

NOTICE
OF
MEETING

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

will meet on

WEDNESDAY, 25TH OCTOBER, 2017

at

7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

COUNCILLOR DAVID BURBAGE (CHAIRMAN)
COUNCILLOR DEREK WILSON (VICE-CHAIRMAN)
COUNCILLORS CLIVE BULLOCK, MAUREEN HUNT, RICHARD KELLAWAY,
PHILIP LOVE, DEREK SHARP, ADAM SMITH AND CLAIRE STRETTON

SUBSTITUTE MEMBERS

COUNCILLORS PAUL BRIMACOMBE, CARWYN COX, JUDITH DIMENT, GEOFF HILL,
MOHAMMED ILYAS, MARION MILLS, MJ SAUNDERS, HARI SHARMA,
SIMON WERNER AND CHARLES HOLLINGSWORTH

Karen Shepherd
Democratic Services Manager
Issued: Tuesday, 17 October 2017

Members of the Press and Public are welcome to attend Part I of this meeting.

The agenda is available on the Council's web site at www.rbwm.gov.uk – if you are viewing this on the website and there are appendices you are unable to access, please contact the Panel Administrator **Shilpa Manek** 01628 796310, or democratic.services@rbwm.gov.uk

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AGENDA

PART 1

ITEM	SUBJECT	WARD	PAGE NO
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.		
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.		5 - 6
3.	<u>MINUTES</u> To confirm the part I minutes of the meeting of 27 September 2017.		7 - 10
4.	<u>PLANNING APPLICATIONS (DECISION)</u> The Panel considered the Head of Planning and Development's report on planning applications and received updates in relation to a number of applications, following the publication of the agenda. NB: *Updates were received in relation to planning applications marked with an asterisk.		11 - 132
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Appeals Decision Report and Planning Appeals Received.		133 - 140
6.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC</u> To consider passing the following resolution:- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on item 7 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act"		

PART II PRIVATE MEETING

ITEM	SUBJECT	WARD	PAGE NO
7.	<u>MINUTES</u> To confirm the part II minutes of the meeting of 27 September 2017. <i>(Not for publication by virtue of Paragraph 1, 3, 5, 7, 7a, 7b, 7c of Part 1 of Schedule 12A of the Local Government Act 1972)</i>		141 - 142
8.	<u>ENFORCEMENT REPORT - 16/50256</u> To consider the above report. <i>(Not for publication by virtue of Paragraph 1, 3, 5, 7 of Part 1 of Schedule 12A of the Local Government Act 1972)</i>		143 - 146
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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act 1985, each item on this report includes a list of Background Papers that have been relied on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper, although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as "Comments Awaited".

The list will not include published documents such as the Town and Country Planning Acts and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance, as the instructions, advice and policies contained within these documents are common to the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading "Remarks".

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

Agenda Item 3

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

27.09.17

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Judith Diment, Geoff Hill, Maureen Hunt, Philip Love, Derek Sharp and Adam Smith.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Victoria Goldberg (Senior Enforcement Officer), Mary Kilner (Head of Law and Governance) and Shilpa Manek

18 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Bullock, Kellaway and Stretton.

19 DECLARATIONS OF INTEREST

Councillors Love and Wilson declared a personal interest for item 2 as they are Members of PRoM and MTP but were attending with an open mind.

Councillor Hunt declared a prejudicial interest for item 2 as she owns property in the area. Councillor Hunt stated that as soon as we came to that item, she would move to the public area for the entire duration of the discussion and not take part in the vote.

20 MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 30 August 2017 be approved.

21 PLANNING APPLICATIONS (DECISION)

RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.

The Panel considered the Head of Planning and Development's report on planning applications and received updates in relation to a number of applications, following the publication of the agenda.

NB: *Updates were received in relation to planning applications marked with an asterisk.

*Item 1 17/01087/ FULL <i>McEvoy & Rowley 10A Cordwallis Road Maidenhead SL6 7DG</i>	<i>Construction of 3 x three bedroom terraced houses following the demolition of the existing warehouse.</i> Councillor Love put forward a motion to refuse the Officer's recommendation. This was seconded by Councillor Hill. A Named Vote was carried out. Councillors Hill and Love voted for refusal. Councillors Burbage, Diment, Hunt, Sharp, Smith and Wilson voted against refusal. The motion fell. The Officers recommendation to permit the application was put forward by Councillor Burbage and seconded by Councillor Hunt.
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	<p>A Named Vote was carried out.</p> <p>Councillors Burbage, Diment, Hunt, Sharp, Smith and Wilson voted for approval and Councillors Hill and Love voted against approval.</p> <p>The PANEL VOTED that the application be APPROVED as per the officer's recommendation.</p>
<p>*Item 2 17/01227/FULL</p> <p>Land West of Crown Lane Including Part Hines Meadow Car Park And La Roche And The Colonade High Street Maidenhead</p>	<p>Demolition of part of Hines Meadow car park.</p> <p>The Officers recommendation to permit the application was put forward by Councillor Wilson and seconded by Councillor Hill.</p> <p>The PANEL UNANIMOUSLY VOTED that the application be APPROVED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr Kevin Scott, Agent).</p>
<p>*Item 3 17/02159/FULL</p> <p><i>15 Ray Drive Maidenhead SL6 8NG</i></p>	<p>Change of use from C1 (Guesthouse) to C2 (Residential Institutions) – Retrospective</p> <p>Councillor Love put forward a motion to refuse the Officer's recommendation. This was seconded by Councillor Wilson. The reasons for this were due to the increase in activity and movement of people to and from the site the proposal would result in an increase in noise and disturbance to the detriment of neighbouring amenity, contrary to Core Principle 4 of the National Planning Policy Framework (2012). and policy SP3 part L of the emerging Borough Local Plan. 2013 -2033.</p> <p>A Named Vote was carried out.</p> <p>The PANEL UNANIMOUSLY VOTED that the application be REFUSED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr Avish Punater, Objector and Mr Kaleem Janjua, Applicant).</p>

22 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

23 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC

The meeting, which began at 7.00 pm, ended at 8.10 pm

Chairman.....

