



Clerk's Planning Report

20th February 2023

Planning Applications

[23/00226/APP](#) 26 Churchway Haddenham Buckinghamshire HP17 8AA

Householder application for first floor extension to south elevation. Roof replacement to existing single storey element and thermal insulation to first floor walls

A previous application for a [Single storey rear extension and part two storey part single storey side extension](#) was approved by Buckinghamshire Council in 2018.

The Parish Council objected to the 2018 application for the following reasons:

(1) This is a building of local note in Identity Area 12 in the Conservation Area. Citation in the CA review 2008 includes Regular principal elevation. Ground floor canted bays to either side of central doorway. Attractive building. (2) The 1st floor extension facing south makes for a large and rather bulky building compared with the existing building, plot size and neighbouring properties. The proposal detracts from the front elevation features as described in the citation. (3) Also presents large 2 storey flank wall to the garden of the much smaller 22 Churchway (also in Conservation Area). (4) Overlooking of garden of No. 22 from 1st floor window shown in elevation C. (5) The habitable room - habitable room space between the master bedrooms of No. 26 and No. 22 as proposed will be insufficient as it is only around 16m.

[23/00296/APP](#) Grenville Paddock Aston Road Haddenham Buckinghamshire HP17 8AF

Householder application for single storey extension to rear/side of existing property. Garage conversion to gym/yoga studio. Erection of new carport

A 2015 application for the [Erection of a two storey dwelling and detached double garage, and replacement double car barn to serve the existing dwelling](#) was withdrawn following objections from the Highways Officer. The Parish Council also objected.

[23/00060/APP](#) Waterslade House Thame Road Haddenham Buckinghamshire HP17 8NT

12no. residential garages

Follows:

- [Determination as to whether prior approval \(Class O\) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 36 apartments \(C3\).](#)
Ref. No: 20/01298/COUOR | Status: Prior Approval Granted
- [Replacement windows and new doors, render panels, privacy screens and balconies. Erection of bin store. \(following approval of 20/01298/COUOR\)](#)
Ref. No: 20/02747/APP | Status: Approved
- [Submission of details pursuant to Condition 2 \(waste water\) 4 \(cycle storage\) and 6 \(construction traffic management plan\) relating to Planning Permission 20/01298/COUOR](#)
Ref. No: 20/A1298/DIS | Status: Satisfies requirements
- [Erection of building to form 6 x two bed apartments. Rearrangement of car parking.](#)
Ref. No: 21/02776/APP | Status: Refused

[23/00287/APP](#) 17 Church End Haddenham Buckinghamshire HP17 8AE

Householder application for single storey rear extension

A 2022 [Householder and listed building application for conversion of garage into habitable space, single storey rear extension and fenestration changes](#) was withdrawn. The Heritage Officer made the following comments: 'The overall triangular form and flat roof design are not felt to be in keeping with, or sympathetic to, the character of the listed building. Additionally, flat roofs are generally not supported on listed buildings as previously discussed in pre-app comments. Whilst it is noted that a pitched roof would obscure the first-floor windows, this fact does not make the principle of a flat roof extension of this shape, form and design acceptable in heritage terms. The scheme does not achieve a high-quality contemporary design addition to the Listed building, and is felt to result in a poor design approach that confuses use of traditional stone, inappropriate overall form including flat roof and fenestration styles. The proposed new addition would result in the loss of a 19 th C rear porch which has some historic merit and obscures the majority of the GF rear elevation of the original 16 th C cottage. While it is understood that the proposal is to retain the existing stone exterior walls as they are i.e. without adding interior surface finishes, there would be a loss/ significant reduction to the readability of all but a very small section of the original GF exterior walls from the rear – noting that both sides are already obscured by later additions. The proposal would therefore result in harm to the appearance of the listed building. No compelling justification has been provided for the loss of historic fabric through the creation of French doors to replace an existing window to the rear of the 19 th C extension which would further erode the significance of the rear elevation. This cannot therefore be supported in Heritage terms. Fenestration design – the proposed metal sliding doors are industrial in character and are not in keeping with the character of the existing listed building When considering all of the above, I am unable to support the proposal due to: harm to the appearance of the listed building from an unsympathetic addition, lack of compelling justification for loss of historic fabric, potential harm to the long term preservation of the Listed building from introduction of inappropriate roof design. I can provide a full policy assessment under section 16 of the NPPF if this is required.'

