In pursuance of its powers under the Act and Orders described below Wycombe District Council as Local Planning Authority hereby resolves that with regard to:

Proposal: Proposed non-material amendment to permission for application for change of use from C2 (Care Home) to C3 (Residential) with associated extensions and roof alterations creating 9 x 2-bed, 3 x 1-bed & 1 x studio flats (13 in total) with associated landscaping & car parking - alternative scheme to PP/15/05515/FUL granted under planning ref: 17/05079/FUL

At: Chilworth House, 7 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HN

Submitted on 10.09.2019 and the plans and particulars accompanying it.

The following amendments are APPROVED as they are not considered to have a material impact upon the approved scheme.

1 Amendment: This application seeks approval for the following changes to the approved scheme, namely:
   a) East elevation - two existing windows to be retained, new window not longer to be added, new door rather than window.
   b) West Elevation - retention of existing dormer and two windows
   c) South elevation - profile of dormer window shown on drawing - previously missing and removal of proposed window
   d) North Elevation - two alternative windows proposed, alternative door proposed, two existing windows retained
   e) Front car parking area - Existing planting bed retained and the new steps down to the basement no longer proposed, permeable block pavement for all external areas.
   f) Internal changes to the layout of flats. No change to number or mix.
   g) Relocation of management office from basement to loft space.
   h) Basement space to be used as plant room.

Decision: Approve
Reason: The proposed changes can be considered as a minor amendment to the original planning permission.
In considering your proposal for a post-decision non-material amendment the Local Planning Authority considers that the following amendments to the conditions are required:

2  Condition 2 deleted.

13  Condition 13 deleted.

18  The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:

   WDC1 Location plan
   711 AP 004 F Proposed Site Plan
   711 AP 200 H Proposed Basement floor plan
   711 AP 201 Q Proposed Ground Floor Plan
   711 AP 202 N Proposed First Floor plan
   711 AP 203 M Proposed Second Floor Plan
   711 AP 204 H Proposed Roof Plan
   711 AP 210 D Proposed North Elevation
   711 AP 211 D Proposed East Elevation
   711 AP 212 D Proposed South Elevation
   711 AP 213 E Proposed West Elevation
   FH 07 Rev B - Proposed Landscape Plan
   Arbtech TCP 01 Tree Plan

Reason:
In the interest of proper planning and to ensure a satisfactory development of the site.

19  Before the first occupation of the building hereby permitted the dormer window shown on the second floor plan 711 AP 203 M which serves the bathroom for the management office shall be fitted with obscured glazing and non-opening to a height of 1.7m above finished floor level and shall be permanently retained in that condition thereafter.

Reason:
In order to protect the amenities of occupiers of No 5 Rectory Avenue

INFORMATIVE
This decision is taken under the following Act and Order:
- Town and Country Planning Act 1990 (as amended)

Dated: 8 October 2019

Penelope Tollitt
PENELOPE TOLLITT
Head of Planning and Sustainability
For and on behalf of the Council

| Decision Making Officer: Chris Steuart | Case Officer: Sarah Armstrong |