

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on Thursday 31 May 2018 commencing at **7.00pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting is open to members of the public and press

PM/18/006 Apologies for Absence

Apologies for absence had been received from Cllr Digby (holiday), Cllr Wood (meeting), Cllr Gurney (hospital), Cllr Miller (previous engagement), Cllr Pinner (previous engagement), Cllr Herschel & Cllr Wilkes

PM/18/007 Declarations of members' interests in items on the agenda

There were none.

PM/18/008 Applications for consideration

Members were asked to consider the following applications;

WDC Reference	Property Address	Proposal	Comment
18/06162	32 New Road Tylers Green Bucks HP10 8DL	Replacement detached 3 bed dwelling with integral garage	We consider that the plans represent an over development of a small site. The comments made by HMPI when refusing an appeal for a previous application, for just an extension not a new replacement larger house on this site, should still apply in our view, viz. 'The extension as a result of its positioning, height and depth would have an adverse impact on the present and future living conditions of the occupants of No 30 in terms of its proximity and effect on outlook and sunlight levels.'
18/06210	Fairmead Rayners Avenue Loudwater Bucks HP10 9SL	Crown thinning by 15% to 25% to Beech Tree (T1) in rear garden to allow more light to garden area	No comment
18/06248	55 Kite Wood Road Tylers Green Bucks HP10 8HH	Raise up by 5 metres from path to overhanging branches and crown thin by approx 10 metres from ground level to 1 x Ash Tree (T1) to allow more light and reduce bird mess	Any work to be carried out only with the full approval of WDC's Tree Consultant
18/06136	Bramble Cottage Beacon Hill Penn Bucks HP10 8NL	Householder application for construction of detached garden building	No comment
18/06287	23 Northern Woods Flackwell Heath Bucks HP10 9JL	Householder application for the erection of a first floor rear extension, extension to roof & insertion of rear dormer in connection with loft conversion	It is clear from the application form this application is a re-submission of 10/06511/FUL which was given permission but where the time given for implementation has lapsed. The proposed development will be seen from the gap between no 23 and the adjacent dwelling in Georges

			Drive due to the latter being set back from the front elevation of 23/25 Northern Woods. The extension will appear as a continuation of the flank wall of no 23 and the hipped roof will make it less visually intrusive to the eye. Due to the positioning of the extension it appears there will be no real overlooking issues. At present the dwelling is 4 bedroom and the addition of another room to the first floor will effectively make it 5 bedroom, despite one room being designated a study as it could still be used as a bedroom if wished. We note however the application form only proposes 2 parking spaces, point 10, Vehicle Parking. This would not satisfy the adopted parking standards which even for a 4 bedroom dwelling in this area is 3. Northern Woods is a busy road and any overspill parking would be undesirable in this location. We also note the application form in section 19 states at present no employee exists however it is proposed the property will be used for one full time employee therefore we wonder what type of business will be conducted at the property and whether change of use would be appropriate as this appears to be way beyond using a residential dwelling as an office for the odd hour or two occasionally, it could be doing car repairs on the front or running a distribution business, who knows as there is no indication of use. Hence we object to this application in principle until a suitable parking strategy which does not cover the whole of the front in hardstanding is in place as properties generally have some front garden in this road and also the business use/employee status is clarified.
18/06192	57 Straight Bit Flackwell Heath Bucks HP10 9NE	Householder application for erection of single storey rear extension, hip to gable extension with insertion of rear dormer & 3 x velux rooflights to front in connection with loft conversion	The proposed single storey rear extension would not be visible from the street and is of a residential appearance complementing the rear of the property. The rear dormer however, extending almost the full width of the property is clearly designed to give as large a floor area as possible to the second floor and looks disproportionately large and overbearing compared to the rest of the rear elevation. Given this is a semi-detached property with both dwellings having hipped roofs which ensures the mass and volume is reduced within the context of a mixture of types of properties, the proposed change to a gabled end would give an incongruous and more bulky appearance together with no 59 compared to the existing symmetrical one when looking from the street. Hence we object to this scheme as it stands as being an over development of the property.
18/06204	87 Robinson Road Loudwater	Householder application for construction of single storey side extension and	No comment

	Bucks HP13 7BJ	formation of new access gate to rear garden	
18/06194	76 Straight Bit Flackwell Heath Bucks HP10 9NA	Householder application for construction of first floor rear extension and insertion of 4 x roof lights to rear in connection with loft conversion	This substantial detached house is well screened from Straight Bit by its landscaping and hence the proposed rear development would not be visible from the street. The first floor rear extension has a residential appearance and with the pitched roof gabled complements the property. It would effectively move the existing first floor window nearest to no 78 to approximately line up with the rear of no 78, hence there does not appear to be an overlooking issue with this property and also it would not affect no 74 which is a lot further away. The roof lights would not be visible from the street and would not cause an overlooking issue if set at least 1.7 m from the floor. If the Officer is satisfied with all aspects of this application we have no objection.

Date of next meeting: Thursday 14 June 2018

Signed Dated