

PL/18/4426/FA | Demolition of existing dwelling and erection of a detached dwelling, detached garage and swimming pool | Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD

Taplow Parish Council raises objections to this application.

The proposed dwelling, although immediately outside the Taplow Village Conservation area is still in an area of very high quality buildings and it is important to ensure that the building is of sufficient quality. The application asserts that it will be of high quality but there is nothing in the application to substantiate this.

The applicant should be required to supply more information as to the design and construction of the building to allow its quality to be assessed. A much clearer depiction of the appearance of the buildings is needed, beyond the outline sketch of the application. Identification of textures and materials (beyond glass) is needed for a proper assessment of real quality and sustainability.

The applicant has received approval from you for a new entrance on to Rectory Road but we are not aware as to whether a kerb lowering licence has been issued. Total responsibility for this new access lies between the road responsibilities of Bucks CC and yourselves as planners. This division of responsibilities should not mean that the great concerns of all local residents to the impact of this new exit should be ignored. You have received a number of well documented objections identifying the problems that will be created.

The site diagrams show the layout of the proposed access to Rectory Road. Given the narrowness of the road and the proximity of the entrance to the blind bend on Rectory Road and oncoming traffic turning in from Berry Hill, the splays shown at the entrance do not appear to be sufficient to ensure the best vision of approaching traffic, particularly in view of the congested other half of the carriageway. They should be re-assessed.

If never-the-less the new access is permitted, the application must be denied until the applicant has submitted a Construction Phase Access Statement.

The difficulties and dangers of access via a new entrance are significant and must be addressed before any approval is granted. The Statement must specifically cover at least the following:

- No construction traffic can approach the site from the eastern end of Rectory Road. This road is narrow and congested with short sight lines and many children across the day due to the presence of the primary school and a playgroup.
- Construction traffic turning in from Berry Hill from the south creates significant collision risk. The turn-in is blind to oncoming traffic from Cliveden Road. Turning vehicles can easily be blocked by oncoming vehicles on Rectory Road. Large, slow construction vehicles create a very real risk of collision. A banksman should be mandated to manage such turning traffic.
- It can be seen from the application drawings that the proposed new access is relatively narrow. At least during the construction phase the access must be wide enough for large vehicles to turn in without requiring access to the other half of the carriageway.

The other carriageway is in full use for existing residents parking and it is not acceptable that they should be seriously inconvenienced over the construction phase.

To properly appreciate the significant concerns raised, planning officers must visit the site.

For these reasons the application should be refused in its present form.