

17/07081/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor David Johncock - At the moment local opinion seems to be that this proposal is an over-development of the site and needs to be scaled down. Can you please let me see your final report thereby giving me the opportunity to decide whether I could justify a call in or not?

Further Comments: Having read the officers report, I am inclined to ask that this application come to the Planning committee for determination as it is the view of many locally that the proposal is over-development of the site. I am also very concerned about the lack of a proper visibility splay at the junction of Fennels Way with Swains Lane. This is an existing concern but being exacerbated by the increasing number of properties in this road and therefore the ever increasing number of vehicles using this junction. I believe that there is a major road safety issue here that BCC have not seriously considered.

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council

Comments: Whilst we do not oppose the development of this site in principle, we have some concerns regarding this proposal. By virtue of its bulk, mass and volume the built form would become dominant in the street scene. It is somewhat disingenuous in the accompanying Design and Access Statement to compare this proposal to the pair of semi-detached properties adjacent to Waydown in Treadaway Road. These appear to be set a little further back in the plot and are screened as you approach from the centre of the village by an existing, mature hedge almost to ground floor fanlight height, reducing the intrusiveness in the street scene. In this proposal the dominance in the street scene will also be accentuated by the increased ridge height compared to the properties on either side.

We note it is proposed to provide 4 parking spaces for each property placed haphazardly as otherwise they would not fit on the frontage. Apart from the haphazard placing it appears that no manoeuvring space has been allowed for vehicles to ingress and egress the site in forward gear. This space is very important as the site is situated where the carriageway is very narrow and also there are no pavements for pedestrian safety. Although it would appear 4 parking spaces for each dwelling are sufficient due to the haphazard nature and lack of manoeuvring space the parking would not work for service vehicles etc. so there would inevitably be overspill parking on the narrow carriageway which would be most unsatisfactory.

In conclusion this is an over development of the site

Arboricultural Officer

Comments: No objection. Development to be in accordance with Arb Implications/ method Statement and tree protection plan.

County Highway Authority

Comments: The proposed development is located clear of the public highway on Fennels Way, a private road not maintained at public expense by the County Council. As such, I do not believe that this will have a detrimental impact on the safety and convenience of highway users on the adjoining network.

Mindful of the above, I do not have any objections or conditions to recommend for this application with regard to highway issues.

Ecological Officer

Comments: No comment

Representations

Four comments have been received objecting to the proposal:

- Too large, wide and high for both the plot and the surrounding area
- Increase in traffic along Fennels Way and through the junction onto Swains Lane
- Loss of smaller more affordable dwelling.
- Surface water drainage issues along Fennels Way would be exacerbated by the increased hardstanding unless it drains within the site.
- Bat report does not address use of trees / rear garden.
- Impact on wildlife such as hedgehogs.
- Need to ensure good visibility and manoeuvrability as road is narrow at this point and vehicles don't always observe 20mph speed limit.
- Contractors' vehicles will need to park on site.
- Fennels Way is a private road and the developer will need to contribute to the road maintenance fund.
- Style of houses retrograde and uninteresting.
- Four parking spaces per dwelling seems excessive.
- One house would be preferable
- Parking layout is unrealistic with not enough room to manoeuvre and vehicles would have to reverse out.
- Height of dwellings would set a precedent – most properties in the vicinity are single or 1.5 storeys.
- Loss of light and overshadowing to immediate neighbours.
- Overlooking to neighbours rear gardens from first and second floor windows.
- Loss of light to kitchen window at Cordoba – BRE light assessment should be done.
- Comparison with development at no. 4 is not appropriate due to different plot size, spacing and the size of surrounding properties.
- Contrary to H17, G3 and G8 and CS19
- Query adequacy of bat survey as bats are notably active in the area. Suggest bats are roosting in the yew tree at the back of the property.
- Fennels Way contains 77 dwellings, 33 are bungalows of which 16 have been adapted in some way.
- Loss of light to no. 34 particularly direct sun to south elevation and to patio at the rear.
- Would obstruct views from the observatory in the rear garden of no. 34.