

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Mahboob Hussain

Comments: Due to a lot of concern from residents, I would like to ask that this application be referred to Planning Committee for its decision.

Parish/Town Council Comments/Internal and External Consultees

Un-Parished Area – Abbey Ward

Comments: None received.

Representations

17 letters of objection were received to the original plans from neighbours living at No.'s 1, 3, 4, 5, 6, 7, 9 and 11 Knights Hill and 64 Baronsmead Road (with some of these occupants sending 2, 3 or 4 different letters relating to the scheme).

The applicant and his Agent responded in writing to some of these emails, advising on some of the issues/comments made and providing photographs of other dwellings in this location that it is advised have two doors on their front elevations.

A summary follows of the comments received from the neighbours objecting on the following grounds:

- This is retrospective, work is nearly complete – the Planning Department have completely ignored the concerns of the neighbours and the development has not been monitored
- Parking is completely inadequate
- The development will turn the property into a multi-dwelling – out of keeping with all the other properties on Knights Hill and would set a precedent
- The property will have four separate entrances, two at the front and two at the rear. If solely for the owner, his Wife and children – why four separate entrances?
- This could become a number of self-contained units, supported by the separate front and rear entrances
- The additional lower ground floor rear extension has already been built and the original holes for 2 windows have now been bricked up but can be knocked out at any time and replaced with windows
- This will be a totally separate dwelling from the main house, with access from the side
- Knights Hill parking is already a problem and this is a bus route. Although 3 parking spaces are shown in the front garden, this will be insufficient for the number of people who are going to live in the property
- The front and rear gardens of the property have been raised in height by approx. 5 feet causing overlooking to the 2 bungalows and houses below this property
- Redevelopment of this property was started in Autumn 2016 and was supposed to be in accordance with permission granted to the previous owner in 2012. The new owner confirmed in writing that only himself and his family would be living here and that 3 parking spaces in the garden would be sufficient, as he only had one car.
- A much larger application was then submitted which was refused, but building continued and it became obvious that a much larger building was under construction, when the owner installed two front doors which had not been approved
- The new application was then submitted which does not exactly match the building work
- The size of the building, together with the four entrances, suggests a multi-apartment layout, with the front of the present build being a semi-detached property. This does not fit

- with all the other detached properties in the street
- This will increase traffic between the junction with Deeds Grove and the service road to the houses in Baronsmead Road and cause more on-street parking and congestion
- This is a steep bus route with buses having difficulty turning into Knights Hill due to crowded parking on the corners, and is a through road and a school route for small children
- This could cause potential noise and nuisance from the development and an increase in danger from anti-social behaviour and crime, which accompanies this type of premises
- This large development now blocks the view from my house at No.1
- The two velux windows could provide further developed space for additional occupancy
- The additional front door is not necessary, as the whole of the ground floor can be easily accessed via the existing front entrance
- The photographs provided by the applicant show that the houses on Knights Hill are all detached properties with only one front entrance door
- The back of the house is now a patchwork quilt. The original permission states the extensions should be built with bricks to match the house. A top floor window has been removed and bricked-up with the old garage bricks, which is an eyesore. The lower rear addition has been constructed with a bright red brick – not at all in keeping with the side/rear extension build
- The stone cladding will be an eyesore and will be detrimental to the area
- Why has the driveway been continued down the side of the house without planning permission?
- What measures will be put in place by the Council to ensure that the property cannot be sold off (at a later date) as separate units? It should continue to be a family home, as per the rest of Knights Hill
- Will Wycombe Planning be able to put in place any measures to curb the number of vehicles attributed to a single property?

10 further letters of objection were received to the amended plans from the same neighbouring properties. Any further issues raised are summarised as follows:

- The repositioning of the front door that leads to the side extension is being replaced by two separate front doors inside the covered porch – this could easily be divided into two separate entrances and two separate dwellings
- The basement could be converted into a separate dwelling, as it has a toilet and utility room
- The basement rooms and the velux windows turn this in to a four-storey property
- The entrance to the plot has been extended so that it can be entered from the private service road for the residents of Baronsmead Road, the bungalows on Deeds Grove and 4 & 6 Knights Hill
- Why have the Building Inspectors not picked up the fact that much of the work has been carried out on the property before planning applications have been passed?
- I object to the removed additional front door being transferred to the porch, alongside the existing front door – there are now two front doors side by side!
- The basement area has been deepened and enlarged
- The driveway has now been blocked paved and extended around the right-hand side of the house to give vehicular access to the rear
- There could be additional parking at the rear for the various apartments
- An 11-day period for comments on the amended plans has been given instead of the normal 14 days. Some people are on holiday. Please advise why a shorter period than this has been given and the statutory requirements for this
- I now need to engage my solicitor in this matter, as I have been given just one week to make an objection