

Town and Country Planning Act 1990

**Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Agent :

Alex D Architects Ltd
Milton Pools Farm
Access Roads To Harrington Farm And
Great Milton
Oxford
OX44 7JE

Applicants Details :

Ms Nicola Hodges
Galamina
Piddington Lane
Wheeler End
HP14 4NG

In pursuance of its powers under the above-mentioned Act and Orders the Wycombe District Council as Local Planning Authority hereby REFUSE PERMISSION for:-

Proposal: Erection of 1 x 4 bed dwelling attached to 32 Queen Street with allocated parking and private garden

**At: Land Adjacent:
32 Queen Street
High Wycombe
Buckinghamshire
HP13 6EZ**

In accordance with your application received on 10.08.2016 and the plans and particulars accompanying it.

The reason(s) for refusing your application are:

- 1 Whilst the proposed development will provide parking clear of the highway for vehicles associated with its use, the scheme will result in the displacement of existing parking onto the highway on a residential street replete with limited parking availability and is subject to waiting restrictions. The development, if permitted, would therefore be likely to lead to additional on-street parking on the highway to the detriment of public and highway safety and is contrary to Policy CS20 (Transport and Infrastructure) of the Wycombe Development Framework Core Strategy (adopted July 2008).
- 2 The proposed dwelling, by virtue of its relative height, depth and juxtaposition to the neighbouring property to the south, would cumulatively result in an un-neighbourly form of development. It would result in an undue loss of outlook from the ground floor rear facing window and the adjacent courtyard amenity area of 30 Queen Street and as a result it would be to the detriment of the amenity of its occupiers. The proposal is thus considered to be contrary to polices G3, G8 and H17 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policy CS19 of the Wycombe Development Framework Core Strategy DPD (Adopted July 2008).

- 3 The proposed dwelling, by virtue of its size, layout and design is considered to represent an incongruous feature in the street that would fail to preserve or enhance the character or appearance of the Amersham Hill Conservation Area. The proposal is thus considered to be contrary to policies G3 and HE6 of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policies CS17 and CS19 of the Wycombe Development Framework Core Strategy DPD (Adopted July 2008).

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- o offering a pre-application advice service,
 - o as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - o by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance a previous application was submitted for a detached 3 bedroom dwelling. Following concerns of the case officer this was withdrawn, leading to the submission of the current application. Following further concerns, amended plans were submitted. The application was considered at Planning Committee and as such the applicant/agent had the opportunity to speak at the public meeting.

Dated: 15 December 2016

Penelope Tollitt

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

FURTHER INFORMATION:

The plans & details considered include:

03/b; 04/b; 05/b; 01/A; 02/A;

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN . Tel: 0303 444 5000, e-mail: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



TITLE: Erection of a 4 bedroom semi detached house with allocated parking and private garden

PROJECT: Block Plan

CLIENT: Nicola Hodges

PLACE: Land adjacent to 32 Queen Street
High Wycombe
Bucks
HP 8EZ

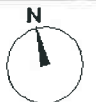
ARCHITECT  **ALEXANDRE M. MARQUES DURÃO**
RIBA Registration No: 20011737 ARB
Registration No: 077740D