Date.....

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Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Maidenhead Panel

25th October 2017

INDEX

APP = Approval
CLU = Certificate of Lawful Use
DD = Defer and Delegate
DLA = Defer Legal Agreement
PERM = Permit
PNR = Prior Approval Not Required
REF = Refusal
WA = Would Have Approved
WR = Would Have Refused

Item No.	1	Application No.	17/01499/FULL	Recommendation	PERM	Page No.	11
Location:	Great Oaks Forest Green Road Holyport Maidenhead SL6 3LQ						
Proposal:	Change of use of field from polo and equestrian to D2 Leisure for playing fields to be used by the school						
Applicant:	Great Oaks Services Ltd	Member Call-in:	Cllr Walters		Expiry Date:	20 July 2017	
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Item No.	2	Application No.	17/01885/FULL	Recommendation	REF	Page No.	19
Location:	157 - 159 Boyn Valley Road Maidenhead						
Proposal:	Construction of 35 apartments, comprising of 1 and 2 bedrooms with ground level car parking following demolition of the existing building						
Applicant:		Member Call-in:	Cllr Stretton		Expiry Date:	8 September 2017	
<hr/>							
Item No.	3	Application No.	17/02051/FULL	Recommendation	PERM	Page No.	33
Location:	55 St Marks Road Maidenhead SL6 6DP						
Proposal:	Erection of 14 x dwellings, car parking, landscaping and associated works following demolition of existing building and structures						
Applicant:	Copthall Investments Limited	Member Call-in:	N/A		Expiry Date:	30 October 2017	
<hr/>							
Item No.	4	Application No.	17/02259/FULL	Recommendation	PERM	Page No.	53
Location:	Furze Platt Senior School Furze Platt Road Maidenhead SL6 7NQ						

Proposal: The construction of a 3 storey teaching block and school hall following demolition of two existing buildings on the site, and the partial demolition of two additional buildings

Applicant: The Royal Borough of Windsor And Maidenhead **Member Call-in:** N/A **Expiry Date:** 30 October 2017

Item No. 5 **Application No.** 17/02401/FULL **Recommendation** PERM **Page No.** 75

Location: Baldasarre Farm Baldasarre The Straight Mile Shurlock Row Reading RG10 0QR

Proposal: Replacement poultry shed with ancillary works (Part retrospective) and new security fence on eastern side boundary

Applicant: Mr James **Member Call-in:** N/A **Expiry Date:** 1 November 2017

Item No. 6 **Application No.** 17/02444/FULL **Recommendation** REF **Page No.** 85

Location: Land At Greythatch Terrys Lane Cookham Maidenhead

Proposal: Detached dwelling with basement, parking, swimming pool, landscaping, amenity and new access following demolition of Greythatch Cottage

Applicant: Mr & Mrs Collis **Member Call-in:** Cllr Kellaway **Expiry Date:** 28 September 2017

Item No. 7 **Application No.** 17/02772/FULL **Recommendation** REF **Page No.** 97

Location: Lorien Brayfield Road Bray Maidenhead SL6 2BN

Proposal: Attached garage

Applicant: Mr Williams **Member Call-in:** Cllr Coppinger **Expiry Date:** 26 October 2017

Item No. 8 **Application No.** 17/02830/VAR **Recommendation** PERM **Page No.** 109

Location: Green Trees Widbrook Road Maidenhead SL6 8HS

Proposal: Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings as approved under planning permission 16/00811 (allowed on appeal) without complying with condition 2 (approved plans) to replace the approved plans with amended plans.

Applicant: David Howells **Member Call-in:** N/A **Expiry Date:** 13 December 2017

Planning Appeals Received Page No. 131

Appeal Decision Report Page No. 133

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 1

Application No.:	17/01499/FULL
Location:	Great Oaks Forest Green Road Holyport Maidenhead SL6 3LQ
Proposal:	Change of use of field from polo and equestrian to D2 Leisure for playing fields to be used by the school
Applicant:	Great Oaks Services Ltd
Agent:	Belvedere Property Management
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: James Langsmead on 01628 685693 or at james.langsmead@rbwm.gov.uk

1. SUMMARY

- 1.1 This application is for the change of use of a field within the curtilage of Great Oaks, Forest Green Road, from polo and equestrian use to D2 Leisure for playing fields. The playing fields are to be used by the Holyport College for sports and recreation activities in line with their educational curriculum. Whilst a change of use is unacceptable in terms of National policy (NPPF) on Green Belt, the applicant has presented Very Special Circumstances which outweigh the harm to the Green Belt.
- 1.2 The Very Special Circumstances, in this instance, are that the change of use is considered to be sustainable development, reducing the College's need to transport its students off-site for sports and recreation activities covered in their curriculum. This will reduce the financial and environmental (carbon emissions) implications of the College's current practices. Furthermore, the proposal would retain open land, with no proposed permanent structures. Therefore, the change of use would preserve the openness of the Green Belt, and would not conflict with the purposes of including land in the Green Belt. Accordingly, the Local Planning Authority consider the proposals to be an appropriate sustainable use of the site, as per the definition of 'sustainable development' contained in Paragraph 14 of the National Planning Policy Framework.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
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2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Leo Walters, on the grounds that the review of change of use of the field would be within the Public's interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to an enclosed field off of Ascot Road (south-east side), opposite Leslions Farm. Holyport College is situated to the south-west of the site. The north east of the site is bound by more enclosed fields. The field falls within the curtilage of Great Oaks a residential property accessed on Forest Green Road. The field's current planning use is recognised equine use in association with sport use i.e. for the purposes of playing Polo. Part of the site is situated within a Flood Zone identified as having a flood risk of category 2. The site is also situated within the Green Belt.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This application proposes a change of use of the application site from polo and equestrian to use as a sport / recreation playing field associated with the education curriculum of Holyport College. There are no permanent structures (e.g. changing rooms, sports pavilions or other buildings) proposed in connection with this use. The field would solely be used for sports in connection with the College's curriculum and co-curriculum programme.
- 4.2 The Site Location Plan has been altered within the lifetime of the application due to the access route between the application site and Holyport College not having been identified. Access is obtained through an existing secure gate on the north east boundary of Holyport College's grounds. A narrow un-kept / beaten path runs adjacent to Ascot Road, inside the curtilage of the land identified as being in Great Oak's ownership. Additional information on Flood Risk was also obtained during the lifetime of the application's consideration. The additional information, along with the revised Site Location Plan were re-consulted upon.

