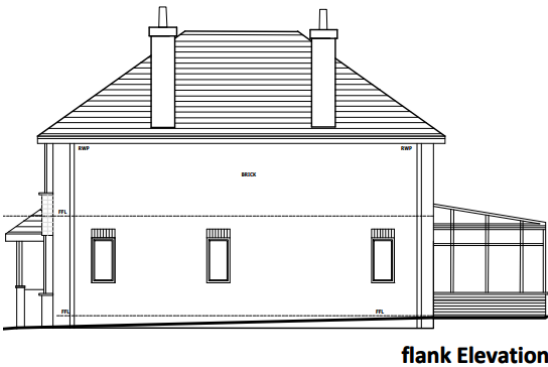


Existing rear elevation - Soil / vent pipe marked

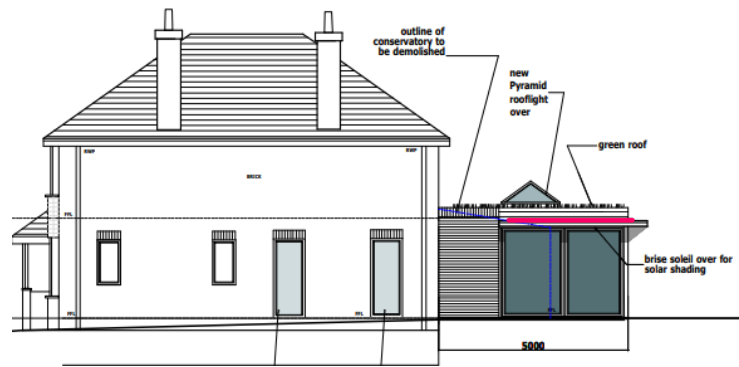


Refused application - brise-soleil on side elevation

This application

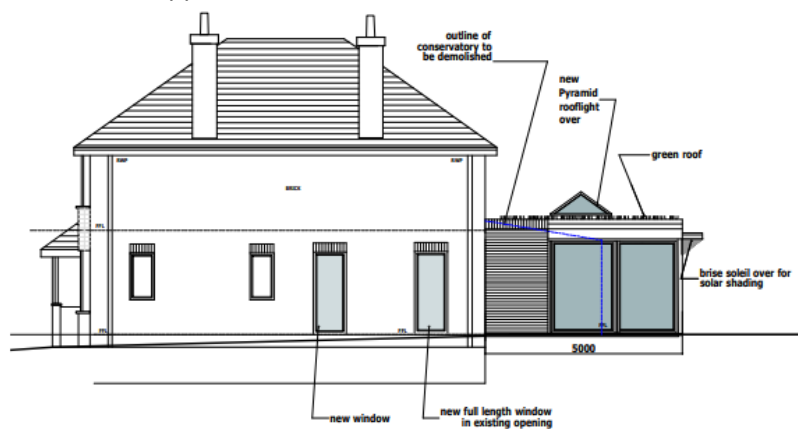


Existing side elevation facing Nø8

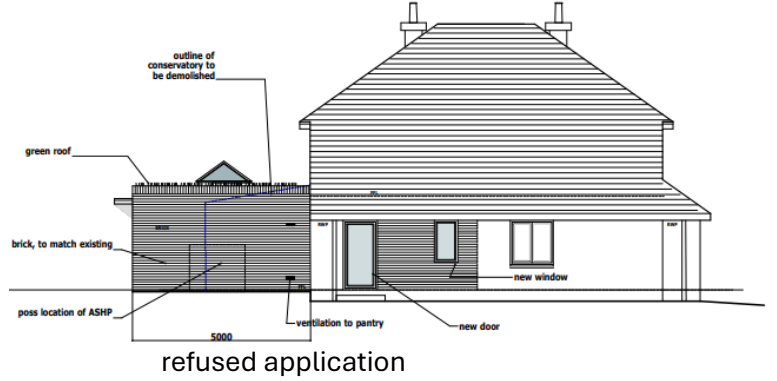
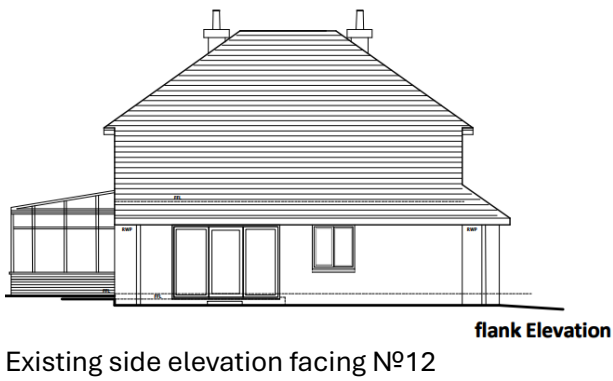


