

**17/07242/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor Savage**

First comment: This is a most unacceptable application. It is set within woodland which should be protected & is designed as a building made to fit in with the strange shaped site the design in fact would be more appropriate as a sea side villa certainly not as a house which has absolutely no connection with the existing street scene. If the officer is minded to approve the application, then I ask that it is placed before the planning committee for determination.

Second comment:

My comments for the amended scheme are just as my original comments. It is an ugly building, out of keeping with the neighbourhood. The applicant has not taken the street scene into consideration and clearly has chosen to design something to be squeezed in no matter what.

#### **Councillor Johncock**

Comments: Thank you for the opportunity to comment on these revised plans. I believe that the revision on layout is much better than the original proposals and reflected suggestions I made at that time. However, local residents have questioned whether the architecture is appropriate in this typically 60's/70's estate and, in particular, whether it harmonises with the 2 newer houses immediately adjacent to this application site - which, by the way, are more traditional and were put forward for a building award.

I note that Cllr Savage has asked for this to be taken to the Planning committee for determination and I'm happy for him to take the lead on this.

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Chepping Wycombe Parish Council**

First comment: We do not object to the remainder of this site being developed for a residential dwelling with the proviso that any development does not put pressure on removing or reducing the canopies of the TPO trees on the site, particularly the Copper Beech whose retention the Planning Inspector felt essential to the character of the area in a previous appeal on the site. We note the canopies of both the Copper Beech and the Lime are shown right up to the proposed dwelling, with overhanging of the decking, this clearly would put pressure on the reduction of their canopies.

Given this, it is inevitable that the root structures could also be compromised by the building. This is an area of traditionally built houses and bungalows with brick walls and tiled roofs therefore the proposed dwelling would be totally out of character for the area and given the other two new houses already built on the site are also of traditional build and design we are very surprised that such a design is being proposed. We note 2 parking spaces are being proposed but no vehicle manoeuvring space. Given that Old Kiln Road is parked extensively during peak hours with school traffic and also in the evenings to such an extent that drives are often compromised, it is essential that manoeuvring space is provided to enable vehicles to ingress and egress the site in forward gear. We would point out this is a matter of safety due to the lack of visibility particularly on egress.

In conclusion it appears the built form of the dwelling is too near the TPO trees and also given the lack of vehicle manoeuvring space this is still an overdevelopment of the site.

We would respectfully suggest the developer considers a much smaller dwelling which would fulfil a need in the area for more affordable housing for first time buyers or would suit those wishing to downsize their properties.

Further to our previous comment regarding this application, which we wish to stand in full, this amendment makes it clear that very little private amenity space would be unshaded due to the TPO trees' canopies, also the living and dining room windows would be shaded by them. The proposed crown lifting of both trees together with the lateral reduction of the copper beech confirms our conclusion that the proposal is an overdevelopment of the site. Should this proposal be permitted there would be constant pressure to prune these trees and even possibly remove them by any future occupants of the dwelling

Second Comment: It is very disappointing to see although the layout of the site is marginally improved regarding the TPO trees, the improvement is insufficient to eliminate the future pressure on the reduction of the canopies of the TPO Copper Beech and Lime Trees. The site layout could be further improved by eliminating the superfluous utility room and study/snug on the ground floor and replacing the dressing room and both en-suites with a single family bathroom upstairs. It would still give a comfortable 2 bed dwelling but would also have the benefit of making the dwelling cheaper to build and hence the dwelling would be more 'affordable'.

The design of the dwelling is still completely out of character for the area and the lack of manoeuvring space for vehicles to ingress and egress the site in forward gear is a real concern as the parking in this area, particularly at peak times, is such it would be dangerous to use reverse gear due to lack of visibility. It seems that sensible use of the site to provide a modest dwelling is being sacrificed to build a more luxurious for greater profit which is a pity as the resulting proposal is an over development of the site

#### **Arboricultural Officer**

Final Comment: Future pressures will be brought to bear for unsympathetic pruning or removal will be of concern for reasons of tree safety in particular the beech which are prone to squirrel bark stripping damage to the upper branch surface which often leads to branch failure. Fears as to tree safety will also be a concern when the trees could be viewed by future residents to be over dominant and within falling distance of the proposed property given that increased frequency of extreme weather events.