SCALE: 1:500 @A4

DATE: August 2016

Drawing Number

02



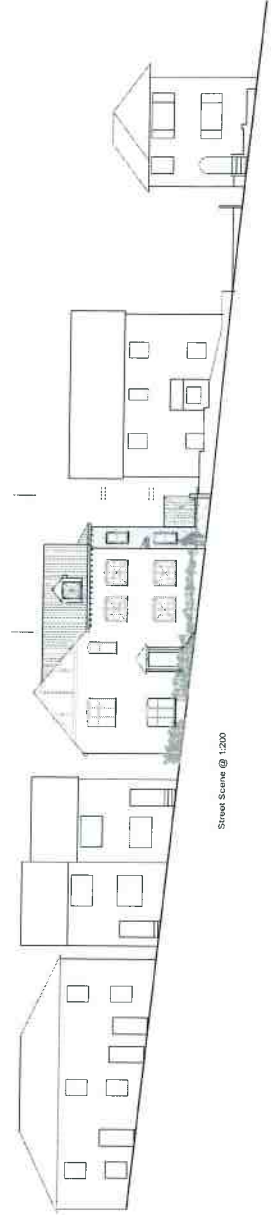
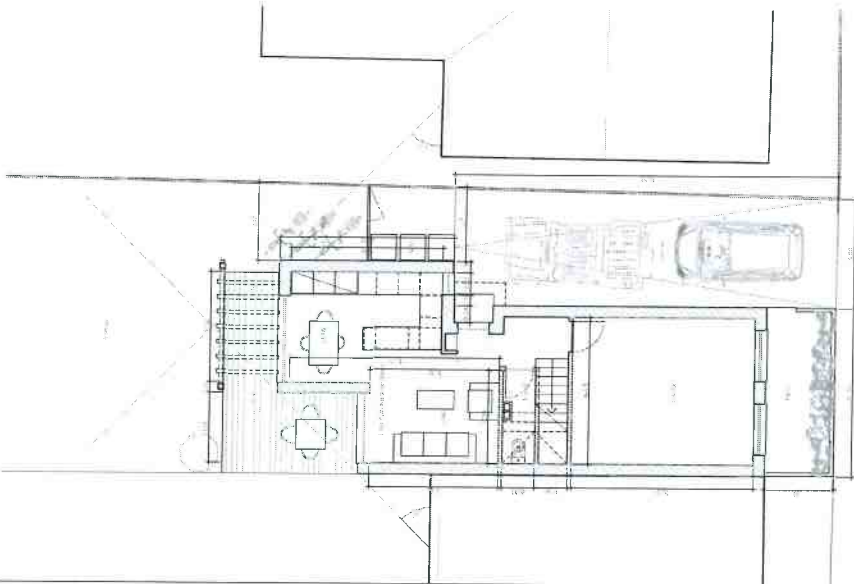
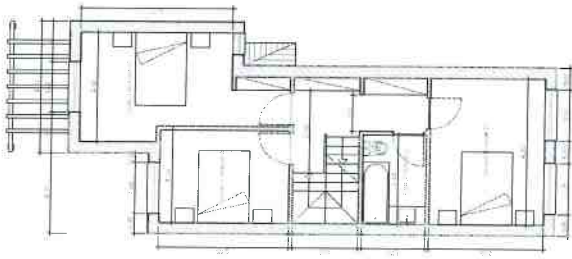
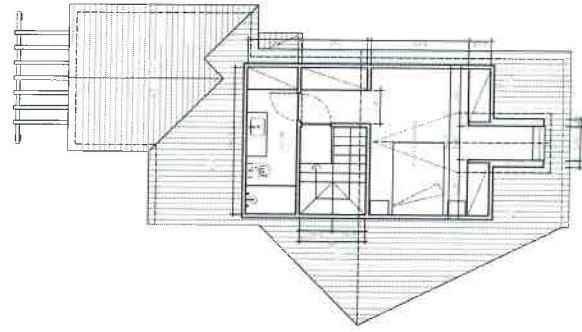
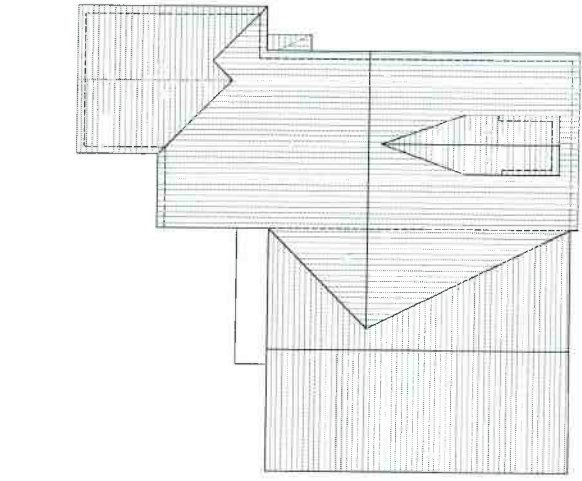
AMENDED PLAN