Refused application - side brise soleil marked

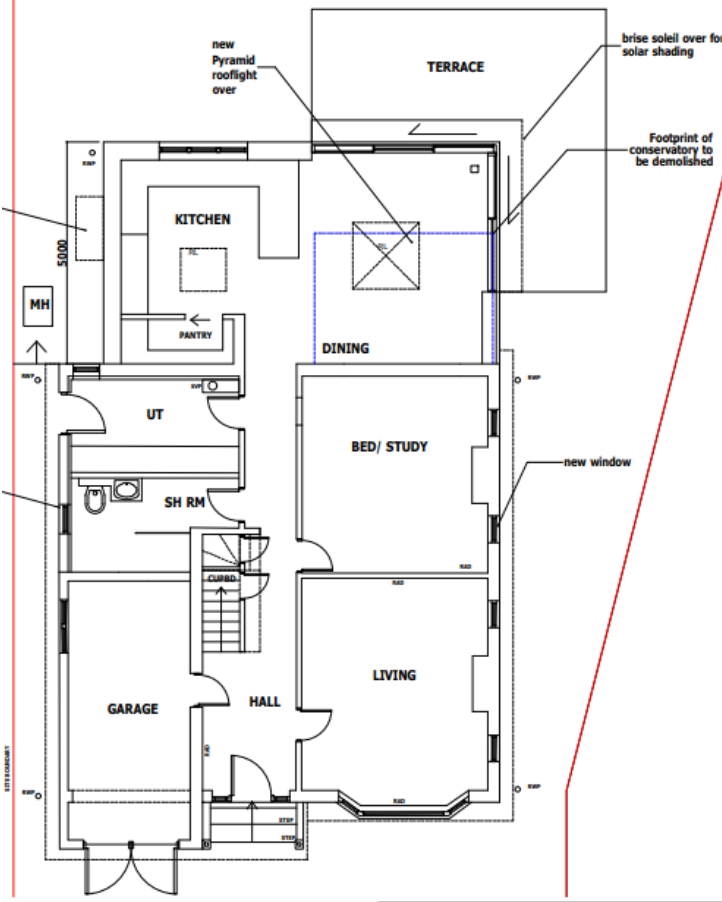
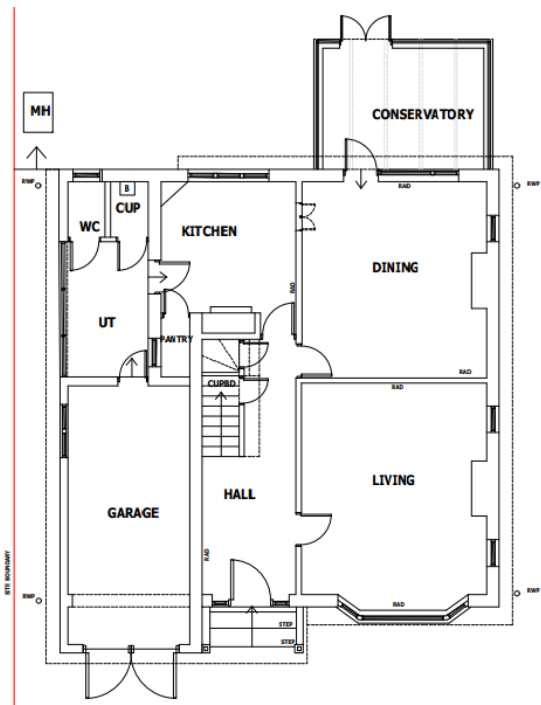
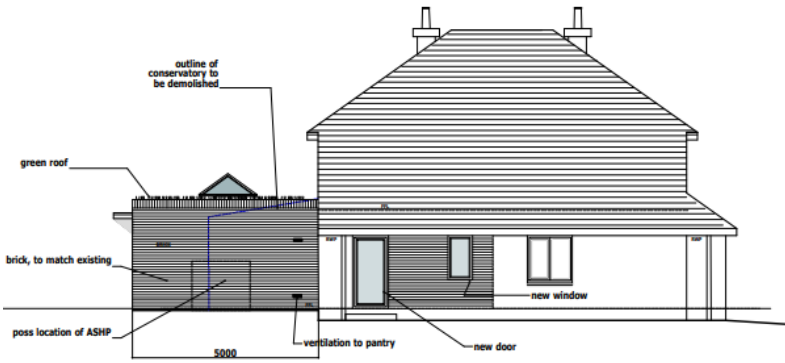
This application - side brise-soleil removed

