

Standard Planning Comments

Full Planning Applications

1. No objection. We would like to encourage residents to consider
 - a. installation of water butt(s) and other rainwater run-off management solutions on the property to help prevent flooding, reduce erosion, and protect local waterways.
 - b. Installation of solar panels where appropriate.
 - c. the inclusion of a heat pump as a more carbon-friendly form of heating, offering a sustainable alternative to traditional systems, and safer than gas heating.
 - d. recycling of removed materials wherever feasible and the use of freecycle or alternatives
2. No objection, subject to the clarification of the protection of the neighbouring property's privacy
3. No objection subject to conservation officer approval
4. No objection subject to the installation of a soakaway (or suitable drainage solution) being installed to manage rainwater run-off effectively
5. No objection, subject to the use of permeable hard standing
6. No objection subject to the pavement adjacent to the dropped kerb being flat or angled with a crossfall no greater than 1 in 40 to accommodate the width and safe passage of a double buggy or wheelchair.
7. No objection, we would like to encourage the incorporation of a green roof on the garage to enhance sustainability and biodiversity.
8. No objection subject to the Arboricultural Method Statement (AMS) being a condition of the planning permission
9. Objection as not in keeping with the street scene and overbearing
10. Objection as sightlines have not been demonstrated
11. Objection to the loss of privacy of neighbour's amenity area
12. Objection as the proposed increase in house size is not / is not obviously supported by sufficient parking provision
13. Objection to the loss of off-street parking
14. Objection to the installation of roof lantern based on light pollution into the dark environment of (add named space)

15. Objection to inappropriate development in the Conservation Area
16. Objection to loss of grass verge
17. Objection due to insufficient car parking spaces and/or insufficient secure cycle spaces*
18. Marlow Town Council requests that, should planning permission be granted, the Planning Officer considers including a condition within the decision notice specifying the permitted hours during which contractors may undertake works on site and generate construction noise.

*Table 3 (bikes) and Table 6 (cars) -of <https://www.buckinghamshire.gov.uk/planning-building-and-environment/policy/local-planning-guidance/parking-guidance-for-new-developments/the-standards/>) this will change if new Local plan adopted (eg now 1 bike per flat; proposal for Local plan is 1 bike per bedroom in flats, plus additional visitor spaces and should be covered) :

https://media.buckinghamshire.gov.uk/documents/Appendix_I_-_Parking_Standards_for_New_Developments.pdf table 3 (cars residential) and Table 6 bikes

Tree Applications

1. No objection subject to tree officer approval
2. No objection subject to tree officer approval and felled tree/s being replaced with standard size native tree/s as defined in BS 3936-1 (tree girth 8-10cm)
3. No objection subject to an/the Arboricultural Method Statement (AMS) being a condition of the planning permission
4. No objection subject to an/the Arboricultural Method Statement (AMS) being a condition of the planning permission and any felled tree/s being replaced with standard size native tree/s as defined in BS 3936-1 – felling being subject to tree officer approval
5. Object to the felling of the tree without reason
6. We object to the proposed felling of the tree, as no clear justification for the felling has been provided. We request that, instead of felling, the tree be crown reduced to a level

that minimises any impact on surrounding structures and highways while preserving the health and presence of the tree. Subject to tree officer's decision if felling is subsequently justified, in which case the tree to be replaced with a standard size native tree (as defined in BS 3926-1)