



**Planning, Growth & Sustainability**

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Applicants Details :

Mr Abhilash Unnikrishnan  
12A Terry Road  
High Wycombe  
Buckinghamshire  
HP13 6QJ

**APPLICATION NO: 21/06207/FUL**

**Town and Country Planning Act 1990**

**Town and Country Planning  
(Development Management Procedure) (England) Order 2015**

In pursuance of its powers under the above-mentioned Act and Orders the Buckinghamshire Council as Local Planning Authority hereby PERMIT:-

**Proposal: Householder application for construction of two storey rear extension**

**At: 12A Terry Road  
High Wycombe  
Buckinghamshire  
HP13 6QJ**

In accordance with your application received on 20.04.2021 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason.  
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).

- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers AL21/TR/001, AL21/TR/002 REV1, AL21/TR/006 REV 1, AL21/TR/08 REV1, AL21/TR/009 REV1, AL21/TR/010 REV1; unless the Local Planning Authority otherwise first agrees in writing.  
Reason:  
In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any other details submitted as part of this application, the materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.  
Reason  
To secure a satisfactory external appearance.
- 4 All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to compensate for any loss as a result of the proposed development, and to increase the biodiversity opportunities of the site a bird/bat box shall be attached to the flank wall of the building, and thereafter retained for the lifetime of the development.  
Reason:  
To secure biodiversity enhancements to comply with the requirements of Policy DM34 of the adopted Wycombe District Local Plan.

#### INFORMATIVE(S)

- 1 In accordance with paragraphs 38 and 39 of the NPPF, Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

The agent was informed that the design and materials used for the development were not acceptable and the council would not support the scheme. The agent was provided the opportunity to submit amended plans showing an acceptable scheme.

Dated: 6 October 2022



**Steve Bambrick**  
**Service Director of Planning & Environment**  
On behalf of the Council

<b>Decision Making Officer</b>	Heather Smith
<b>Case Officer</b>	Jackie Sabatini

**FURTHER INFORMATION:**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision to impose conditions then you must do so within 6 months of the date of this notice