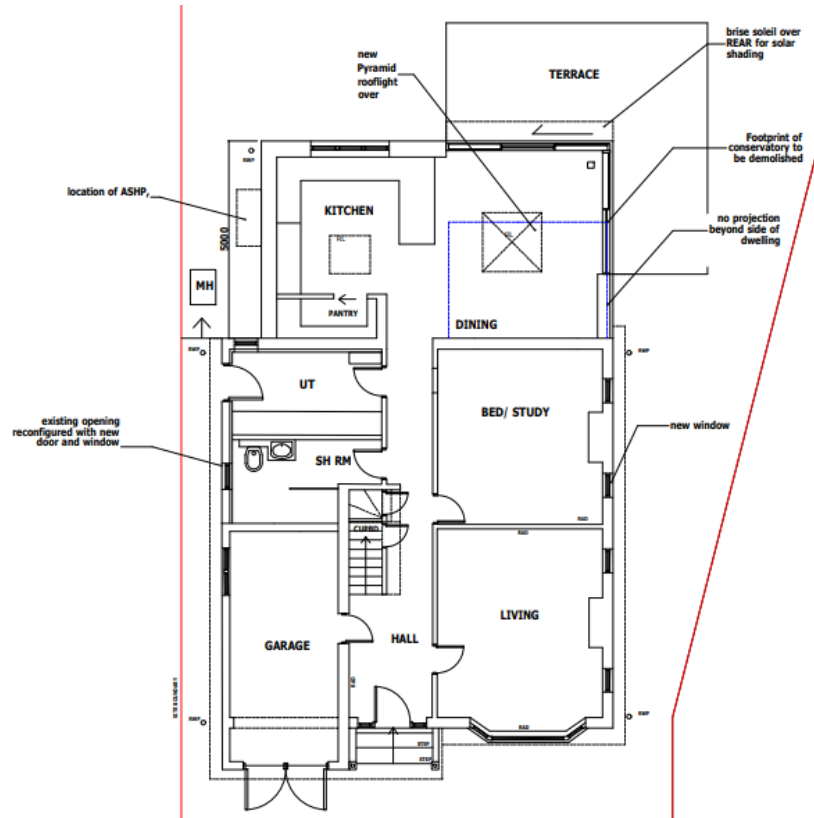




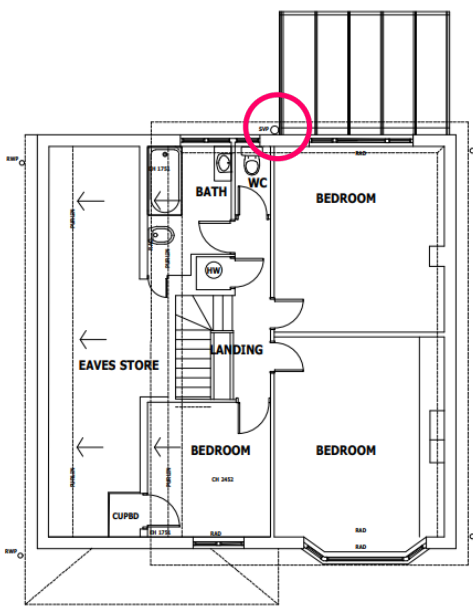


this application – no change

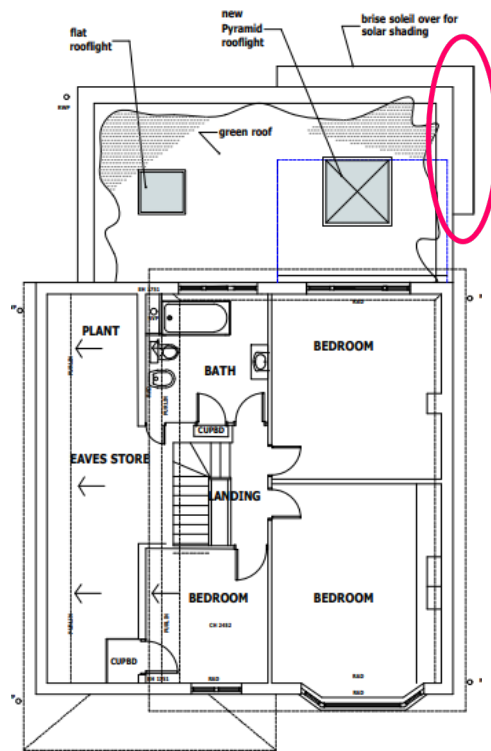




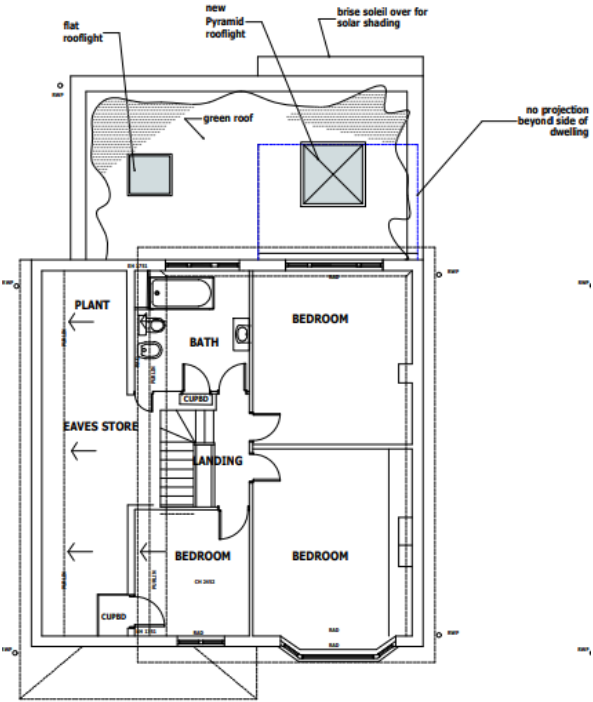
This application ground floor



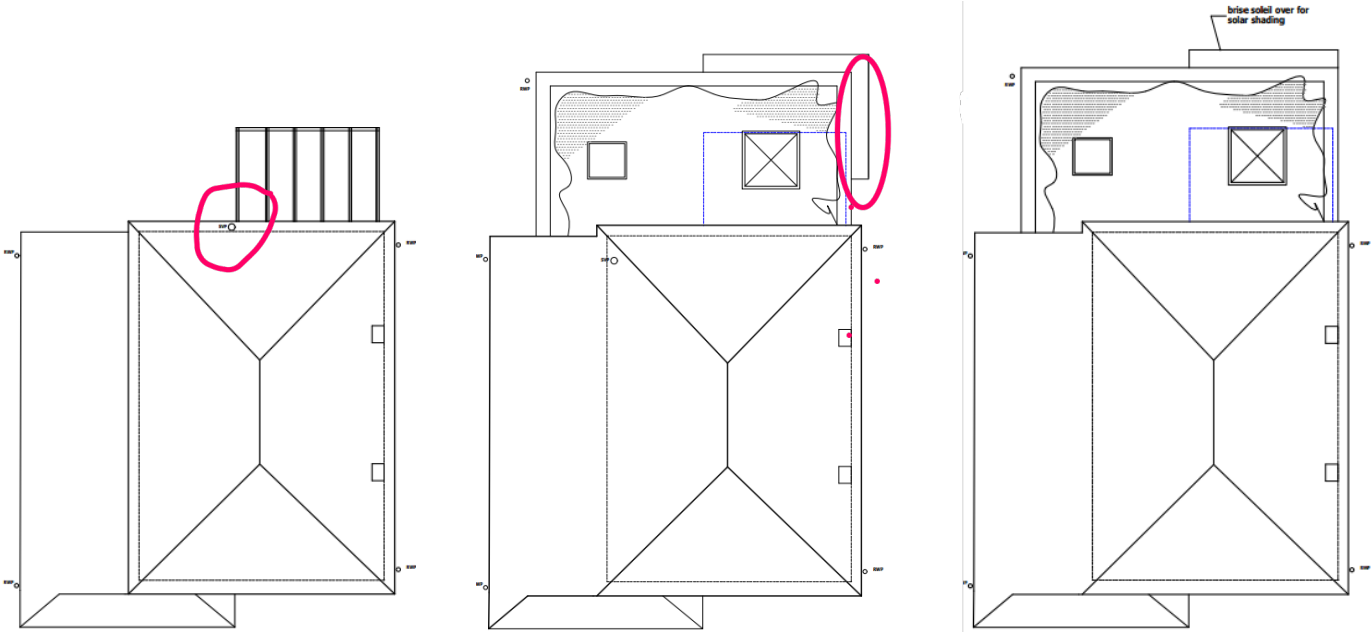
Existing first floor – soil pipe marked



refused application – side brise-soleil marked



this application – first floor



Existing roof plan – soil pipe marked      Refused application

This application

Planning History

Building Control			
1	78/01806/BR	SUN LOUNGE	APPROV
Planning applications			
1	25/00211/HPDE	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m	Refused
2	25/00922/HPDE	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.00m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m	Pending Consideration

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## Appeal Decision

Site visit made on 11 February 2025 by E Street BSc (Hons) MSc

### Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 March 2025

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#### Appeal Ref: APP/J0405/W/24/3354022

#### Avenue Lodge, Stratford Road, Buckingham, Buckinghamshire MK18 1NY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Neil Burnside against the decision of Buckinghamshire Council - North Area (Aylesbury).
  - The application Ref is 24/01412/APP.
  - The development proposed is a two storey side extension.
- 

#### Decision

1. The appeal is dismissed.

#### Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

#### Preliminary Matters

3. A revised National Planning Policy Framework (the Framework) was published prior to the determination of this appeal. The substantive parts of the new version do not however differ from the previous insofar as they relate to the main issues. The cases of the main parties will not therefore be prejudiced by my reference to the new version.
