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# COMMITTEE SITE VISIT

App No. 18/02406/APP

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**Proposal:** Single storey side extension with accommodation in the roof, garage conversion, alterations to existing porch and existing fenestration, part demolition of existing roof and replacement with altered roof containing habitable accommodation. New vehicular access to public highway and removal of trees, boundary walls and single storey extension.

**Address:** Old Vicarage Cottage, Mentmore, Buckinghamshire, LU7 0QG

**At the previous Committee Meeting:** 04 October 2018

**Officers Recommendation:** Approval

## Public Speakers:

The Committee was addressed by:

Peter Brazier (Mentmore PC)

- Everyone supports the renovation of the Old Vicarage, however, this needs to be done sensitively to its location.
- Major concerns about highway safety, worried about reversing onto road and the limited visibility
- The parking shown on the provided site plan is not what is on site, the distance is more like 9m not the shown 15m.
- If the proposal was approved there should be a condition attached to ensure works to the kerbs of the site are the same granite finish, which is common in Mentmore.
- With reference to paragraph 9.22 in the officers report, the fence and hedges along the south and eastern boundary have been removed and the height of the proposed walls fall short.
- If the proposal was approved there should be a condition attached to condition the walls to be the same height as previous and the proposed first floor window in the east elevation to be obscured.
- There would be an overlooking into the neighbouring dwelling to the south garden, from the proposed window at first floor (east elevation). This window should be frosted or removed.

Helen Lowe (on behalf of agent K Allen)

- This scheme will seek to bring the property back into use, we acknowledge that some of the works have been completed without the required consent, however, this application seeks to regulate these actions.
- The extension will add 24m<sup>2</sup> to the dwelling and will reflect the design and appearance of the existing.
- The proposal would be modest and proportionate and would move no further forward to the highway or the open countryside.
- Although the additional bedrooms provided in the roof space, there is adequate parking and the scheme will meet the councils guidelines.
- The heritage officer has provided comments on the application and is satisfied the scheme will respect the Conservation Area, the Heritage Officer also welcomes the use of render on the rear elevation
- The proposed new window on the eastern elevation will be located 6m from the shared boundary and will serve a storage area.

- The proposed boundary walls on the southern elevation will be 1.8m and would wrap around eastern boundary.
- The applicant is willing to accept a condition in relation to the boundary walls and the proposed window at first floor level (east elevation).
- The new access has been agreed by the Highways Officers and the parking meets AVDC guidance, the new access is a betterment.

**Site Visit:** 09 October 2018 At: 11:00am

**Those Attending:** Members: Cllrs Fealey, Bond, Cooper, Mrs Glover and Morgan

Local Member: Cllr Cooper

Apologies: Cllr Rand

Officers: Claire Bayley, Alice Culver, Alex Armour, Sarah Hearn (BCC Highways) and Joanna Thornton (BCC Highways).

**Features inspected:**

Members initially viewed the site from the opposite side of the highway, members proceeded to enter the application site walking along the western side of the dwelling to the current pedestrian access. Members viewed the existing access and where the proposed new access would be. The highways engineers identified the relevant features and discussed the required visibility splays. Members identified the tree on the western boundary which will be removed as part of the scheme. Members proceeded to walk along the northern boundary of the site, noting the open countryside views to the north and the relationship to the public right of way. Members viewed the site from the east, looking at the rear elevation of the existing dwelling. Attention was drawn to the existing boundary treatment along the southern and eastern boundaries of the site. Members then proceeded to walk to the highway noting the location of the proposed access.

**Discussion:**

Members noted that the site inspection was useful as it assisted Members with a greater understanding of the proposed access arrangements and the relationship with the neighbouring dwelling to the south, The Old Vicarage. On the whole, Members felt that the site was in need of renovation and the site was suited for a residential dwelling, however, concerns were expressed over the proposed access and parking arrangements. All Members raised the potential to alter the proposed access and move the access towards the north of the site.

All members considered that the space for parking on the site seemed bigger having seen the site and noted that some alterations to the parking could benefit the scheme and allow for more manoeuvring and turning space. All members considered the proposed window at first floor level on the eastern elevation would raise no concerns with residential amenity, however, an agreement that this window could be conditioned to be obscurely glazed.

Three members consider that the proposed boundary treatment along the southern and eastern boundary should be reinstated to match what was previously there, one member notes that the wall should have facia bricks reinstated.

Three members noted the proposed use of white render in the rear elevation of the dwelling

with concerns over the suitability of this material in a Conservation Area and in close proximity to a public right of way.