Loss of light as both trees are to the southern aspect so may impact to the reasonable enjoyment of property and gardens in particular the beech which has a denser crown canopy causing shade during the summer months to that of other species. Excessive shade would impact on the variety and species of flowers and shrubs that will grow. In addition both trees may also impact on the proposed green/brown roof vitality.

Both of these trees are prone to aphids with Beech Woolly Aphid and lime leaf aphid which will lead to sticky sap forming a sooty mould dripping on to the parking areas, garden, patio and in the case of the lime the main house terrace, flat roof over the dining and utility area. Honey dew sap may also be harmful to the green/brown roof.

Leaf litter and other detritus may also be burdensome as to the overall maintenance.

Whilst the scheme has improved significantly, concerns remain in relation to future pressures of the trees.

#### **Ecological Officer**

Comment: No ecological information has been presented, not even a wildlife checklist. When I made the TPO on this site in 2013 there was a variety of trees and good dense habitat for

nesting birds. A preliminary ecological appraisal is required to determine the ecological implications of the proposal.

### **County Highway Authority**

Comment: Old Kiln Road is an unclassified residential road subject to a 30mph speed restriction with no parking or waiting restrictions in place. The road benefits from both pedestrian footways and partial street lighting.

The application proposes the erection of one detached three bed dwelling with associated parking and access. I would expect a property of this quantum to generate between four to six vehicle movements per day. Considering the capacity of the highway network within the vicinity I consider the network able to safely and conveniently accommodate these extra vehicle movements.

On assessing the submitted plans I consider the proposed development to require two parking spaces to meet the Buckinghamshire Countywide Parking Guidance policy document standards for optimum parking for a property of this quantum. Two parking spaces are demonstrated upon the plans.

On a site visit I determined the proposed parking spaces and new access capable of achieving visibility splays of 2.4 x 43m, commensurate with the required visibility splays for an area of highway subject to a 30mph speed restriction. I note that as a result of the unclassified residential nature of the road that, with restricted forward visibility in areas, the 85%ile vehicle speeds in this location are likely to be below 30mph.

I also note that the proposed development lacks manoeuvring space within the site curtilage. The lack of manoeuvring space prevents vehicles from both accessing and egressing the site in a forward gear. However, due to the unclassified residential nature of the road, and the presence of multiple similar accesses and parking areas serving the properties within the vicinity, I would consider it reasonable for highway users to expect reversing manoeuvres onto and off of the highway along Old Kiln Road. As such I do not believe that I could uphold an objection on these grounds in an appeal situation.

Mindful of the above comments, I have no objections to the proposed development.

### **Control of Pollution Environmental Health**

Comment: The application site is known to be contaminated and the applicant will be required to implement an appropriate remediation scheme in order to safeguard the health of future residential occupants. The site is also very close to a former landfill site and there is an as yet unquantified risk from gas migration - this will need investigating and, if necessary, remedial measures will need to be incorporated into the design of the building. No objection subject to the following conditions: Condition - Remediation of Contamination No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Reason - to ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account. Condition - Landfill Gas Investigation A scheme showing how the development hereby approved is to be protected against the possibility of landfill gas migrating from the nearby former landfill site, shall be submitted to

and approved in writing by the Local Planning Authority before the development takes place. Thereafter the development shall take place in accordance with the details shown in the approved scheme, and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority otherwise agrees in writing. Reason - to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas which may migrate from a former landfill site.

### Representations

Seven letters of objection:-

- Loss of green space, environmental asset and biodiversity.
- Unacceptable loss of woodland and TPO trees.
- Adverse impact on protected roots and protection areas.
- Development of a greenfield site.
- Exceeding drains capacity on Old Kiln Road.
- Noise and disturbance during construction.
- Congestion on road
- Requirements for access to land at Foxwood and loss of natural light to Foxwood
- Close to site boundary with 2-storey structure being a dominant feature.
- Request assurance that mature trees on boundary will not be disturbed.
- Dwelling is not appropriate for the size of the plot.
- Lack of car parking
- Out of keeping with the character of the area.
- Risk of damage to the trees
- No account is being taken of the need for affordable housing in the village.
- Future pressure to trees.
- Root protection areas to trees will be compromised.
- Design unsympathetic to the character of the area.
- Mitigation planting that was supposed to occur on this site has not occurred.
- Permitted development rights support additional extensions.
- The Council has so far resisted previous schemes.