Ref.	Description	Decision and Date
03/40197/FULL	Horse exercise track and bund alongside Ascot Road. (Retrospective)	Permitted: 12.09.2003
03/40082/FULL	Formation of polo field and enlargement of existing pond	Permitted: 12.09.2003
99/34415/FULL	Erection of new entrance gates, walls and fences at Great Oaks and Impala Polo. Retrospective.	Permitted: 23.03.2001
89/00478/FULL	OUTDOOR SAND RIDING AREA	Permitted: 23.11.1989
89/00477/SEC53	PROPOSED SAND RIDING AREA	Permitted: 03.11.1989

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Paragraphs 14, 89

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Issue	Local Plan Policy	Compliance
Acceptable impact on character and appearance of area	DG1	Yes
Acceptable impact on Green Belt	GB1, GB2	Yes
Acceptable impact on the residential amenity	NAP3	Yes
Sufficient parking space available	P4	Yes
Does not increase flood risk	F1	Yes
Trees and development	N6	Yes

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Manages flood risk and waterways	NR1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from June to September with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- The Interpretation of Policy F1 (Area Liable to Flooding) Supplementary Planning Guidance (SPG) 2004

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Impact on the Green Belt
- ii Impact on Character and Appearance of the of the site and surrounding area
- iii Impact on neighbouring Residential Amenities
- iv Flooding
- v Sustainability
- vi The Planning Balance

Impact on the Green Belt

6.2 The site is located within the Green Belt where most development is considered to be inappropriate. The NPPF sets out the basis for development within the Green belt and makes it clear that changes of use of land are inappropriate development. Although the Local Plan pre-dates the publication of the NPPF, Policy GB1 adopts a broadly similar approach to national policy.

6.3 On this basis, the proposed change of use from equestrian and polo to outdoor sport and recreation associated with the Colleges curriculum is regarded as inappropriate development, and thus, the onus is on the applicant to set out a case for very special circumstances (VSC). The judgement then is whether the case for VSC outweighs the harm to the Green Belt in principle, any other Green Belt harm and then any additional harm by conflict with other policies

in the Local Plan. The VSC case is assessed later in this report in the assessment of the Planning Balance.

Impact on the character and appearance of the of the site and surrounding area

- 6.4 Officers consider that the proposed change of use from polo and equestrian to use as a sport / recreation playing field associated with the education curriculum of the College will not have a significant impact on the character and appearance of the site. As the applicant has stated in the planning statement submitted, there would be no permanent structures (e.g. changing rooms, sports pavilions or other buildings) to be constructed in connection with this use. The field would solely be used for sports in connection with the College's curriculum and co-curriculum programme, including activities such as football, rugby, cricket, hockey and athletics. As such, from time to time, temporary field markings and sports equipment (e.g. football goals, rugby posts and corner flats) would be erected on the field to facilitate proper use. The applicant states that use of the field would only commence after 9am during school hours and conclude no later than daylight hours. No floodlighting is intended and no use of sound equipment such as PA systems during regular use associated with the College's curricular use is proposed. As such, it is considered that the physical impact on the application site would not be demonstrable to an extent that would warrant the applications refusal on character and appearance grounds.

Impact on neighbouring Residential Amenities

- 6.5 Given the rural nature of the surrounding area; the small number of residential uses within the immediate vicinity of the site; and, that the College already exists and operates 'play' and sporting activities on a number of grounds within their own site, it is considered that the change of use of the neighbouring field for 'play' and sporting use during college hours would not introduce any greater impact on the neighbouring residential occupiers to an extent that would warrant the applications' refusal on these grounds. Whilst the applicant has indicated that there will be spectators from time to time, existing parking onsite at the school would be used and the number of spectators would be limited. As noted, in the character and appearance section, the applicant does not propose the installation of floodlighting, or the regular use of a Public Address (PA) system. As such, the Local Planning Authority would recommend application of a restrictive condition, limiting the use of PA equipment (Condition 3).

Flooding

- 6.6 The application site is located with Flood Zone risk categories 2 and 3. A Flood Risk Assessment has been provided which identifies that the grounds keeper and teachers will make an assessment of the field prior to any 'play' or sports use to ensure that it is safe for the students. In the event that pitch is rendered unusable due to flooding, the field will not be used. Accordingly, the Local Planning Authority consider this approach to be acceptable and are of the view that as there are no associated permanent built structures proposed, the change of use will not result in any increased risk of flooding to the site or beyond the site.

Sustainability

- 6.7 As noted above in the section on Green Belt, the use of the neighbouring the field will enable mitigation of financial and environmental implications and is therefore considered to be an appropriate sustainable use of the site, as per the definition of 'sustainable development contained in Paragraph 14 of the National Planning Policy Framework.

