

18/07933/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

First comment: I believe that this application does not conform to the Bucks Parking Standard. For four flat there should be 4 spaces, only 3 are shown. There is insufficient room on site to provide a fourth parking space.

The bin store is insufficient for the proposed size of property and would constitute an issue in both entrance and exit of vehicles.

The cycle store is in area that is difficult for the storage of cycles, as it is at one of the highest points of the garden having to negotiate a flight of steps and difficult for ingress/egress.

There is no hard path access to the cycle store itself. There is no illumination indicated to the cycle store itself.

WDC Planning Committee refused a similar application at the neighbouring property because of lack of on-site parking, this too shows this.

If minded to approve please bring to committee for determination and a site visit.

Second comment: I write with reference to your letter of last week about the above planning application and support the Buckinghamshire County Council's Highways Report of 27th June in that a refusal is given for insufficient parking on site. With the increase of traffic and the speed of traffic on this exceptionally busy main route, also an ambulance route too, it is inconsiderate of any planning application to assume they can merely park their overspill parking on the highway.

I also note there would be insufficient provision of space for bin storage for all the properties in the application.

I also ask about the main sewer that runs through the properties of Desborough Avenue, I believe that the proposed extensions cover this and this causes me concern?

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town - Abbey Ward

County Highway Authority

Comments: No objections subject to conditions

Control of Pollution Environmental Health

Comments: No objection subject to a condition to protect the future occupiers from traffic noise.

Representations

Three letters of objection received from the same occupier:

- Extension is to be erected on a drain
- Level of occupancy remains the same as original proposal, 4 spaces should be provided.
- Cycle store is not located within an ideal location.
- Inadequate storage for bins, no one takes responsibility
- Junction of Carver Hill Road. Desborough Avenue is busy and dangerous, with cars parked close to the junction. Carver Hill Road is also a bus and ambulance route.
- If the large Willow tree is to be removed, the roots may break up the drain.