

**19/07075/FUL**

**Consultations and Notification Responses**

**Ward Councillor Preliminary Comments**

**Councillor L M Clarke OBE**

Comments: Please bring to Committee for determination and a site visit. This is a very large extension and will be overbearing with regards to the neighbouring property at 27 School Close and there are also issues with access, construction traffic, parking etc.

**Councillor A Hill**

Comments: Due to the concerns of neighbours can you please bring this application to committee also a site visit.

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

**High Wycombe Town Unparished – Abbey Ward**

**Representations:**

One letter of representation received which is summarised as follows:

- The proposals are an overdevelopment and seek a substantial addition to the existing property. Overall, the proposed extensions represent an increase in built area of 51.62%.
- A proposal which provides more than a 50% increase in built area of the existing property cannot be described as subservient to the original building. The significant increase in built area which results from this extension, in combination with the extensions which have gone before it is a gross overdevelopment of the property contrary.
- The proposals at No. 29 effectively fill the plot bringing a two-storey development significantly closer to the boundary. The inevitable loss of vegetation and mature planting by the introduction of the built form in this location will be obtrusive and out of keeping with this area.
- The two-storey extension from the front elevation merges with the existing front wall and the existing ridge of the property. There is no clear distinction when viewed from the front of the property that this element is subservient in scale to the existing dwelling.
- The introduction of a Juliet balcony to the rear will increase the perception of overlooking into the garden and potentially rear windows of No. 27 creating both the perception of, and actual overlooking. This will have a direct and unavoidable impact on the residential amenity of No. 27 which is wholly unacceptable.
- Not only will the proposed flank elevation be situated closer to the boundary with No. 27 it will also introduce a substantial rear projection into the garden area where currently there is no development. The overbearing nature of the proposed extension will unacceptably impact the residential amenity of the occupiers of No. 27.
- The position of the proposed two storey side and rear element will create an overshadowing impact onto the neighbouring garden for a significant proportion of the day throughout the year. This overshadowing will harm the enjoyment of what is currently a sunny garden space.
- The proposed extension projects a significant distance into the rear garden of No. 29. The nearest windows at No. 27 serve a kitchen at ground floor level and a bedroom at first floor level. The outlook from both of these windows will be interrupted by the significant addition of the two storey side and rear extension.