

APPENDIX A: 20/06436/FUL

Consultation Responses and Representations

Councillor Comments

Councillor C Whitehead - As this application is causing some disquiet locally, if the officers are minded to approve it, please could it be determined in the Planning Committee.

Parish/Town Council Comments

Hambleton Parish Council

Comments: Hambleton Parish Council object to this application. This appears to constitute a standalone dwelling, being a residential development of a separate building with vehicular access. This is prohibited by the Local Plan (DM36). We also have concerns that it will mean a loss of parking space as well as regarding the increased traffic over a private road, both during construction works and afterwards.

Consultation Responses

Conservation and Listed Buildings Officer

Comments: Subject to the use of conservation type roof lights and timber joinery, the application is in accordance with policy DM31 of the WLP.

National Trust – Chilterns Hub

Comments: No comments received

Representations

Two duplicate letters received from adjoining neighbour, objecting on the following grounds:

The proposed conversion of this separate building includes three large roof windows, which it appears from the plans will overlook my cottage and the garden. The prospect of this overlooking and loss of privacy should be one of the grounds for the application being rejected.

Secondly, the proposed development of the garage into a separate and standalone residential dwelling which will have vehicular access is prohibited by the Local Plan (DM36). Furthermore, the application, should it be granted will have a significant impact on increased traffic from Skirmett Road, over the private road to and from my cottage and The Old Village School both during construction and afterwards.

Also, the increased traffic will cause damage to the road, and provision should be made for the applicant to be responsible for that should the application be approved. Using the garage once converted, for business or residential purposes is also an important issue from my point of view, particularly from increased traffic in the private road and the impact of increased parking and noise, and more importantly, loss of privacy.

The Hambleton area is covered by and subject to the National Trust Covenant over Greenlands, which I understand does not permit the conversion of non-residential buildings into buildings for residential occupation or use, in the area covered by the Covenant. I am unaware of whether the National Trust has been informed of this planning application.

Hambleton is in a designated Conservation Area and is also part of the Chilterns Area of Outstanding Natural Beauty. As such, those administering the rules regarding both of these need to be aware of and informed of the planning application regarding The Old Village School. Again, I am unaware of whether they know of the planning application, but I know that they will have an interest in ensuring that the area is properly protected, and that any views which they have are properly taken in to account. Should it be the case that the Case officer and the Council are thinking of approving the application, I request that it is put before the full Planning Committee for its determination.