

Two storey side extension and single storey rear extension
1 Stockwells Taplow
Ref. No: PL/19/4152/FA

Taplow Parish Council raises objections to this application.

Stockwells, although a modern arrival in the Green Belt, has been carefully architected as a harmonious whole with carefully established sight lines and street scene, especially in its facing to Berry Hill, much of which is in the Taplow Village Conservation Area. The proposed extension will be extremely intrusive as seen from Berry Hill, a rural and gently rambling collection of houses. The building will sit far forward of the line established by the current No 1 and the row of houses on the north side of Stockwells. The height above Berry Hill of the bank on which the property would sit will make the property loom oppressively above Berry Hill, with loss of visual harmony along Berry Hill. As such it will be totally out of keeping with its surroundings. The site is also within the Green Belt.

Previous application of a similar nature on this site have rejected. (ref: 09/01110/FUL and PL/19/0620/FA). The bulk of the objections listed in the case officer's report on PL/19/0620 remain completely valid as material objections. It is true that the NPPF, subsequent to earlier rulings, may be held to modify criteria for approvals within the Green Belt. However, the local impact as detailed above make it very difficult to see the development as sustainable or desirable. It continues to be true that no special circumstances exist to justify this development within the Green Belt. As with other local estates such as Cedar Chase, Stockwells was carefully designed as a whole and this design integrity must be maintained. Allowing builds of this nature will progressively undermine the overall quality of housing within Taplow, particularly at this highly visible point.

Housing need in the area does not support the addition of this property. SBDC's draft new Local Plan looks to meet its housing targets elsewhere and within it Taplow Parish has already contributed over 300 residencies within the Plan period from 2016.

The application incorrectly quotes from this draft Local Plan in justification of the application. This is in draft form only, being assessed currently by the government inspector and as such is not part of current planning law. Even it were to become valid we do not consider that its different wording would override the objections raised above.

The application should be rejected.