



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

2nd June 2025

Application History

[25/01298/APP](#) Demolition of existing buildings and erection of two dwellings. Land Off Aston Road Haddenham Buckinghamshire.

This is a re-submission because the site is now smaller than that approved before. The intro to the D&A Statement says:

Permission was granted on 21 May 2024 for the proposed development under 21/01683/APP, however since then the boundary of the approved dwellings has reduced and following correspondence with Carrie Chan (previous Planning Officer) it was determined that a new application should be submitted with the amended red line area.

Siting and design of the 2 houses are unchanged, but they now have to submit new BNG info.

Responses made under delegation

[25/00999/ALB](#) 9 Church End Haddenham Buckinghamshire HP17 8AH
Listed building application for grumplings exposure

The Parish Council has no objection.

[25/01169/APP](#) 11 Willis Road Haddenham Buckinghamshire HP17 8HL
Householder application for proposed single storey rear extension

The Parish Council has no objection subject to no daylighting infringement to adjoining property (insufficient information submitted to assess)

Decisions

[25/00700/APP](#) 23 Station Road Haddenham Buckinghamshire HP17 8AN
Householder application for refurbishment of existing conservatory and construction of single storey rear extension

Buckinghamshire Council – householder approved

[25/00999/ALB](#) 9 Church End Haddenham Buckinghamshire HP17 8AH
Listed building application for grumplings exposure

Buckinghamshire Council – listed building consent

[25/00903/APP](#) 10 Stanbridge Road Haddenham Buckinghamshire HP17 8JX
Householder application for construction of first floor side extension above existing garage and installation of 2 no. windows to rear elevation.

Buckinghamshire Council – householder approved

[25/00329/APP](#) 41 High Street Haddenham Buckinghamshire HP17 8ET

Householder application for construction of flat roof carport

Buckinghamshire Council – application withdrawn

[25/00703/APP](#) 24 Rudds Lane Haddenham Buckinghamshire HP17 8JP

Conversion of the existing dwelling to a garage and store and the erection of a replacement dwelling (self-build) with parking and amenity space. Closure of existing access, formation of

Buckinghamshire Council - approved

[25/00677/APP](#) 130 Sheerstock Haddenham Buckinghamshire HP17 8EX

Householder application for proposed garage conversion and extension with a new pitched roof to include 2.no rooflights

The PC objects on the following grounds:

- 1. The garage conversion and extension with a new pitched roof is only 2m from the boundary with the neighbouring property at 128 and is likely to cause loss of southerly daylight to their kitchen window.*
- 2. A tree in the vicinity is not recorded on the existing or proposed plan, and the possible impact is not assessed.*
- 3. The application says there is no impact on parking which cannot be the case given the loss of the garage. Although 4 spaces are shown, the “map” tab on BC’s web-site suggests that these spaces may extend beyond the property’s own boundary into the shared access drive; dimensions should be checked on site.*

It is unusual for a garden room to have a shower room and WC, giving rise to concern that a habitable room is being created. If so, this would impact the neighbouring property. If BC is minded to approve the application, the PC suggests a condition to the effect that the garden room shall be ancillary to the principal building and is not used as habitable accommodation.

Buckinghamshire Council – householder approved

Updates on Major Developments

Airfield Site

The transfer of phase 2 land is still in progress, and we are waiting for confirmation this has been completed.

Aston Road (Glebe Site – Dandara)

The transfer documents for the phase 2 land have been signed and returned to the solicitor, once they have confirmed receipt the commuted sum can be released.

Land West of Churchway (HAD007)

No updates

Land East of Churchway

No updates

Land At Dollicott to the rear of Carwithen Close

No updates.

Project Updates

New burial ground Aston Road

A remote meeting was held with CDS on 14th May where it was agreed to proceed with the next steps towards submitting a planning application. This includes appointing specialists to carry out the Preliminary Ecological Appraisal (PEA), Biodiversity Net Gain and Arboricultural survey.

Aston Road Pavilion

A meeting has been scheduled in July to run through the detailed specification.

Haddenham 2045

No updates since the last meeting.

Correspondence