

PL/19/0620/FA | Construction of new dwelling. | 1 Stockwells Taplow Buckinghamshire SL6 0DB

Taplow Parish Council raises objections to this application.

The documentation is of very poor standard and inconsistent. We are surprised it has been accepted for Registration.

Stockwells, although a modern arrival in the Green Belt, has been carefully architected as a harmonious whole with carefully established sight lines and street scene, especially in its facing to Berry Hill, much of which is in the Taplow Village Conservation Area.

The proposed dwelling will be extremely intrusive as seen from Berry Hill, a rural and gently rambling collection of houses. The building will sit far forward of the line established by the current No 1 and the row of houses on the north side of Stockwells. The height above Berry Hill of the bank on which the property would sit will make the property loom oppressively above Berry Hill, with loss of visual harmony along Berry Hill. As such it will be totally out of keeping with its surroundings. The site is also within the Green Belt. A previous application of a similar nature on this site was rejected. (ref: 09/01110/FUL attached). The rejection was based on three points. Points 2 and 3 remain completely valid as material objections. It is true that the NPPF, subsequent to the earlier ruling, may be held to modify criteria for approvals within the Green Belt. However, the local impact, as detailed above and especially the proposed parking arrangements (below) make it very difficult to see the development as sustainable. It continues to be true that no special circumstances exist to justify this development within the Green Belt.

The SBDC requirement for parking provision for the proposed house is being met by transferring to it garages owned by no 1. It is proposed to re-provide parking provision for no 1 with parking spaces on its frontage. This cannot have been the intention behind the SBDC requirement. Stockwells was designed with garage space for the twelve houses. Modern car usage has changed and Stockwells kerbsides are also now heavily parked. The proposed opening up of no 1 frontage reduces the available kerbside parking within Stockwells and also dramatically impairs the street scene.

Front garden parking would be quite out of keeping with the harmonious design of Stockwells. As with other local estates such as Cedar Chase, Stockwells was carefully designed as a whole and this design integrity must be maintained. Allowing builds of this nature will progressively undermine the overall quality of housing within Taplow, particularly at this highly visible point.

The application is also inconsistent in its statements on parking. The Floor Plans and Elevations drawing states that: "the new house has two garages +1 or (2) parking off road". The Block Plan, however, clearly shows that No 1 would have two parking spaces. The Design and Access Statement is similarly inconsistent, stating that the new house would have two garages and No 1 retain one garage.

Housing need in the area does not support the addition of this property. SBDC is meeting the requirements of its current Local Plan. Its emerging new Local Plan looks to meet its housing targets elsewhere and within this Taplow Parish has already contributed over 300 residencies within the Plan period from 2014.

It also appears that the applicant is assuming that a single family is managing both properties (Design and Access Statement) in mitigation / explanation of certain features. This should have no bearing on the application. If this were the intention then the application should be for an extension, not a new build.

There also appears to be an implication that if this application is not approved, then the applicant will proceed with a presumably inferior development. (items labelled "PD" in red ink on the plans). This should have no place in the application.

The application should be refused.