4. The Council has commented on revised plans. However, this was after the determination of the application and in the interest in fairness I am to consider same plans as the Council did originally. The appeal process is not a suitable mechanism to amend or negotiate revisions. This is for a fresh planning application.

#### Main Issue

5. The main issue is the effect of the proposed development on the character and appearance of the area.

#### Reasons for the Recommendation

6. Avenue Lodge is a detached dwelling primarily constructed from red brick with characterful pitched roof elevations. It is a Non Designated Heritage Asset (NDHA) in a prominent position on the main road, amongst other more recently built dwellings set further back. This siting and grouping emphasise the positive contribution that the building's traditional features make to the street scene and, by association, the character and appearance of the area. These include the original

linear form, principal elevation detailing, porch, and chimney which remain legible despite the building having been previously extended.

7. The extension would be highly visible in the street scene and obscure the entirety of this original elevation and the above mentioned characterful details would be unacceptably eroded. The chimney particularly would be obscured and sit awkwardly in the middle of the roof. Moreover, the readability of the linear form would be lost which would reduce the quality the building's style.
8. The proposal would mirror the height of the ridge and eaves of the dwelling. This lack of subservience would compete for visual dominance with the host. Resultantly, it would present a disjointed and unrelated elevation. The loss of the original porch would harmfully detract from the original form of the building. The new lean-to porch, in combination with the dormer window, would clutter the front elevation and draw attention away from both the simplicity of the building and the feature of the bay window particularly. In combination, the impact on the key attributes of the dwelling would result in harm to the NDHA and, by association, the character and appearance of the area.
9. A debate about the architectural or historic quality of the building aside, it is a NDHA, and a balanced judgement will still be required regarding the scale of any harm or loss and its significance. I would ascribe substantial weight to the harm I have found above given its scope and irreversibility. The scheme would provide additional space; however, I would give this only limited weight given that it is not sufficiently clear that it is the only way of doing so. With this and the above in mind, there would be conflict with Policies BE1 and BE2 of the Vale of Aylesbury Local Plan 2021 and the Framework which together seek to ensure that development proposals are of a high-quality design and conserve the historic environment amongst other things.

### **Conclusion and Recommendation**

10. For the reasons given above, the appeal scheme would not comply with the development plan, and I have been given no other compelling reason, taking into account other material considerations advanced, to deviate therefrom. I therefore recommend that the appeal should be dismissed.

