

19/06609/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Comments: This is a very large extension and also the proposed outbuilding to the rear, is over intensification of the site. Overbearing aspect for the neighbouring properties too with a loss of privacy.

Further Comments: If minded to approve please bring to Planning Committee for determination. Please ensure that on the site visit the Site Visit Members view 4 Verney Avenue from Acorn Gardens, which is to the rear of this property as there are concerns of over development and the proposed "gym" building is overbearing and overdevelopment for the rear garden of this property.

Councillor A Hill

Comments: This extension will have an overbearing effect on no.6 Verney Avenue, also the gym looks very much like it could be converted into a bungalow at anytime, if this is for approval please bring to committee and a site visit. Would it also be possible to put a condition on the gym that it is only to be used for that purpose.

Further Comments: Having looked at the new plans I still would like this application to go to committee and also a site visit.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished – Abbey Ward

Representations:

Original Plans:

Three letters of representation received from adjoining neighbours and objection raised on the grounds of:

- Scale, design and siting of proposed development will be contrary with Policy DM36 a - e and not subservient to scale with main dwelling, tantamount to the creation of a new dwelling.
- Proposed two storey extension would create a significant tunnelling and overbearing effect to adjoining neighbours and a separation of 43cm from neighbour's fence.
- There is no information in the submission details to indicate the height of the proposed outbuilding therefore unable to calculate the visual impact, it is requested the measurements to be made available.
- Proposed windows on the outbuilding will overlook into the front and side of adjoining property, therefore the proposed windows should be obscure glazed.
- Proposal is out of character and does not respect the established character and appearance of the surrounding area and would have a detrimental impact on the amenity of adjoining properties in terms of scale, mass, overshadowing and outlook.
- Proposed rendering is visually out of character with the brick-built neighbouring properties and host dwelling itself.
- Proposed development would resulted in loss of natural light to adjoining dwelling's living areas and would be detrimental to their living conditions.
- To enforce the controlled hours of operation during the construction should the application be approved.
- Proposed outbuilding will be close proximity to the adjoining dwelling's main bedroom at the rear and potential noise issue.
- Size and scale of the proposed gym is very large for a gym, likely to be guest accommodation with potential noise issue.
- Block of light to the bathroom window of adjoining dwelling at the rear.
- Recommend to turn the position of the outbuilding by 90 degrees to sit along the rear boundary

fence between application dwelling and No. 1 Acorn Garden to resolve the potential issue.

Amended plans:

Three letters of representation received from adjoining neighbours and objections on the ground of:

- Amendments did not address the neighbour's concerns as stated in their representation on the 18th July 2019
- Proposed extension will significantly impact adjacent dwelling's property in terms of scale, siting and loss of privacy.
- Proposed development is an over-intensification of buildings on the site.
- Objection to the proposed gym in terms of its size, scale, height, bulk, mass and proposed use.
- Negative impact to adjoining dwellings and reduction of neighbour's property value due to proposed development.