Planning Balance

- 6.8 In accordance with Paragraph 88 of the NPPF, the Local Planning Authority attaches substantial weight to harm to the Green Belt, which in this instance solely arises from the proposed inappropriate change of use of the land. Such a change is identified as a policy harm, rather than physical harm. Notwithstanding this, the applicant has presented a case for Very Special Circumstances (VSC) which outweighs the identified harm to the Green Belt as is detailed in the following paragraphs.

- 6.9 The applicant has made the case that the proposed change of use would make a valuable contribution towards to the education of the students attending the college and would also reduce financial and environmental (e.g. carbon emissions) implications and costs that currently arise from the College making arrangements to transport students to sports facilities that are off site. Currently, Holyport College has a legal agreement with Eton College, which establishes the heads of terms for educational sponsorship. The sponsorship is not a financial sponsorship, but instead agrees the provision of support through Eton's resources as set out in the agreement (available at: [http://www.holyportcollege.org.uk/media/cms_page_media/41/Holyport%20HoTv4%20\(002\).pdf](http://www.holyportcollege.org.uk/media/cms_page_media/41/Holyport%20HoTv4%20(002).pdf)).
- 6.10 One such term of the agreement is that Eton College, from time to time, will provide access for Holyport pupils to use its sports facilities, some 6+ miles from Holyport College. The Officer's delegated report for the original application (Ref: 13/00287/FULL) for site's redevelopment into Holyport College as it currently stands, was approved on acknowledgement that the College has a need to run a fleet of mini-buses to transport children to sports pitches and facilities at Eton College during the school day. As the college grows in its pupil numbers, the applicant has made the case that the access to these facilities may become less viable, due to timetabling and capacity constraints. Additionally, such arrangements have environmental, financial and logistical costs and implications as stated above, and thus, the benefits of being able to facilitate the college's physical education and sports curriculum closer to the college site will minimise these unnecessary costs and implications, providing benefits that effectively outweigh the harm to the Green Belt and improve the sustainable practices of the College. In order to protect the application site, and the vested interests of both parties (Holyport College and Great Oaks), Holyport College have agreed to the terms of lease agreement provided by Great Oaks, in which it is stated that the field shall only be utilised by the College for 180 calendar days of the year, primarily during term time. Occasional use outside of this are to be agreed between parties by the school, and no vehicles are to be allowed on site, except for a single vehicle to assist with the transportation of sporting equipment. As such, the terms of this agreement help to minimise harm to the openness and visual amenity of the Green Belt. Furthermore, planning condition 1-6 are also recommended in order to protect the Green Belt.
- 6.11 As such, the proposal would retain open land and therefore it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. The applicant has demonstrated a case for Very Special Circumstances which would outweigh the substantial harm to the Green belt.
- 6.12 In summary, it is considered on balance that there is no demonstrable harm to openness of the Green Belt or to the purposes of including land in the Green belt. No other harm has been identified. As such the proposal is considered to be acceptable.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

No comments received from the 2 neighbouring properties notified, or in response to the Site Notice displayed 15th June 2017. Notwithstanding this, the application was requested for review at Panel by Cllr Walters, on the grounds on of the proposals being within the public interest.

The following Consultation comments were received from Statutory / Other Consultees:

Consultee Comment	Officer response
Bray Parish Council: Recommended for temporary planning approval for a period of 5 years with the condition this planning permission would only be applicable as long as the current resident who has made this offer to the college resides at Great Oaks.	<i>A temporary permission is not considered appropriate, neither would it comply with Planning Guidance.</i>
Environmental Protection: No Objection.	<i>Noted.</i>

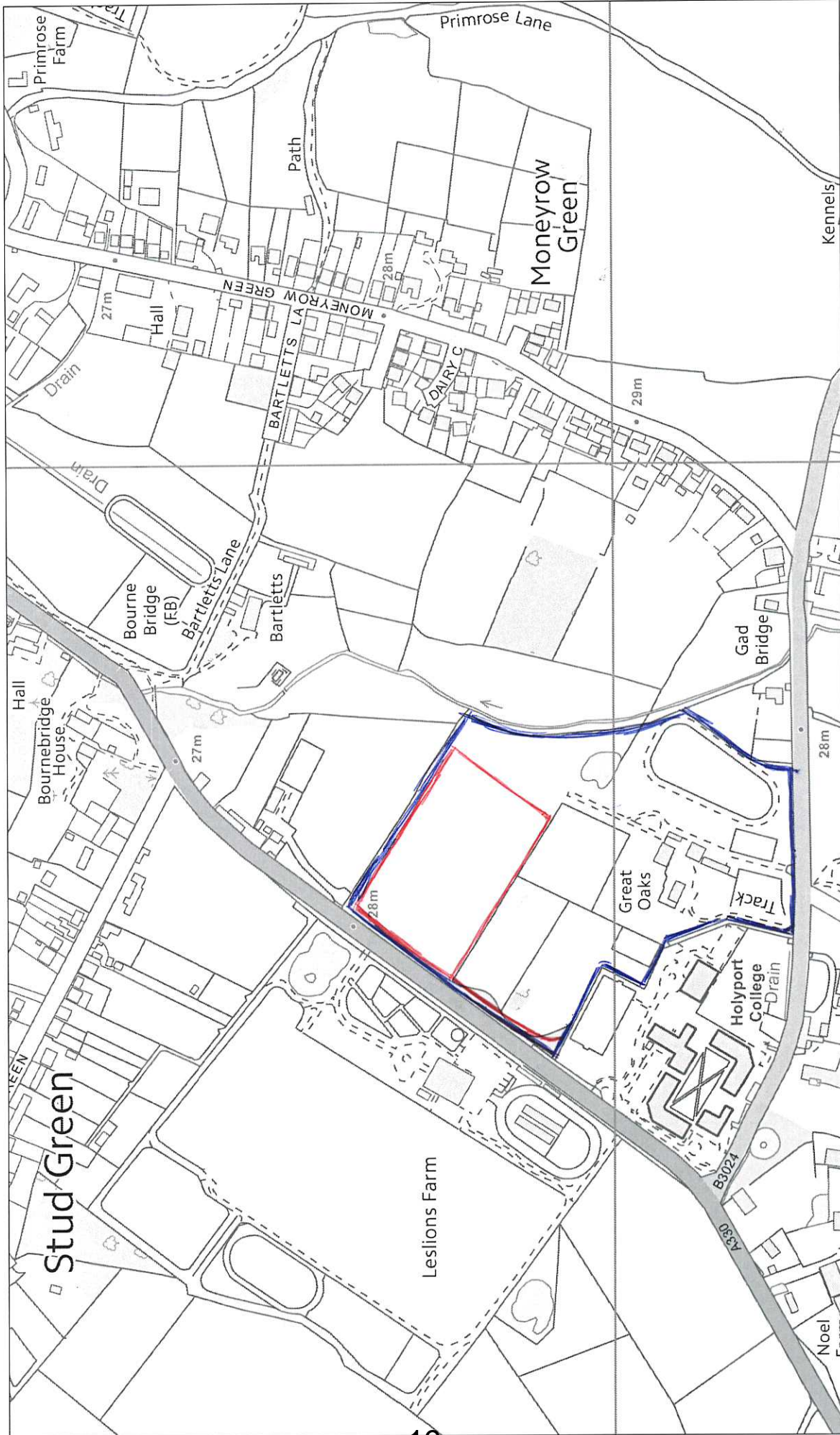
8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan (Ref: LAND AT SL6 3LQ – Dated: 31.07.2017)