*E Street*

APPEAL PLANNING OFFICER

### **Inspector's Decision**

11. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

*John Morrison*

INSPECTOR

**Buckingham Town Council**  
**Planning Committee**  
**Monday 14th April 2025**

Contact Officer: Claire Molyneux, Town Clerk

**Public Comments**

**1. Recommendations**

- 1.1. It is recommended that Members agree to write to BMKALC noting their commitment to continuing “to explore alternative avenues” and formally requesting the detail of that work once it is completed.
- 1.2. To note that the Town Clerk is currently researching how other planning authorities approach these issues.
- 1.3. To agree to write to Buckinghamshire Council confirming if there are arrangements for in-person viewing of public comments.
- 1.4. To agree that once these actions are completed a report be brought to this committee with considered recommendations on how this matter should be progressed.

**2. Background**

- 2.1. This is a matter of significant discussion during the Purdah period and has been the subject of political debate. This report acknowledges that there are fair comments and concerns on all sides. The recommendations seek to gather more information on a complex issue with a view to moving forward constructively with our partners.
- 2.2. Buckinghamshire Council no longer publish public comments on their planning portal. They state that they have taken this measure due the risk of GDPR breaches.
- 2.3. This decision removes the ability of Parish Councils and members of the public to review these comments. There are legitimate concerns that this prevents Parish Councils from understanding the full context of an application and restricts their capacity to fulfil their role as directly elected representatives and statutory consultees.
- 2.4. The CEO of the Buckinghamshire and Milton Keynes Association of Local Councils has circulated the following opinion -

*“There has been a great deal of concern around the changes to the BC Planning Portal. For all of you who have undertaken your Data Protection*



*Training, you will be aware that you can only process data if you have a lawful reason. When people send us information, they expect us to manage it in a lawful manner. It is the same for Bucks Council and on review, it appears there is no lawful reason for Bucks to publish the comments that members of the public make on the portal. Likewise, there is no law that says they must do so. Continuing this practice places the Council at risk of breaching data privacy and revealing personal information.*

*I have spoken with the planning Service Director Eric Owens, and Deputy Chief Executive for Legal and Democratic Services, [LW] this week on this subject. Legally they cannot see a way for the current system to continue, however we will continue to explore alternative avenues. If there is a particularly trying application reach out to me or Gail and we will work with you to access relevant information.”*

2.5. Buckinghamshire Council have provided the following explanation in their newsletter.

*A decision has been taken by the Council after taking legal advice, which means that, going forward only planning representations from Statutory Consultees, Town and Parish Councils, and Buckinghamshire Council Members will be published online.*

*As now, all representations will be considered as part of the planning process and, additionally, Members of the Council will continue to have access to all representations via a private portal in order to fulfil their statutory duties. However, as a consequence of this change, representations from the public will no longer be published.*

*Buckinghamshire Council has taken this step, along with many other local authorities, in consideration of our duties under data protection legislation and after considering our options following legal advice.*

*As with the other Councils who have made this change (or in line with those who have never published these representations), Buckinghamshire takes data responsibilities seriously. We have become increasingly concerned that personal data, including sensitive personal data may be inadvertently published online in breach of our legal responsibilities.*

*As you would expect, in taking this decision we have considered a number of options. Consideration has been given to hiring a team of officers to read and redact the representations prior to publication. However, redaction is not a perfect tool, as Basildon Council found out to their cost, incurring a £150,000 fine from the Information Governance Commissioner for missing sensitive personal data in a planning matter. Despite careful stewardship of Council finances, we are simply not in a position to employ people to undertake this task.*

*It has been suggested that people could be asked whether they consent to their data being made public. As with many pieces of legislation, the answer is not as simple as that. While consent could potentially be a lawful basis in some circumstances, consent needs to be freely given, and can be withdrawn at any time, meaning the Council would need to continue to “manage” the representations. Also, consent would not, for example, ensure that representations do not contain third party data.*

*It is recognised that this will mean, Parish Councils will no longer have access to all individual representations as they have in the past. We would urge them to draw on the strong relationships with Members of the Council, and the established links they have with their communities to ensure that they continue to play a role in the planning process, bringing to our attention any particular local issues as happens elsewhere.*

*To assist Town and Parish Councils in particular, we will in future publish the number of comments received against each planning application. We will also remind residents that they may wish to share their comments with their local Town or Parish council so that these can be considered as part of the local council’s own response as a statutory consultee.*

*Buckinghamshire Council will continue to encourage participation in the planning process, ensuring robust decision making. We will also continue to publish comments made by statutory consultees.*