



H A D D E N H A M
P a r i s h C o u n c i l

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Clerk's Planning Report

18th July 2022

Applications

[22/02116/APP](#) Stockwell Farm 17 High Street Haddenham Buckinghamshire HP17 8ES

Householder application for single storey side extension

A previous application ([22/00877/APP](#)) was withdrawn. According to the Design Access Statement, this was due to the heritage officer's view that:

1. The proposal would effectively infill this corner of the site with a 1.0m covered gap between the dwelling and the outbuilding, thereby extending the built form of the dwelling to the boundary. This would result in a cramped form of development with insufficient spacing between the dwelling and the site perimeter.
2. 2- No. 2 Kemp's Place is located close to the boundary as is the outbuilding to No. 15. Cumulatively these buildings together with the outbuilding would form a continuous band of development that would erode the historic linear form along the High Street. The ability to read the morphology of the village would be diminished. The proposals would therefore cause harm to the significance of the conservation area.
3. 3- The proposed outbuilding would also affect the setting of No. 15 High Street by diminishing the open space around it. Whilst the setting to this listed building has been altered with the construction of the 20th century dwellings, the increased density would result in a dominant form of development in close proximity to the heritage asset, detracting from its significance and causing harm to its setting.
4. 4- In terms of the design of the outbuilding, its style and form are to reflect the dwelling. A flat roof is proposed with elevational treatment comprising a combination of render and vertical timber boarding. The design approach would be in keeping with the dwelling.
5. 5- There is also a concern that the 'L' shape that wraps around the dwelling and projects forward of the front building line would have an awkward relationship with the composition and pitched roof form of the dwelling.
6. 6- Full elevations that show the relationship between the outbuilding and the dwelling have not been submitted.

The Parish Council's comments for the withdrawn application were as follows:

The Parish Council has no objection subject to a condition requiring the outbuilding to remain ancillary to the principal dwelling and not let or used as independent habitable accommodation. A smaller design, further away from the property boundary has been resubmitted.

Decisions

[22/01417/APP](#) & [22/01418/ALB](#) 13 Churchway Haddenham Buckinghamshire HP17 8AB

Listed building application for erect non load bearing partition across bedroom to form corridor to connecting bedroom, Investigative works to establish cause of damp in entrance hall partition and Investigative works to establish nature and adequacy of floor construction over left hand reception room

Bucks Council – Householder approved & Listed Building Consent

[22/01223/APP](#) 33 Platers Road Haddenham Buckinghamshire HP17 8SU

Householder application for outbuilding

Bucks Council – Householder approved

[21/03990/APP](#) The Walled Garden Fort End Haddenham Buckinghamshire HP17 8EJ
Householder application for proposed single storey rear extension
Bucks Council – Householder approved

Tibbs Road Pavilion

A site meeting was held on 6th July 2022. The completion target date remains at 4th November 2022. The carpentry for the roof work is complete and roof covering has started. Orders have been placed for the gas and electric connections, water and BT are still to do. The Finance Committee will receive an update on expenditure to date, which remains within the budget.

Linking corridor



View taken from the top of the scaffolding looking over the roof showing completed zinc area and space where sedum roof will be planted



Sue Gilbert and David Truesdale standing inside the foyer of the building



Streetscape Project Update

The public exhibition was held on 13th July in the Conference Room at Haddenham Village Hall. The updated designs for 8 key locations around the village were displayed. A second [survey](#) has been launched for feedback on the updated designs.

Updates on Major Development Sites

Airfield site (CALA Homes)

No update.

Aston Road (Glebe Site – Dandara)

No update

Dollicott (CALA Homes)

The Clerk and Chair met with the residents of Platers Road about the adoption of the open space on the development and explained the delays in handover are due to the discrepancy over the public right of access in the transfer of the private road. The Clerk will attempt to arrange a meeting with a senior planning and legal officer from Bucks Council to resolve the issue.

Land West of Churchway (HAD007)

No update.

Land South of Lower Road

No update.

Land adjacent to Haddenham Garden Centre

No update.

Correspondence - none