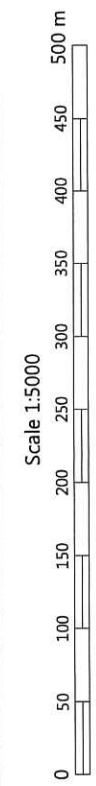
9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The facilities hereby approved shall only be used in connection with sporting lessons, matches and other related activities that Holyport College is actively taking part in.
Reason: To protect the amenities of local residents. Relevant Policy - Local Plan NAP3
- 2 Unless otherwise first agreed in writing by the Local Planning Authority, no starter gun and no whistle(s) shall be used in association with the use of the approved facilities other than between the hours of 0900 and 1800.
Reason: To protect the amenities of local residents and the character of the Green Belt. Relevant Policies - Local Plan GB1, GB2 and NAP3.
- 3 No public address system including loud hailers (PA) may be used in association with the use of the approved facilities, other than for a maximum of five days for each of the five calendar years of 2017, 2018, 2019, 2020 and 2021, and these days shall be selected from Mondays to Saturdays only. PA equipment may not be used in connection with the approved facilities on Sundays, Bank Holidays or outside of school term time, and on those days selected by the school for its use, PA equipment shall be used only between the hours of 0900 and 1930. In addition, the school shall keep a log of the dates on which the PA equipment is used, to be kept available for reference by the Local Planning Authority if and when required.
Reason: To protect the amenities of local residents. Relevant Policy - Local Plan NAP3.
- 4 Unless otherwise first approved in writing by the Local Planning Authority the pitch shall not be used outside of term time and shall not be used for formal or informal sports and / or by spectators outside the following hours:
 - (i) In the months of April to September the pitches and facilities shall only be used between the hours of 0900 and 2100 hours on Mondays to Thursday and from 0900 to 1930 hours Fridays to Sundays and Bank Holidays falling within term time.
 - (ii) In the months of October to March the pitches and facilities shall only be used between the hours of 0900 and 1930 hours Monday to Sunday and Bank Holidays falling within term time.**Reason:** To protect the amenities of local residents. Relevant Policy - Local Plan NAP3
- 5 All sports equipment erected on the site (including, football goals, rugby posts, corner flags) shall be dismantled and removed from the land outside of the College's academic teaching term.
Reason: To protect the openness of the Green Belt. Relevant Policies - Local Plan GB1, GB2
- 6 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Land at SL6 3LQ



Jul 31, 2017 11:01
applicant
Holyport College
Ascot Road
Holyport
SL6 3LE



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**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 2

Application No.:	17/01885/FULL
Location:	157 - 159 Boyn Valley Road Maidenhead
Proposal:	Construction of 35 apartments, comprising of 1 and 2 bedrooms with ground level car parking following demolition of the existing building
Applicant:	
Agent:	Mr Paul Butt
Parish/Ward:	Maidenhead Unparished/Boyn Hill Ward

If you have a question about this report, please contact: Laura Ashton on 01628 685693 or at laura.ashton@rbwm.gov.uk