16/07194/FUL



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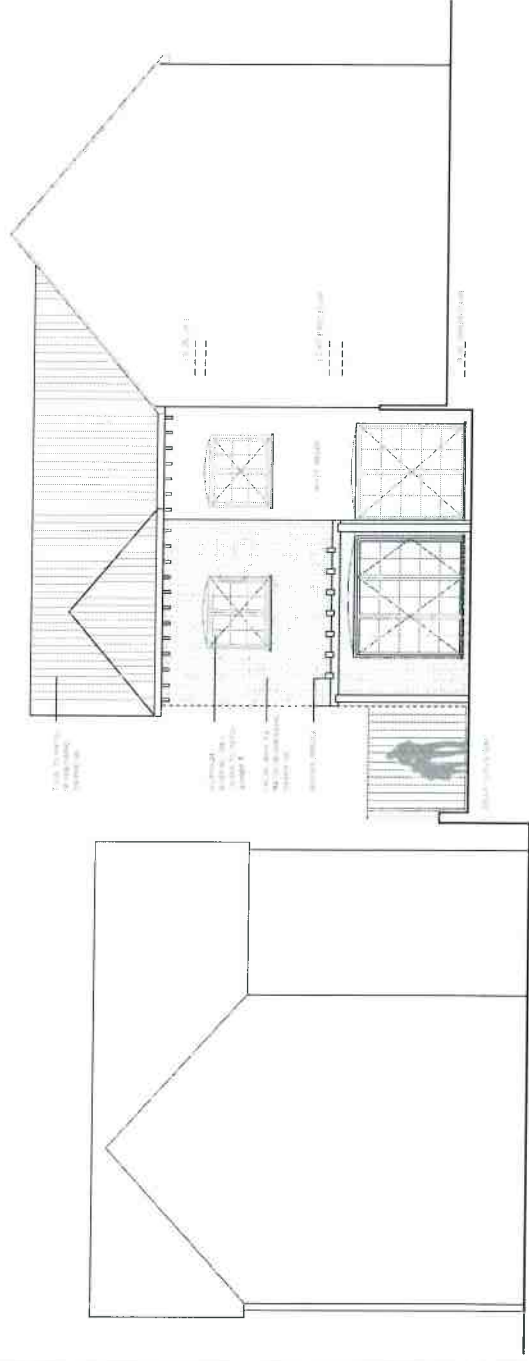
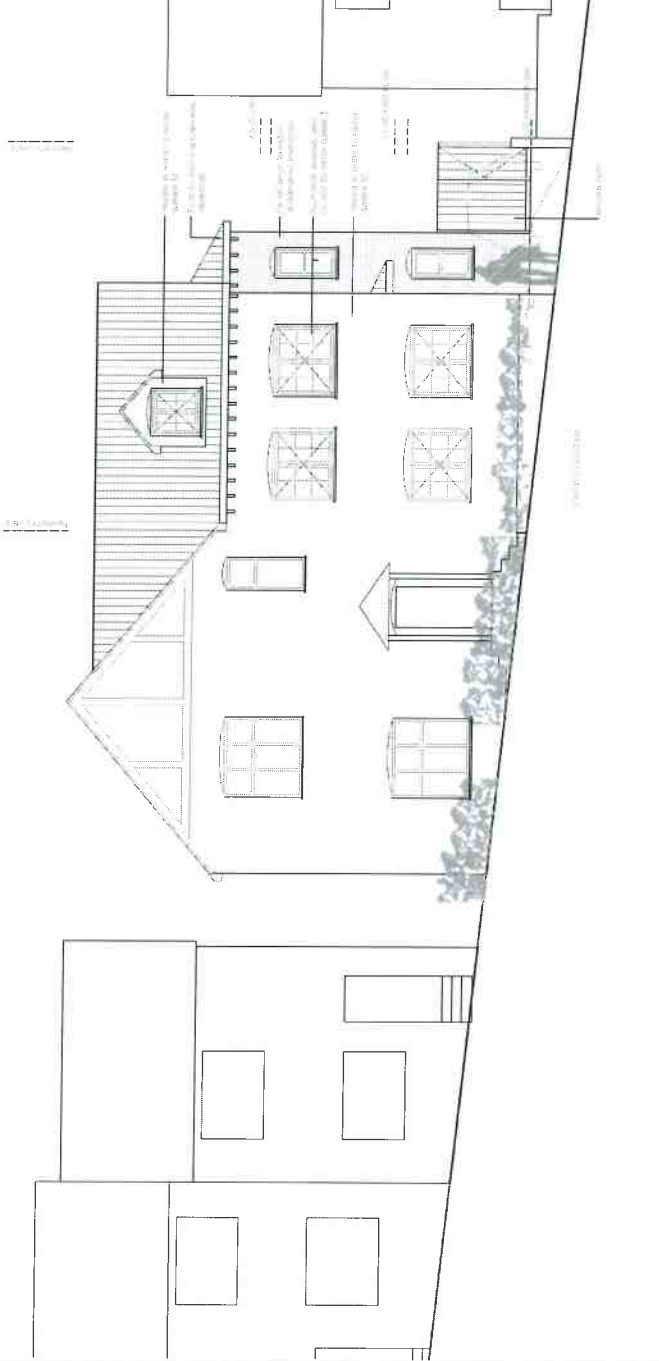
Street Scene @ 1:200



TITLE: Erection of a 4 bed semi detached house with associated parking and driveway PROJECT: Proposed Plans and Street Scene	
CLIENT: Mr. Nando Pires	
ADDRESS: Land adjacent to 25 Owen Street, Wexham, Bucks, HP 12 2JZ	
ARCHITECT: ALEXANDRE M. MARQUEZ DUARTE RIBA Registered Architect (171496) Registration No. 017740	
SCALE: 1:100 @ A2 1:200	DATE: September 2016
03b 03b/2/2016	

NOTES:
 1. The client has approved the plans for the proposed development.
 2. The client has approved the plans for the proposed development.
 3. The client has approved the plans for the proposed development.

