

17/08210/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Cllr Katrina Wood

There is a great deal of local concern regarding this application and if officers are minded to approve then I would request this comes before the planning committee for a decision

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council

First Comment: Objection. We consider that this represents an over development of the site and creates loss of privacy for surrounding properties.

Second Comment:

We consider that this amended application still represents an over development of the site and creates loss of privacy for surrounding properties

Arboricultural Officer

Final Comment: No objections in principle to loss of 1 category B tree and 2 Category C trees
Mitigation offered with 4 replacement trees.

The loss of the Willow would have some impact on the visual amenity however it is in close proximity to a neighbouring property and may be subject to future pressure for pruning and removal for various reasons from encroachment to structural damage. Therefore its loss as part of the developed must be positively mitigated.

The use of a no dig system is acceptable but details will need to be submitted as to its construction and exact specification so that it is fit for purpose.

Conditions recommended if minded to approve

County Highway Authority

Comment: New Road is a C-class road subject to a speed restriction of 30mph with no parking or waiting restrictions in place. The road benefits from pedestrian footways but does not benefit from street lighting.

The application proposes the demolition of the existing dwelling and subdivision of the plot to erect two four bed detached dwellings and one detached garage. One dwelling is proposed to utilise the existing access to New Road, with the other proposed property creating a new access to the private access that serves Nos.11 and 12 The Dell. My comments are subject to the application site being able to demonstrate a right of way across the land for the relevant property.

As a result, the access onto New Road will not be intensified as a result of the proposals. Therefore the Highway Authority raises no objection to this access as it is an existing situation. The private access onto The Dell will however be intensified by the proposals. On a site visit I found that the requisite visibility splays to ensure the safety of the highway network could be achieved in this location.

The proposed parking provision meets the requirements set out in the "Buckinghamshire Countywide Parking Guidance" policy document for a property of this quantum in this location. Three parking spaces, each with six metres of manoeuvring space, have been demonstrated upon the plans for each of the two proposed residences.

Mindful of the above comments, I have no objection to the proposed application subject to

conditions

Control of Pollution Environmental Health

Comment: No objection

Representations

Eight letters of objection received:-

- Damage to foundations
- Bulk and mass of the proposal
- Overshadowing
- Manage leaf, branch, dead wood and sap fall
- Request permission to fell Willow and Lime trees.
- Positioning of new trees close to boundaries an issue
- Any new hedges will be overwhelmed by the roots of existing hedges.
- The existence of bats should be investigated.
- Impact on number 48A, in terms of dominance, overshadowing, overlooking
- Inconsistencies on plans
- No wildlife checklist submitted
- Object to loss of Silver Birch.
- Cramped site
- Highway safety and inadequate parking
- Site plan is misleading.
- Wildlife & ecology concerns
- Loss of privacy
- Amendments do not go far enough and an objection is maintained.