1. SUMMARY

- 1.1 Planning application reference 17/01885/FULL was presented to the panel on the 30th August with an officer recommendation to refuse to grant planning permission. The panel decided to defer decision making for two panel cycles to allow the following to happen:
- i) carry out a Panel Site visit
 - ii) to allow the applicant the opportunity to make some minor amendments to alleviate concerns and to reduce the profile and impact on neighbours and for a better parking arrangement to be achieved.
 - iii) for further information to be submitted regarding overlooking and loss of light to habitable rooms and the difference between this scheme and the previously approved scheme at 99-103 Boyn Valley Road.
- 1.2 A panel site visit is being arranged and will take place before the panel meeting. The applicant has made amendments to the scheme and although these changes represent an improvement Officers however are concerned that the impacts remain harmful and so the recommendation to refuse planning permission remains. The suggested reasons for refusal relate to the impact of the proposed development on the streetscene and the impact upon the amenities of neighbouring occupiers considering loss of privacy, increased sense of enclosure and overbearing impacts, as well as the potential for harmful noise and disturbance. The additional information requested by the panel in point 3 above is explored later in this report.
- 1.3 In summary the proposed development due to its height and scale would have an unacceptable detrimental impact upon the established character of the area contrary to saved Local Plan policy H10, H11 and DG1. The scale of the building along with insufficient separation distances mean that the proposed development would have a negative impact upon the amenity of neighbouring occupiers in the form of loss of privacy, increased sense of enclosure and overbearing impacts. Neighbouring occupiers to the rear would also experience noise and disturbance due to the close proximity of the proposed rear car parking area to their properties. Due to its harm to the amenity of neighbouring occupiers the proposed development is contrary to Saved Local Plan policies H10 & H11 and NPPF Core Principle 4. The applicant has failed to make a contribution to the borough's affordable housing need and in this respect the development is contrary to Saved Local Plan policy H3. For these reasons it is recommended that the panel refuses to grant planning permission for the proposed development.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 10 of this report):

- | | |
|-----------|---|
| 1. | The proposed development due to its height and scale will be harmful to the character and appearance of the area |
|-----------|---|

2.	The proposed development due to its height, insufficient separation distances and close proximity of the rear car parking area to neighbouring properties will be harmful to the amenities of neighbouring occupiers
3.	The applicant has failed to make a contribution to the borough's affordable housing need

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Stretton in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is currently occupied by a part single storey part two storey flat roof light/office industrial unit, which takes up the majority of the site. A parking forecourt is located at the front of the building. The floor area of the existing building is estimated to be in the region of 1600sqm. Surrounding the site are residential dwellings with terraced housing to the rear, semi-detached properties to the west and detached houses to the east. The dwellings in the site's surroundings are characterised by buildings of mostly uniform height that are of an appearance typical of the 1930s. The houses to the rear along Clare Road are set on higher ground than the proposal site and comprise a mix of 1930s semi-detached dwellings and Victorian terraced dwelling houses. An industrial estate is located on the south side of Boyn Valley Road. The site is located within a developed area of Maidenhead and is one of three examples of a commercial use being sandwiched between the residential land uses on the north side of Boyn Valley Road. The north side of Boyn Valley Road predominantly comprises residential land uses whereas commercial uses are located on the south side adjacent to the railway line.
- 3.2 It is acknowledged that there is extant permission under planning application reference 16/01630/FULL relating to 99-103 Boyn Valley Road. Planning permission was granted on the 25th January 2017 for the erection of 45 x 1 and 2 bed apartments with basement and ground level car parking, following demolition of the existing commercial buildings on the site. These development proposals could soon form part of the established character of the area.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application proposes the demolition of the existing two storey industrial buildings on site and erection of 35 apartments comprising 16 x 2 bedroom units and 19 x 1 bed units. 29 off-street parking spaces are shown to be located across the frontage and to the rear of the building which will be accessed through a central access, in the form of an archway, leading to a rear car park. Bin and cycles store would be positioned in the north-west corner of the site.
- 4.2 There is no relevant planning history for the site. The key differences between the original scheme that went to panel and the current submission are that the overall height of the building has been reduced by 0.5m; the depth of the building has been reduced so that rear separation has been increased by a minimum of 1 metre and the third floor/fourth storey has been set back /in by 1.4 metres at the rear (a 2.4 metre increase in separation compared to the earlier scheme) and the rear corners have been reduced and set in by 9.1 metres from the west side elevation (a 5.3 metre increase compared to the earlier scheme) and 6.9 metres from the east side elevation (a 6.9 metre increase). The scheme has also been rearranged around a single access (rather than the three previously dropped kerbs) to minimise the loss of on-street parking and the balconies on the rear elevation have been removed.

5. MAIN POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

- 5.1 The main strategic planning considerations applying to the site and the associated policies are:

Issue	Local Plan	Compliance
-------	------------	------------

	Policy		
Design in keeping with character of area	DG1	-	No
Acceptable impact on appearance of area	H14	-	No
Acceptable impact when viewed from nearby occupiers	H14	-	No
Maintains acceptable level of privacy for nearby residents	H14	-	No
Maintains acceptable level of daylight and sunlight for nearby occupiers	H14	TBC	TBC
Sufficient parking space available	P4	TBC	TBC
Acceptable impact on trees important to the area	N6	Yes	-

The Council's planning policies in the Local Plan can be viewed at:

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to 26 August 2017 with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i) Principle of Development
- ii) Impact on Character of the Area
- iii) Impact on Amenity of Neighbouring Occupiers
- iv) Amenity of Future occupiers
- v) Highways Considerations
- vi) Impact on Trees
- vii) Drainage
- viii) Affordable Housing Provision
- ix) Environmental Health.

Principle of Development

- 6.2 The site lies within the developed area of Maidenhead and there is no policy that would preclude the loss of employment land/floorspace in this location. There is therefore no in principle objection to the redevelopment of this site to a residential land use. This is provided that there would be no adverse impacts associated with the redevelopment with particular emphasis on the character of the area, the amenities of neighbouring occupiers and on the highways network, which includes the consideration of car parking.

