

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting to be held on 30 August 2018 commencing at **6.45pm** in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

The meeting is open to members of the public and press

3. Applications for consideration

WDC Reference	Property Address	Proposal	Comment
18/06991	17 The Orchard Flackwell Heath Buckinghamshire HP10 9PR	Householder application for erection of single storey linked side/rear extension with conversion of rear part of garage to habitable room	<i>The garages of nos 15 and 17 were clearly built giving a symmetrical appearance to the properties. It appears however from the Block Plan that the garage of no 17 has already been extended to the rear presumably under permitted development and this extended portion is that referred to for conversion to habitable accommodation and to which building line the proposed extension would conform. The single storey extension appears to stretch along approximately half of the ground floor rear elevation and therefore would have no impact upon neighbouring properties. Hence we would not object to this proposal should the Case Officer be satisfied it meets all the relevant planning requirements.</i>
18/07139	1-2 Nursery Lane Tylers Green Buckinghamshire HP10 8LS	Tree works as per schedule	Any works to be carried out only with the full approval of the WDCs tree consultant
18/07001	9 Robinson Road Loudwater Buckinghamshire HP13 7BL	Householder application for construction of part single part two storey side and rear extensions, first floor front extension , new front and rear dormers and alterations to garden levels to form new patio (Alternative scheme to PP/17/06631/FUL)	No comment
18/06996	Brendon Hammersley Lane Tylers Green Buckinghamshire HP10 8HG	Demolition of existing dwelling and garages and erection of 2 x 5 bed detached dwellings and garages and one pair of 4 bed semi-detached dwellings and garages (Alternative scheme to PP 16/06960/FUL)	No comment

18/07037	Uplands Swains Lane Flackwell Heath Buckinghamshire HP10 9BU	Erection of one detached two storey 4-bed dwelling with bin stores & detached single garage to front, associated landscaping & car parking, insertion of a roof window to rear roofslope of existing bungalow, detached garage and new access 9alternative scheme to pp 18/06075/FUL)	<i>Whist we do not object to a garage and manoeuvring space to serve the existing property being placed to the rear of the site with the entrance along Treadaway Road, we have concern that the Site Plan does not show the 2 entrances to the Golf Club and the entrance to Chiltern Edge and Tylers. Hence it is not possible to assess the implications of the proposed entrance to this garage in relation to these but they must be closely situated from observation although they are on the opposite side of the road. Hence we would ask the Highways Authority to check the proposal and if satisfied the entrance meets the required standard and there are no highway safety issues with it and also the Case Officer is satisfied all planning requirements have been met then we would not object to this alternative proposal.</i>
18/07077	41 St Johns Road Tylers Green Buckinghamshire HP10 8HW	Householder application for construction of front porch	No comment
18/06915	Rosalie Kingsmead Road Loudwater Buckinghamshire HP11 1JL	Erection of 2 x 3 bed detached dwellings to the rear of Rosalie with associated parking and creation of 2 x parking spaces for Rosalie	We have considerable concerns regarding this application particularly as the documentation appears to have a number of inconsistencies. On first reading the application appears to be for a backland development of 2 x 3 bed detached houses however when looking at the documentation, Drawing Nos: GR/002/18 and GR/003/18 show the first floor with 4 habitable rooms albeit one being labelled as a study with a built in wardrobe. In our opinion any habitable room on the first floor would normally be considered for use as a bedroom and it would be impossible to enforce otherwise. Furthermore the Design and Access Statement on page 2 states that the housing mix is 2 x 4-bed detached dwellings confirming this opinion. The current adopted parking standards clearly state that 4 bed properties require the provision of 3 parking spaces hence there is a deficit of parking provision shown on the Site Plan Drawing No GR/001/18. Also on page 2 of the Design and Access statement we notice in brackets 'including provision for future construction of two garages' but we can not see any positioning for these in the documentation provided. We would point out that as there appears to be no provision for cycles or other residential paraphernalia such as gardening equipment that these would be stored in any garages provided and hence these would not be used for the parking of vehicles. We also note the absence of such storage for Rosalie itself within this scheme. With the bus stop outside Rosalie any overspill parking on this stretch of Kingsmead Road would be highly undesirable and indeed dangerous. The Application Form Point 7 states that the plans do not incorporate areas to facilitate the storage and collection of waste and recyclable waste although the Design and Access Statement on page 6 under Access clearly states a bin collection point will be provided at the entrance to

			the site but this does not appear to be shown in the documentation. Given the number of waste/recycling bins provided for use in this area for 3 properties, as Rosalie would also require this facility, the space required is of some significance and should be shown especially as it is stated that this is necessary to eliminate the need for a turning head for vehicles such as those used for waste collection on site. Clearly as a turning head is not being provided emergency service vehicles also would not be able to enter the site and would have to operate from Kingsmead Road as the access would not be sufficiently wide to allow entrance. It is proposed to use the existing access, driveway and space alongside the existing dwelling as the access route to the proposed backland development, presumably the existing garage being removed. We would comment that the occupants of Rosalie would be subjected to vehicular noise and fumes 24/7 right up to the side wall of the dwelling and also light pollution during the hours of darkness. We should appreciate the Highway Authority looking carefully to ascertain the suitability of the access and whether it meets required standards especially due to the bus stop being in such close proximity. The built form of the backland development almost fills the width of the site and this would be visible from Kingsmead Road due to it being 2 storey and the retained dwelling single, also the topography of the site will contribute to this as it slopes up from Kingsmead Road. This would be out of character for the area giving a cramped appearance. Also we would be concerned that a precedent could be established with other properties applying for backland developments as in the past, although these have been refused at local and appeal levels. Due to the topography of the site the rear gardens of the proposed dwellings would be terraced as shown by the retaining wall on the Site Plan. This would make these more difficult to maintain and reduce their value as amenity space. Also the hardstanding in front of the proposed dwellings is very sterile and with only vehicles to look out on very unattractive, we would have wished to see some form of landscaping. In conclusion from the points we have raised we consider this development would give a cramped appearance behind the retained dwelling and also given the lack of parking provision and onsite storage facilities this is clearly an overdevelopment of the site.
18/06946	The Stag 91 Heath End Road Flackwell Heath Buckinghamshire HP10 9ES	Installation of 2 x extractor ducts to rear and side, erection of 2 x detached timber storage sheds with attached 2.5m high timber panelled fence and gate with triple	<i>From observation the vents do not appear to be visible from the street therefore we have no objection to these if both the Case officer and Environmental Health are satisfied they meet current requirements as they are necessary to bring the kitchen back into use. The sheds and fence are to the side of the attractive covered area directly off the rear exit to the garden and clearly cut the outside work/storage area from the general</i>

		polycarbonate roof covering to create covered area to rear (Retrospective)	<i>public. Again, if the Case Officer is satisfied this meets acceptable standards we have no objection to them being used to help support a polycarbonate covered way.</i>
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