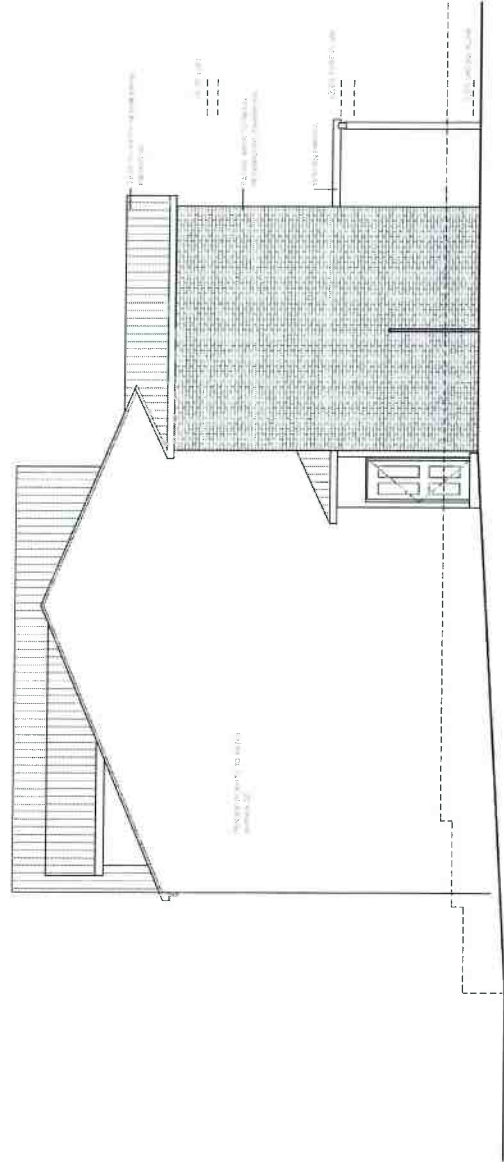
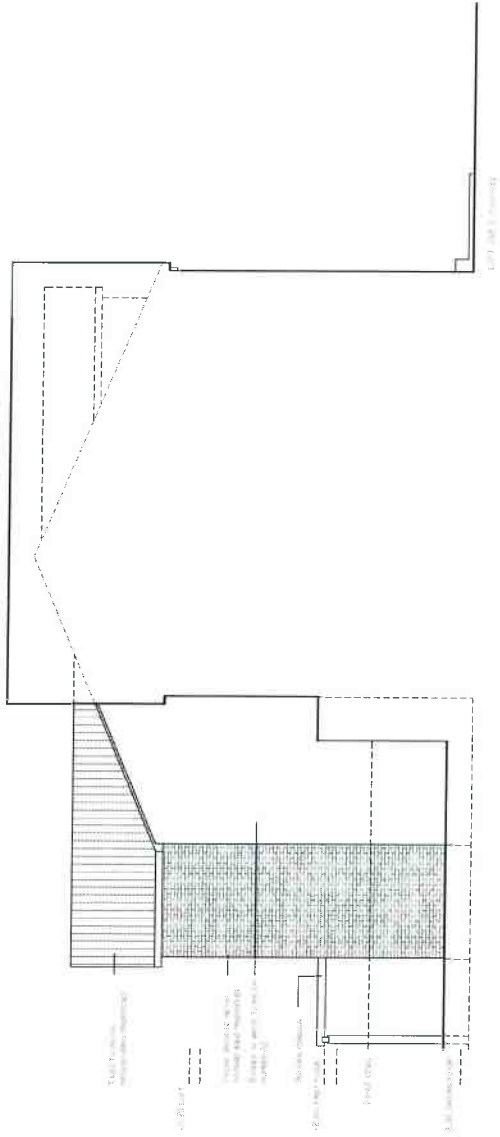
16/07/194/FUL



TITLE	Erection of a 4 bedroom semi detached house with allocated parking and private garden
PROJECT	Proposed Front and Rear Elevations
CLIENT	Ms Nicola Hodges
PLACE	Land adjacent to 32 Queen Street High Wycombe Bucks HP 12Z
ARCHITECT	ALEXANDRE M. MARQUES DURO RIBA Registration No: 201177 ARR Registration No: 3777400
SCALE	1:100 @A3
DATE	September 2016
Drawn Number	04b

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16/07194/FUL



TITLE: Erection of a 4 bedroom semi detached house with allocated parking and private garden

PROJECT: Proposed Left and Right Elevations

CLIENT: Ms Nicola Hodges

PLAGE: Land adjacent to 32 Queen Street High Wycombe Bucks HP12 2EZ

ARCHITECT: ALEXANDRE M. MARQUES DURAO RIBA Registration No. 2011177 ARB Registration No. 2077400



SCALE: 1:100 @A3

DATE: September 2016

Drawing Number

05b

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