Impact on Character of the Area

- 6.3 As with the previous iteration of the scheme, there is no objection to the general appearance of the building, particularly as the materials could be controlled by condition. objection however remains in connection with the scale of the building proposed. The uniform roofline on Boyn Valley Road is, at present, a positive attribute when considering the established character of the area. The proposed development is considered to have a negative impact in this sense. Whilst the applicant has reduced the overall height of the building by 0.5 metres, it still dwarfs the adjacent houses to the east in particular and the proposed building would be taller than the dwellings to the rear on Clare Road even though they are set on higher land. The drawing showing the front and rear elevations is misleading because it shows the houses on Clare Road to the rear. They aren't as apparent within the streetscene as the drawing would suggest. The relationship with 161 Boyn Valley Road to the east demonstrates the stark contrast in height. Number 161 which is a two storey dwelling has an eaves height of 4.6 metres whilst the two storey element of the proposed building is 5.8 metres high (with 3.4 metres flank to flank separation); the three storey element of the proposed building is 8.8 metres high (6 metres separation); and the four storey element is 14.4 metres high. The building will be viewed as a whole in the streetscene and the bulk of the building is four storeys/14.4 metres high and so a large part of the proposed building will be 6.8 metres taller measured to the eaves height of the neighbour to the east.
- 6.4 Whilst the applicant has taken measures to reduce the bulk of the proposed building, it will still appear much larger than anything in its surroundings. The proposed building would appear cramped in its plot and over dominant within the streetscene. The scale of the proposed building is considered harmful in an area which is characterised by low rise commercial buildings and two storey dwelling houses. When considering the impact of the proposed development on the established character of the area it is recommended that this planning application is refused.
- 6.5 The applicant makes reference to the approved development at 99-103 Boyn Valley Road. This is however 130 metres from the application site and, due to the curve of the road, does not form part of the streetscene in which the application site is located.

Impact on Amenity of Neighbouring Occupiers

- 6.6 The revised scheme has attempted to move the massing of the proposed building away from the neighbouring properties to the rear and sides. The result is an improvement compared to the earlier proposals, the separation however remains insufficient for a building of this scale. The bulk of the proposed building combined with its height is considered to result in an unacceptable increased sense of enclosure and loss of privacy to the occupiers of 89-109 Clare Road. The tables below set out the key separation distances to note.

Rear to rear elevation Separation

House	Distance to One-Three Storey Element	Distance to Four Storey Element
91/89 Clare Road	23 metres	29.6 metres
95/93 Clare Road	19.4 metres	20 metres
99/97 Clare Road	22 metres	23.6 metres
103/101 Clare Road	24 metres	25.5 metres
107/105 Clare Road	23.6 metres	30.6 metres

Rear elevation (as proposed) separation to boundary:

House	Distance to One - Three storey Element	Distance to Four Storey Element
91/89 Clare Road	10.4 metres	16.2 metres
95/93 Clare Road	11.4 metres	11.4 metres
99/97 Clare Road	11.2 metres	12.4 metres
103/101 Clare Road	13 metres	14 metres
107/105 Clare Road	13.6 metres	21.6 metres

- 6.7 Whilst the relationship between the proposed building and its surroundings might be appropriate in a town centre environment, the proposed arrangement is not considered acceptable in the site's suburban surroundings.
- 6.8 Whilst it is acknowledged that most of the houses on Clare Road to the rear are set on higher ground, the building will still extend 9.6 metres above the ground level of their gardens and two additional floors compared to the existing building on site. This will result in an overbearing impact, loss of privacy and increased sense of enclosure which will be harmful to the amenities of the occupiers of the existing dwellings. The occupiers' enjoyment of their gardens will be particularly impacted by the proposed development and this will be exacerbated by the fact that all of the windows within the rear elevation serve habitable rooms. The proposed windows are large and will lead to both actual and perceived overlooking to a harmful extent. It is accepted good practise to allow 30 metres back to back separation between the rear elevations of flats that are 2+ storeys and houses. Consideration should also be taken of the site's suburban surroundings where separation is typically more generous. The proposed building is of a height whereby the bedrooms, living rooms and gardens of houses to the rear will be easy to look into – this is not considered to be an acceptable arrangement. Whilst it is acknowledged that the building on site at present sits much closer to the rear boundary, again its impact is mitigated by its lesser height, the second floor windows on the rear elevation mostly serve a staff kitchen and the building is much less intensively used than 35 flats would be. Notably the section of the existing building that sits closest to the boundary is single storey and as such the two storey element sits between 6 and 4 metres from the boundary.
- 6.9 It should be noted that the occupiers of 109-111 Clare Road will be particularly impacted by the proposed scheme due to the fact that they are set on lower ground compared to 91-107 Clare Road. 109 will particularly experience harmful overlooking as well as an increased sense of enclosure.
- 6.10 The proposed development will also have an overbearing impact on the occupiers of 155 Boyn Valley Road to the west. This is on the basis that a 8.6 metre tall elevation will be located between only 1.25 and 1.75 metres from their shared boundary enclosing approximately 7.5 metres – half the length - of their garden. Whilst it is acknowledged that the existing building's side elevation runs the full length of the shared boundary, at present this is mitigated by the existing building's diminutive height. The proposed development is considered to represent an unacceptable increase in harm to the amenity of the occupiers of 155 Boyn Valley Road when compared to the current arrangement.
- 6.11 The occupiers of 161 Boyn Valley Road will also experience harmful overbearing impacts as a result of the proposed development. Whilst the boundary separation alone is not unreasonable, the height and bulk of the proposed building adjacent to the much smaller neighbour will be oppressive (see paragraph 6.3).
- 6.12 Having car parking spaces located so close to the shared rear boundary would also give rise to noise and disturbance that would be harmful to the amenity of neighbouring occupiers. The noise and disturbance, from cars manoeuvring in and out of quite tight spaces, doors slamming and general comings and goings, represents an increase in activity that will be harmful to neighbouring occupiers and this application should be refused on this basis.

