

19/05968/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Collingwood

Comments: I would like to formally object to this application on the same grounds as specified by Marlow Town Council.

In addition the bulk scale and mass will dominate the street scene and the neighbours in West Street. The access off Moyleen Rise is on a blind corner so will to be reviewed by Highways.

Therefore for the planning reasons I and Marlow Town Council have set out this application should be refused.

If minded to approve please take this to committee and have a site visit so the committee can understand the impact this application.

Parish/Town Council Comments/Internal and External Consultees

Marlow Town Council

Comments: Objection, unneighbourly and over development.

Control of Pollution Environmental Health

Comments: No objection

County Highway Authority

Comments: A similar scheme has previously been permitted under application number 15/00831/OUT to which the Highway Authority did not object. This application seeks planning consent for the erection of 2(no) 4-bed semi-detached dwellings.

I note that the existing access via West Street would be retained in addition to a newly proposed access via Moyleen Rise. Given that the existing access would only serve 1(no) parking space for an individual dwelling, I would not regard this arrangement to result in an intensification in use of this access when considering the existing situation on site. I am satisfied that adequate visibility splays of 2.4m x 25m have been provided for the proposed access onto Moyleen Rise, in line with previous comments.

A total of 6(no) parking spaces have been proposed to serve the site, 3(no) for each dwelling. A proposed parking area served by a new access via Moyleen Rise would accommodate 5(no) spaces in addition to a single parking space positioned to the west of the site, served via the existing access. I am satisfied that the provision proposed is in accordance with Buckinghamshire Countywide Parking Standards for this quantum of development. Whilst I note that the dimensions of the 3(no) parking spaces positioned to the south-east of the site fall slightly short of the required standards, I am satisfied that they are usable and there is adequate manoeuvring space for vehicles to turn and egress in a forward gear.

Mindful of the above, the Highway Authority raises no objections to this application, subject to conditions.

Representations

5 comments have been received objecting to the proposal on the following grounds:

- Over-development of the site.
- Out of keeping with established character of the area.
- Amenity areas too small.
- Car parking will be too dominant in street scene of Moyleen Rise.
- Will exacerbate the already severe parking and access problems in Moyleen Rise.
- Loss of privacy for neighbouring properties.