

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

A report of the Planning Meeting held on 31 January commencing
at **7.00pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting was chaired by Cllr Leonard

Declarations of members' interests in items on the agenda

No declarations

Applications for consideration

Members were asked to consider the following applications, comments to be sent to Wycombe District Council.

WDC Reference	Property Address	Proposal	Comments
18/08333	Minchins Treadaway Road Flackwell Heath Buckinghamshire HP10 9PD	Householder application for part subterranean garage with sunroom above (alternative scheme to 18/07207/FUL)	This appears to be an extension of application 18/07207/FUL (which has been permitted) with the addition of a sunroom. The property is situated towards the end of the private road along the golf course so the further development would not be seen from the public street. We would comment however that the design of the sun room does not complement the character of the property and in fact gives the appearance of a gypsy caravan
19/05046	5 Beckings Way Flackwell Heath Buckinghamshire HP10 9JN	Householder application for construction of pitched roof first floor front extension	The proposed first floor extension with gable would dominate the modest bungalow and thus would appear to dominate the street scene. We feel the proposed finish to this gable exacerbates the effect and would also detrimentally alter the street scene and unneighbourly to No 6 Beckings Way with overbearing proximity.
19/05036	50 St Johns Road Tylers Green Buckinghamshire HP10 8HU	Householder application for removal of existing garage and construction of replacement two storey garage with carport	We consider that this proposed 2 storey development would be out of keeping with the nature of the surrounding street scene which is typified by properties set well back from the road with fronts set to lawns, and the few existing small buildings that are nearer the road being single storey. This development should be limited to single storey with a pitched roof no higher than the existing one.
19/05045	12 Willow Close Flackwell Heath Buckinghamshire HP10 9LH	Householder application for single storey front and side extension	Although this proposal would be visible from the street it would not dominate the street scene of the original dwelling. As most of the properties in Willow Close have been developed to a greater of lesser degree the precedent has already been set. Looking at the boundary it appears that the eaves of the garage are very close to the boundary with No. 10 and could possibly overhang slightly,

			hence we would appreciate the Case Officer particularly checking this aspect as we cannot tell accurately from the documents on the website. If the proposal meets current planning standards however we would not object.
19/05090	20 Carrington Avenue Flackwell Heath Buckinghamshire HP10 9AL	Householder application for, raising of roof, construction of single storey front extension and dropped kerb to form new driveway off Chiltern Green	We have some concerns regarding this application. The new vehicular access is situated very close to the corner of Chiltern Green with Carrington Avenue. Entrances so close to a corner are clearly not desirable especially when insufficient manoeuvring space is allowed for vehicles to ingress and egress in forward gear as appears in this case looking at the Block Plan. We would appreciate the Case Officer checking this aspect of the application and also the visibility splays given the proposal to replace the very low wall with a 1 metre high fence. We would point out a fence would be out of character for this area as it is characterised by the low walls which give an open feel to the area. Point 4 of the Application Form states no work has been started however we note the removal of the low wall has already begun. We also note a window in the proposed new loft space which appears to overlook the electric substation and the neighbouring property's most private amenity space. We would also appreciate this being checked to ensure any unacceptable overlooking does not occur. A velux on the sloping roof would mitigate overlooking.
19/05123	17 Chapman Lane Flackwell Heath Buckinghamshire HP10 9AZ	Householder application for construction of first floor side extension, new fenestration to the rear and internal changes including 2 skylight windows	This dwelling forms one half of a semi-detached property with No. 19. No. 19 has already been extended with a first floor side extension over its car port. Hence as the proposed extension does not appear to dominate the property we would not object should the Case Officer be satisfied it meets current planning requirements.
19/05127	34A St Johns Road Tylers Green Buckinghamshire HP10 8HU	Prune back lower branches over hanging the road by 2m to 1 x Oak (T1) to prevent limb failure	Any works to be carried out only with the full approval of the WDCs tree consultant
19/05125	Hawthorne Cottage Bank Road Tylers Green Buckinghamshire HP10 8LA	Reduce and reshape by 2m all round to 1 x Purple Prunus (T1), reduce height by 5m to 2 x Conifers (T2 & T3) and trim all round by 1m to 2 x Apple Trees (T4 & T5)	Any works to be carried out only with the full approval of the WDCs tree consultant