

Application DM/25/2884

Re: plot adj to 48 Wickham Way

05 DEC 2023

Background/History

No 48, a two bedroom detached residence was erected in the 1930's, a ground floor extension consisting of a bedroom, bathroom and kitchen extending some 5m into the plot (garden of 48) was constructed post war.

The property on the northern boundary a similar detached residence was erected in 1951, in the early 1970's 4m (1/3) of the lot/garden of 48 was purchased and a detached double garage constructed. These two developments reduced to width of the plot by 2/3.

In 1988 two planning applications were made for a detached house on the smaller plot, both were refused. (HH/006/88) and (HH/190/88).

Current status of No48 and plot

The current owners of No48 in the last five years have constructed a large workshop in the north east corner of the plot, a garden office/chalet on the west boundary of No48, also substantial new rear extension to No48. A new additional vehicle access to Wickham Way from the plot/garden was facilitated by demolition of a wall and hedge. The 1960's addition was demolished in summer 2025.

Objections to planning application

1. This application necessitates demolition of the current attached garage of No48 and removal of the access driveway. Now a substantial four bedroom detached house it will have no off road parking capability increasing on road parking on a narrow residential road with increasing congestion and safety issues. Four vehicles are regularly parked on the property overnight.
2. This proposal for a large detached residence is an attempt at over development, it would be visually unacceptable and substantially out of scale with the surrounding properties.
3. The proposed building does not mirror the side separation/spacing distances between properties in Wickham Way, particularly between No48 and the proposed new building.
4. The application entails felling/removing two mature 50+ year old trees in the front of the plot that have are a roadside feature and landmark of Wickham Way. Their removal would not be visually conducive to a tree lined residential street.
5. This proposed building is grossly oversized and unsightly for the space available.
6. An unauthorized access driveway was recently constructed avoiding regulatory/safety scrutiny and approval.
7. The proposal, a 'self-build' will entail years of construction.

Neighbours and residents have endured 3-4 years of incessant construction almost daily on the site of No48 with the resultant noise, pollution and heavy vehicle delivery congestion.

This was in association with the substantial house extensions to the rear of the property.