The tree officer commented that 'there are no supporting arboricultural documents, but there is potential for trees to be negatively affected. In particular, the proposed extension appears in close proximity to offsite trees, and potentially within their RPA.'

The Parish Council had no objection in principle, 'subject to a) the Heritage Officer's comments, and b) the correction of the discrepancy between the ground floor plan showing new doors from the study to back garden and the rear elevation showing the existing window retained. The Parish Council would prefer to see the window retained.'

Decisions

[22/02658/ALB](#) 29 Churchway Haddenham Buckinghamshire HP17 8AB

Listed building application for repairs to wall

Buckinghamshire Council – Listed Building Refused

[22/03920/APP](#) Cherrytree 20 Stockwell Haddenham Buckinghamshire HP17 8AX

Householder application for proposed single storey side and two storey rear extensions

Buckinghamshire Council – Householder approved

[22/02978/APP](#) 6A Church End Haddenham Buckinghamshire HP17 8AH

Householder application for demolition of existing single storey extension and construction of new double storey extension with single storey lean-to.

Bucks Council – Householder approved

Enforcement

[NC/23/00013/BOC](#) 17/02280/AOP refers - Land West Of Churchway Haddenham

Alleged unauthorised commencement of works prior to discharge of condition 13 (SUDS)

Matters appearing to constitute breach of planning control:

Without planning permission, the undertaking of operational development and engineering works consisting of;

- the partial construction of buildings and creation of footings and;
- ground works and engineering operations comprising of the formation of trenches, storage of soils and aggregates, creation of bunds and mounds and excavations to create an attenuation pond.

Buckinghamshire Council has given 3 reasons for issuing the notice:

1. It appears to the Council that the above breach of planning control has occurred within the last four years.
2. The land lies in a designated surface water flooding risk area. No Sustainable Drainage System (SUDS) has been agreed with the LPA which is contrary to paragraphs 167 and 169 of the NPPF and policy 14 of the Vale of Aylesbury Local Plan
3. There is no extant permission for development on this site as planning permission 17/02280/AOP has not been lawfully implemented. Condition 13 of permission 17/02280/AOP has not been discharged and as such, the Council is not satisfied that the development can be carried out to a satisfactory standard in relation to the required submissions.

The Notice takes effect on 1st April 2023 unless an appeal is made against it prior to that date.

Airfield Pavilion

We still don't have a date from Thames Water for the connection of mains water. The Project Manager has sent a letter of complaint on 2nd February and as yet we haven't received a response.

Streetscapes

A meeting was held on 8th February with representatives from Phil Jones Associates, Buckinghamshire Council and Haddenham Parish Council to discuss the 20mph feasibility report and S106 funding for improvements for pedestrians and cyclists on Thame Road. See circulated notes.

Updates on Major Development Sites

Airfield site (CALA Homes)

Parish Council representatives attended a site visit on 31st January to inspect the areas of land scheduled to be transferred to the Parish Council. Everything was in generally good order and some minor snagging tasks were noted. It was agreed that the provisional certificate could be issued, this triggers the 1-year maintenance period prior to transfer.

The streetlights are being inspected prior to transfer, so should soon be ready. Cala have asked if the Parish Council would like to adopt 20 bollard lights in addition to the street lights, see plan for locations.

Aston Road (Glebe Site – Dandara)

The heras fencing between the dog exercising area and the estate road has been taken down and has caused a problem with dogs now being able to escape onto the road. Dandara have been asked if they can install some wire fencing to the post and rail fence to match that on the Aston Road boundary, and are looking into the possibility.

Following complaints about overflowing bins and poo bags left along the Churchway footpath, Dandara have also agreed to install some more dog bins and are considering 4 potential locations.

We have also asked about the plans for the additional land that is outside the planning application boundary that will be transferred to the Parish Council as the area could potentially be used for storage.

Land West of Churchway (HAD007)

See enforcement notice on agenda.

Land adjacent to Haddenham Garden Centre

Nothing to update

Correspondence

None