

**18/06486/FUL**

## **Consultations and Notification Responses**

### Ward Councillor Preliminary Comments

#### **Councillor A D Collingwood**

Comments: Can I have a copy of the report when it is complete so I can discuss the planning issues raised by the resident.

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

#### **Marlow Town Council**

Comments: Objection ' due to size and bulk given the topography of the land which would be overbearing on plots 7 and 11.

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

Comments: No objection.

#### **Buckinghamshire County Council (Non Major SUDs)**

Comments: No objection, subject to condition.

#### **County Highway Authority**

Comments: The proposed development is the demolition of the existing dwelling and the erection of a replacement five bed dwelling off Spinfield Park, Marlow. Spinfield Park is an unclassified road subject to a 30mph speed limit. There are footways in the sites vicinity which provide links to bus stops.

Regarding vehicular access; the existing access point from Spinfield Park is proposed to be retained to serve the development and is in excess of 3.2m wide which is satisfactory to serve the proposed development. The proposal would not lead to a material increase in vehicle movements to and from the site, therefore the access arrangements are acceptable.

The proposed parking provision must also be considered. Wycombe District Council has adopted the County Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document, and identifies the site as being located within residential zone B. When using the parking calculator, it states that a five bedroom dwelling is required to have at least three car parking spaces. The standards also specify that each parking space should be a minimum of 2.8 x 5m wide.

It is noted that no parking spaces have been demarcated on the submitted site plan. However, after assessing the drawings, I am satisfied that there is sufficient space within the site to accommodate three parking spaces of 2.8 x 5m.

Mindful of the above, the Highway Authority does not have any objections to this application with regard to highway issues subject to condition/informatives.

### Representations

Summary of comments received objecting on the following grounds from the two adjoining properties:

- It would be a 3-storey dwelling
- There would be too many possible bedrooms
- The proposal would be overbearing due to mass and bulk

- Out of character with the street scene.
- The new dwelling would be overly tall
- Loss of natural light and overshadowing
- Loss of privacy from overlooking
- There should be greater separation between the dwellings
- Over development of the site
- Storm rain water would cause nuisance
- There ought to be adequate parking
- If permitted work should only take place Monday to Friday 8am to 5pm and at no time over weekends