

17/07627/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Tony R Green

Comments: This application would build on what was the parking spaces for number 32 Queen Street and would result in a reduction in off road parking in the street. It is also out of character in the conservation area and over development of the site. If minded to approve, I would like this application to be determined by the planning committee.

Comments on amended plans: The changes do not allay any of my concerns regarding this application. If minded to approve I would still like the application determined by planning committee.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished - Terriers and Amersham Hill Ward

County Highway Authority

Comments: You will recall that the Highway Authority provided comments on both previous applications at this site and within respective letters dated 26 July 2016 (16/06570/FUL) and 14 December 2016 (16/07194/FUL). Whilst the former application was withdrawn by the applicant, the latter was refused permission and the decision appealed by the applicant.

This Authority expressed concerns in both its consultation responses pertaining to the impact of displaced parking that would result from the implementation of the proposals in consideration that the dwelling would be built atop a former parking area. Specifically, although the house would provide parking in accordance with local policy guidelines, the displacement of parking historically occurring off-street in this location would be difficult to accommodate on the Queen Street carriageway due to the extant waiting and parking restrictions, in addition to a plethora of private vehicular accesses.

Nonetheless, in determining the appeal against refusal of consent, the Inspector believed that the application site had not accommodated parking in such a time that the displacement occurring had not appeared to have resulted in a detrimental impact on highway safety and convenience of use. Ergo, whilst the appeal was dismissed due to the relatively significant impact harm upon neighbouring amenity, the Inspector did not agree that it would be detrimental in terms of highway safety and use.

Whilst the Highway Authority believes that this decision may not have taken into account the amount and nature of on-street parking taking place on Queen Street during times of peak residential demand (i.e. late night/early morning), the Inspectorate's decision sets a precedent that would not allow us to lodge the same objection.

Mindful of these comments, and should you be minded to grant permission this should be subject to a condition requiring a Construction Traffic Management Plan.

Control of Pollution Environmental Health

Comments: No objections

Conservation Officer

Comments: Accepted in principle by appeal decision. Should be single central window to street front: two is overcrowded and architecturally unresolved.

Representations

Objections from 10 x neighbours and interested parties have been received, summarised as follows:

- Plot has been created without permission and now overgrown
- Detrimental impact on amenities of neighbours
- Poor visual impact
- Detrimental impact to highway safety and convenience
- Will dominate street scene
- Proposal fails to respect the historic assets of the Amersham Hill Conservation Area
- Inadequate parking. Impact on highway safety and accesses to other properties.
- Loss of air flow
- Loss of light to neighbours
- Loss of privacy to neighbours on opposite side of the road from dormer window
- Overbearing impact on neighbours due to height of driveway
- Overdevelopment
- Could be reconfigured to provide more bedrooms
- Shortage of parking in road
- Inspector failed to consider evening and weekend higher demand for on street-parking
- Property could turn into HMO, like no. 32
- Not in keeping
- There is a 1m- 1.4m level difference with no. 30
- Use of elevated driveway will cause noise and disturbance to neighbours at No. 30.

One objection received to the amended plans rising no new issues.