

17/08094/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Shade Adoh

We have received and continue to receive huge volumes of concerns about the application from residents. Having read the grounds of the application, the issues raised are related to access, visibility of the proposed build from the footpath, our concern on the overdevelopment in an area of ONB and the fact that a previous appeal was unsuccessful. The overwhelming objections raised by neighbours' means we have to request that the application be called in.

Parish/Town Council Comments/Internal and External Consultees

Stokenchurch Parish Council

Comment: Object on the grounds of overdevelopment on the ground shown on the plan. The proposed dwelling would overlook the cottages, and consequently invade their privacy. It should also be pointed out that the area is in the Green Belt and the AONB and any further development should be discouraged. The case officer is urged to read 88/06931 which related to an unsuccessful appeal in the same spot, where the Inspector states that the hamlet should only be allowed to build on a one to one replacement basis, or infilling on a development frontage, much of the Inspector's report is pertinent in this matter. In addition the house would be fully visible from the footpath.

County Highway Authority

Comment: No objection subject to conditions

Rights of Way and Access

Comment: No objections to amended plans

The Ramblers Association

Comment: Not received

Arboricultural Officer

Comment: There are no trees in the immediate vicinity of the new house and the proposal is unlikely to impact on the roots of neighbouring trees providing work is carried out in accordance with the submitted arboricultural documents, particularly paragraph 5.3 of the Arboricultural Survey which relates to the access road. The trees on the land adjacent to the track are subject of a Tree Preservation Order and if pruning is required for access an application for tree work will need to be submitted for consideration.

Representations

24 letters of objections:-

- Loss of privacy
- Loss of quiet enjoyment
- Precedent that could be created
- Damage to boundaries
- Does not uphold the current building line
- Not considered drainage
- Proposal will be overbearing and out of scale with character of Beacons Bottom
- The house is clearly a 4-bed dwelling and not a 3-bed
- The site is not a former builder's yard.
- All trees have been destroyed. Loss of these trees has ruined the rural character.
- The house would be clearly visible
- The distances quoted in the application are not reflective of the clear picture.
- Work has already started as the land has been cleared and works carried out to the access road.
- Potential light pollution.

- Site is within the Green Belt and AONB.
- The proposal is not infill
- Overlooking to the side.
- Impact of noise and disturbance during construction.
- Sight lines have been drawn to the applicant's favour.
- Impact on the Right of Way.
- The planning authority should consider the local residents.
- The house would be visible in the skyline
- Impact on the main road in and out of the village
- The point of access is on a blind corner where an accident has happened.