

18/05741/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Julia Wassell - Thank you for contacting me regarding this planning application. I am not in support of this application due to insufficient parking in this small Close and also a drastic change of character for this small Close which has been family housing for one family. In addition, I have removed really recently received multiple complaints from residents about this application and would therefore wish to call it in to the planning committee. I have raised separate concerns about the management of this property with Bucks County Council.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished – Totteridge Ward

Buckinghamshire County Council (Non Major SuDS)

Comment: Thank you for the consultation on the above proposal, which we received on 29th May 2018. Having reviewed the information submitted to accompany this application, Buckinghamshire County Council as the Lead Local Flood Authority (LLFA) has no comments on this planning application due to the scale of the development; the proposed alterations are predominantly internal, with the exception of the proposed porch which has a small footprint proposed on an area of existing hardstanding. From the review of surface water mapping and groundwater mapping; the site does not appear at risk of flooding (Groundwater mapping provided by Jeremy Benn Associates and surface water mapping provided by the Environment Agency).

County Highway Authority

Initial Comment: The proposed development is the conversion of the existing three bed dwelling into two three bed flats with associated parking off Hillary Close, High Wycombe. Hillary Close is an unclassified road subject to a 30mph speed limit. There are footways in the vicinity of the site which provide links to public transport.

Drawing 1185/06 shows the existing dropped kerb off Hillary Close extended. The proposed dropped kerb extension would provide adequate access to the proposed parking spaces. Any access point along this section of the road would also need to comply with the visibility requirements stated by Manual for Streets of 2.4m X 43m from both directions to the near side carriageway and this can be secured by way of condition should this application gain approval.

Regarding parking; Wycombe District Council has adopted the County Council's Buckinghamshire Countywide Parking Guidance (BCPG) policy document, and identifies the site as being located within Zone A. When using the parking calculator, it states that each two bedroom dwelling is required to have at least two car parking spaces and that each parking space should be a minimum of 2.8 x 5m wide. After assessing Drawing 1185/06 I note that the proposed spaces fall short of the minimum width of 2.8 x 5m as they measure approximately 2.4 x 5.1m. I therefore require the submission of amended plans showing the parking spaces widened in accordance with guidance to ensure they can safely accommodate vehicles off the highway.

I am also concerned that there is insufficient space between the proposed porch and parking spaces to ensure safe access. Additional plans must therefore be submitted illustrating that there is at least one metre between the porch and parking spaces.

Mindful of the above, I require additional information to be provided. Once in receipt of satisfactory information, I will be in a position to submit final highway comments.

Further Comments: Hillary Close is an unclassified residential road subject to a 30mph speed restriction with no parking or waiting restrictions in place. The road benefits from pedestrian footways and street lighting.

The Highway Authority has previously provided comments on this application. My colleague Sarah Hearn requested the demonstration of four parking spaces meeting 2.8 x 5 metre dimensions in addition to a 1 metre wide footway to provide safe access to the dwellings.

I note that these comments were based upon the information supplied that the development will constitute two three bed flats and not one or more sui generis house/s in multiple occupation.

Having assessed the submitted plans, I consider the parking requirement and the pedestrian access to both flats to have been demonstrated. I believe that these can be secured by way of condition.

Mindful of the above comments, I have no objection to the proposed application subject to the suggested conditions and informatives.

Control of Pollution Environmental Health

Comment: No objection.

Representations

14 Letters of objection were received in response to the application. Summary of comments received objecting on the following grounds:

- Out of keeping with the character of the area,
- Location of bin storage unclear,
- Potential increase in noise arising from increase in number of residents,
- Loss of neighbouring privacy,
- Safety of users of the footpath,
- Concerns over foul sewerage disposal method.

Concerns have also been raised with regards to overflowing bins, flies, and rats. Whilst the provision of suitable bin storage areas is a planning consideration, issues relating to: fly and rat infestations as a result of overflowing refuse bins, noise nuisance, and antisocial behaviour are covered by separate legislation under the Environmental Health Act and as such do not constitute a material planning consideration in this case.