

APPENDIX A: 20/06683/FUL

Consultation Responses and Representations

Councillor Comments

Councillor Clarke: If you are minded to approve, as this is over development of this semi-detached property. There is insufficient on street parking in this predominately family residential area And in particular for the possible overflow requirement of this 6 bedded HMO with the on-site provision of only 3 car parking spaces that provides insufficient manoeuvrability for the proposed three vehicles on site. Insufficient space for the sited bin store that does not allow space for all the bins provided for this 6 bedded HMO is insufficient provision. If the parking area is of a brick pavior style there should be some indication of rain water drainage, it appears to be missing. There is no mention of any provision to protect the neighbouring half of this semi-detached property of the noise that will be generated in this large 6 bedded HMO.

I would request a site visit, if this is possible in the present climate.

Councillor Hill: This is an overdevelopment of this site. The loss of another much needed family home, there is already insufficient parking in this area off the estate with cars very often double parked, the bus very often has a job to get around the estate due to this inconsiderate parking. To introduce more cars would increase the problem. If for approval please bring to committee and a site visit.

Parish/Town Council Comments

High Wycombe Town Unparished – Abbey Ward

Consultation Responses

Highways Authority

Comments: Deeds Grove is an unclassified road subject to a 30mph speed restriction. The road does not have parking or waiting restrictions and benefits from pedestrian footways.

The application proposes extensions to the dwelling in association with the change of use of a single dwelling to a 6 bed house of multiple occupation and alterations to the parking area.

As far as I am aware, as the lawful use of the property is C3, the proposed change of use to Use C4 can be considered as Permitted Development for which express planning consent is not required. However, Permitted Development does not grant permission for any of the proposed external alterations for which this application also seeks permission. As such these comments will only discuss the proposed extensions to the dwelling and the widening of the parking area and not the change of use sought.

With regards to parking, the site is within Zone A, as defined by the Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document. As such, the maximum number of parking spaces a residential dwelling under use class C3 could require is three spaces. The submitted plans show three parking spaces could be accommodated on the proposed hardstanding area. In accordance with the Buckinghamshire Countywide Parking Guidance policy document (BCPG),

parking spaces should be 2.8m x 5m. I am satisfied that the proposed hardstanding area can accommodate these spaces.

Therefore, whilst I acknowledge that the local highway within the vicinity of the application site is subject to a high level of existing on-street parking, in consideration of the additional parking spaces that would be provided within the site, and that the change of use sought could be achieved through Permitted Development, I do not believe I could sustain an objection to this application on highway grounds.

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

Condition 1: No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Private Vehicular Access Within the Public Highway".

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: 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.

Environmental Health Officer:

Comments: As per the air quality SPD, six 32 amp electric vehicle charging points (one per dwelling) must be provided prior to the occupation of the development. Recommendation (with conditions if appropriate): Objection, unless following conditions imposed; Condition - Electric Vehicle Charging Points Prior to the occupation of the development hereby permitted, six 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

9 comments have been received objecting to the proposal:

- Inadequate parking
- Parking and highway problems existing
- Difficulty for refuse collection and emergency parking due to on street parking
- Change in character of the area from family housing