

19/05036/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Katrina Wood

Initial Comments: There are many local concerns regarding this application due to the size, out of keeping with streetscene and obstructive nature of the development. If officers are minded to approve then I would request that it be brought before the planning committee for a full discussion and decision.

Further Comments: I have looked at the amended plans but there are still many local concerns and if officers are minded to approve I would still request that this comes before the planning committee for a decision.

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council

Initial Comments: We consider that this proposed 2 storey development would be out of keeping with the nature of the surrounding street scene which is typified by properties set well back from the road with fronts set to lawns, and the few existing small buildings that are nearer the road being single storey. This development should be limited to single storey with a pitched roof no higher than the existing one.

Further Comments: The parish council are pleased to see that an amendment to the original planning application has been made by way of a reduction to the height of the proposed garage roof. However, we consider that the new proposed building would still be a bulky inappropriate development in a front garden, and we are also concerned that it could set a precedent for others to follow. Therefore our previous objection stands as we are still of the opinion that this development if allowed would have an adverse impact on the street scene.

Representations

Eight comments have been received, including one from the Penn and Tylers Green Residents Society, objecting to the initial proposal:

- Overdevelopment, dominant outlook, substantially large proportion of a garage with significantly large building footprint
- Appearance and layout out of keeping as a garage. Out of keeping in terms of height and bulk with surroundings and impact to street scene.
- Out of character and out of keeping with existing building lines. Proposed two storey garage sets precedents to the area.
- Overbearing in appearance to adjoining neighbours
- Loss of evening light to the adjoining neighbour's garden
- Loss of privacy, overlooks to neighbouring dwelling's front garden and proposed Velux window will overlook into neighbouring dwelling's habitable room.
- Potential change of use of proposed garage to independent dwelling by future owners
- Inadequate information submitted in the application in terms of design and planning context and inconsistency with the proposed dormer in the proposed elevations

4 comments have been received objecting to the amended proposal:

- Amended plans remains with considerable height
- Objection to the increased of building footprint of extending additional 1 metre towards the road network.
- Frontage out of keeping with the character of the neighbourhood.
- The "line of hedge" as illustrated on the amended plans does not exist and doubts if there is room of such hedge

- Inaccuracies with the amended plans
- Reducing room for parking and manoeuvring with the reduction between the garage and to the road.
- Highways safety concerns with the application site might resulted in unacceptable sight lines when entering and exiting site with parked cars along the road
- Questioned on the orientation of the proposed garage and area for manoeuvring. The garage is forward from the house itself and suggested this is acceptable only on the basis that the entrance of the garage was sideways onto the road and within thirty foot building line from the road. As a result, safety concerns if the proposed garage would brought further forward towards the main road.

Recommends:

- Reduction of the proposed development to maximum height to 4 metres.
- Proposed building footprint as initial scheme and not to increase.
- Suggestion of relocation of proposed garage by 1 metre to the west with the proposed hedge panted towards no.50's curtilage