

APPENDIX A: 20/05627/FUL

Consultation Responses and Representations

Councillor Gaffney Comments

Comments: I visited the property this morning. I inspected the garden. Although it is big enough to cope with the construction of a new house in it, it will make the existing property far too “clustered/crowded” and will totally go against the street scene/plan. Already houses in this small cul-de-sac are closely compacted. I am aware that there is opposition to this plan from local residents. I cannot support this application and if you decide to grant approval I wish to “call it in”.

Parish/Town Council Comments

Comments: Clauds Close is a narrow cul-de-sac and the addition of a further property will only add to its access, traffic and parking issues. The sizeable site has impact on residents in other nearby roads (Cedar Avenue and The Warren) and these should also be considered, especially where there is overlooking into bedrooms etc. The Parish Council therefore suggest this is over development in this close

Consultation Responses

County Highway Authority

Comments following amendments:

You will recall my response dated 19 May 2020, whereby the Highway Authority requested amended plans demonstrating that two parking spaces could be accommodated within the site for both the proposed and existing dwellings. These comments should be read in conjunction with the aforementioned previous comments for this application.

Having reviewed the amended plans, I am now satisfied that the hardstanding areas for both the existing and proposed dwellings could accommodate 2(no) parking spaces with dimensions of 2.8m x 5m. Therefore, the development site would provide the optimum level of parking in accordance with the Buckinghamshire Countywide Parking Guidance policy document.

Mindful of the above, the Highway Authority raises no objections to this application, subject to the following condition being included on any planning consent that you may grant:

Condition 1: The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

Informative point

- No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

Original comments:

Clauds Close is an unclassified residential cul-de-sac subject to a 30mph speed restriction. The road does not have parking or waiting restrictions and benefits from pedestrian footways.

The application proposes the demolition of a garage and the erection of a single residential dwelling. Access to the dwelling is proposed via the existing dropped kerb.

Having assessed the proposed development using the Buckinghamshire Countywide Parking Guidance policy document, I note that the proposed dwelling requires 2(no) parking spaces. In accordance with the Buckinghamshire Countywide Parking Guidance policy document, parking spaces should be 2.8m x 5m. I am satisfied that the hardstanding area for the proposed dwelling could accommodate these spaces. However, the demolition of the garage would result in the loss of an off-street parking space for the existing dwelling. I note that this application has been submitted alongside planning application 20/05626/FUL which proposes extensions to the existing dwelling, demolition of the garage and alterations to the vehicular access.

For this application to be acceptable on its own, the applicant should confirm that the alterations to the vehicular access and hardstanding area proposed as part of planning application 20/05626/FUL also feature as part of this application. This is to ensure that the parking space lost as a result of the demolition of the garage could be accommodated within the site irrespective of whether planning application 20/05626/FUL is implemented should it be granted planning consent.

Therefore, whilst it is stated within the application form that a total of 4(no) off-street parking spaces would be provided as part of this application, the applicant should provide plans to demonstrate these spaces within the site to ensure the development could offer a level of parking for both the existing and proposed dwellings in accordance with the optimum standard.

Mindful of the above, the Highway Authority requests amended plans demonstrating that 2(no) parking spaces could be accommodated within the site for both the proposed and existing dwellings.

Once in receipt of the information mentioned above I will be in a position to submit my final comments.

Environment and pollution

Comments: Objection, unless following conditions imposed;

Condition - Electric Vehicle Charging Points

Prior to the occupation of the development hereby permitted, one 32amp electric vehicle charging points must be installed (one per dwelling).

Reason – to comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

Construction/Demolition Noise

INFORMATIVE

The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.

Representations

33 emails of objection received: Please note some of these are anonymous and therefore it is not possible to give an accurate quote of those objecting

- Loss of view
- Parking problems
- Overlooking
- Noise and disturbance during construction
- Overdevelopment of the site
- Not in keeping
- Set a precedent

It should be noted that the council can only consider planning matters and planning matters that relate to the specific application in hand. Any non- planning matters and those relating to other applications cannot be considered during the determination process of any application.

Planning issues relating to this application

- Overlooking
- Overdevelopment of the site
- Parking
- Not in keeping