

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Savage

Comments: Due to the serious local concern over the impact of the proposed development on the street scene, should officers be minded to recommend approval, the application should be brought before the planning committee for determination.

Town Council Comments

Chepping Wycombe Parish Council

Comments: This is the first of a small group of substantial detached 2 storey houses and is situated next to what appears to be a fairly modest bungalow. At present the distance between no 33 and the detached bungalow is sufficient for no 33 not to completely dominate the bungalow however raising its roof to accommodate a master suite would inevitably make this property far more dominant in the street scene. This dominance would be exacerbated by the proposed changes to the front elevation which would make it far more prominent with its feature fenestration and this effect would also be contributed to by the triangular dormer window. Although the property backs onto open fields the sheer height and extent of the glazed facade of the master bedroom gives a potential overlooking issue with the neighbouring properties. We also note the addition of an outside spiral stairway to the existing roof terrace at the rear of the property. This clearly would be a security risk due to the open fields to the rear as it would give easy access to what appear to be patio doors overlooking the roof terrace.

Internal & External Consultees

None undertaken.

Representations

One letter of representation received which is summarized as follows:

- There will be definite intrusion on our privacy.
- A three storey house is not in keeping with the surrounding properties and street as a whole and would diminish the neighbouring properties on their existing values given the extreme alteration proposed.
- Sunlight hours through the spring and autumn would be cut substantially to neighbouring properties.
- The possibility of this being used in the future for commercial activities would increase the already restricted parking problems for vehicles and the increased human traffic to and from the property would further intrude on residential neighbours.