- 6.13 A number of neighbours have raised concern regarding overshadowing or loss of light. Whilst the proposed development will likely lead to some overshadowing to the rear it would not be to the extent that would warrant the refusal of this planning application compared to the current arrangement. The proposed development would not lead to a harmful reduction in the daylight/sunlight that can reach the habitable rooms of the houses on Clare Road to the rear. Again the building will cast some shadow over the properties to the east and west; but not to the extent, compared to the current arrangement, that would warrant the refusal of this application. Officers are awaiting receipt of information to determine whether or not the development will not lead to a harmful loss of day light/sunlight that could reach the habitable rooms of 161 Boyn Valley Road. This assessment will be dealt with in an update to the panel.

Amenity of Future occupiers

- 6.14 All of the proposed flats are of a size and layout that would provide an acceptable standard of living to future occupiers. The proposed balconies offer private outdoor amenity space to the occupants and Desborough Park is a short ten minute walk from the site. Whilst the separation distances between the houses on Clare Road and the proposed building are insufficient, if planning permission were to be granted and the scheme built out – unlike the existing occupiers – prospective occupiers would be able to weigh up the situation and make a decision as to whether the development meets their expectation in terms of acceptable levels of privacy. There is therefore no objection to the proposed development when considering the amenity of future occupiers.

Highways Considerations

- 6.15 At the time of writing, Officers are awaiting receipt of a consultation response from Highways. This will be dealt with in an update to the Panel.

Environmental Health

- 6.16 The Environmental Health Officer has raised no objection to the development proposals subject to the inclusion of a condition to control contamination and informative relating to dust, smoke, noise and working hours if this application were to be approved.

Affordable Housing

- 6.17 The application exceeds the threshold at which an affordable housing requirement is triggered as set by saved Local Plan policy H3. This policy has been replaced by paragraph 031 of the NPPG which requires contributions to be sought from developments not less than 10 units, and which has a greater combined gross floorspace of 1000 sq m. It is therefore expected that an onsite provision of affordable housing should be made. This would normally be expected to be 30% over and above ten units. The planning application under consideration makes no provision for affordable housing. Whilst the applicant would normally be approached to negotiate provision, as this application is recommended for refusal on other grounds this has not been progressed in this instance. It is therefore recommended that a reason for refusal is included on the decision notice due to the lack of mechanism to contribute to the borough's affordable housing need. The applicant has suggested that this could be dealt with by a condition. This would not be appropriate in this instance. If however the panel are minded to approve this application then a legal agreement can be progressed.

Surface Water Drainage

- 6.18 No consultation response has been received from the LLFA at present. This will be dealt with in an update to the panel.

Other Material Considerations

Housing Land Supply

- 6.19 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

It is acknowledged that this scheme would make a contribution to the Borough's housing stock albeit it doesn't represent the mix of housing need indicated in the latest SHMA. It is the view of the Local Planning Authority that that the socio-economic benefits of the additional dwellings would be significantly and demonstrably outweighed by the adverse impacts arising from the scheme proposed, contrary to the adopted local and neighbourhood plan policies, all of which are essentially consistent with the NPPF, and to the development plan as a whole.

Community Infrastructure Levy

- 6.20 The application proposes new residential development and therefore would be liable for a Community Infrastructure Levy contribution. The applicant has failed to submit a CIL information form. If the panel is minded to approve this planning application a CIL liability notice would be issued to the applicant.

Key Difference Between the Approved & Proposed Scheme

- 6.21 The applicant makes much of the "precedent" set by the approval of 16/01630/FULL at 99-103 Boyn Valley Road which in places has less rear to rear separation than proposed in the current application and is set on higher ground than the houses to the rear. Each application should be considered on its own merits and it should be noted that the approved scheme is predominantly three storeys in height. In the approved scheme the closest projection to the houses to the rear, only has windows in the side elevations except on the top floor where the windows are set back considerably allowing 34 metres separation. The approved scheme also replaces a taller building than the existing building subject to the current application. For the most part the neighbours to the rear of the approved scheme would experience one extra storey compared to the existing arrangement, whereas in the current application the neighbours to the rear will be impacted by an additional two storeys overlooking their properties with less separation than the approved scheme. The increased height was also mitigated in the context of the approved scheme by the presence of outbuildings on the boundary that served to provide more separation between the development and the existing gardens. The approved scheme had greater side to boundary and side to side elevation separation. It is clear when comparing the existing situation in the current application with the proposed arrangement there is more harm than when comparing the existing versus proposed in the approved application. Again this highlights why the current application should be considered on its own merits.

7. CONSULTATIONS CARRIED OUT

7.1 Comments from Interested Parties

Nine letters were received from the 16 neighbouring properties directly notified or as a result of a site notice that was posted on 23rd June

9 were received objecting to the original application proposals and are summarised as:

Comment	Officer Response
Concern regarding loss of privacy/over looking	See paras 6.6-6.13
Concern regarding loss of light/over shadowing	See para 6.13
Concern regarding height of building/proposed building being out of character	See paras 6.3-6.5

Concern regarding drains becoming blocked/drain capacity	Will be dealt with in update
Concern regarding pollution from additional cars	Vehicle emissions would not warrant the refusal of this planning application
Concern regarding gardens close proximity to proposed parking area	See para 6.12
Proposed building too close to neighbours	See paras 6.6-6.13
Not enough car parking	Will be dealt with in update
Concern regarding noise associated with intensified use	See para 6.12
Concern regarding increase in traffic	Will be dealt with in update

7.2 In response to the revised scheme 18 letters were sent to neighbouring occupiers and earlier participants. At the time of writing the public consultation has not yet closed. Neighbour comments in respect of the current proposals will be dealt with in the panel update.

Statutory Consultees

Comment	Officer Response
Highways Officer – TBC – Will be dealt with in panel update	TBC
Trees & Landscape – No objection subject to conditions	See para 6.28
Environmental Health – No objection subject to condition and informatives	Noted
LLFA – TBC – Will be dealt with in panel update	TBC

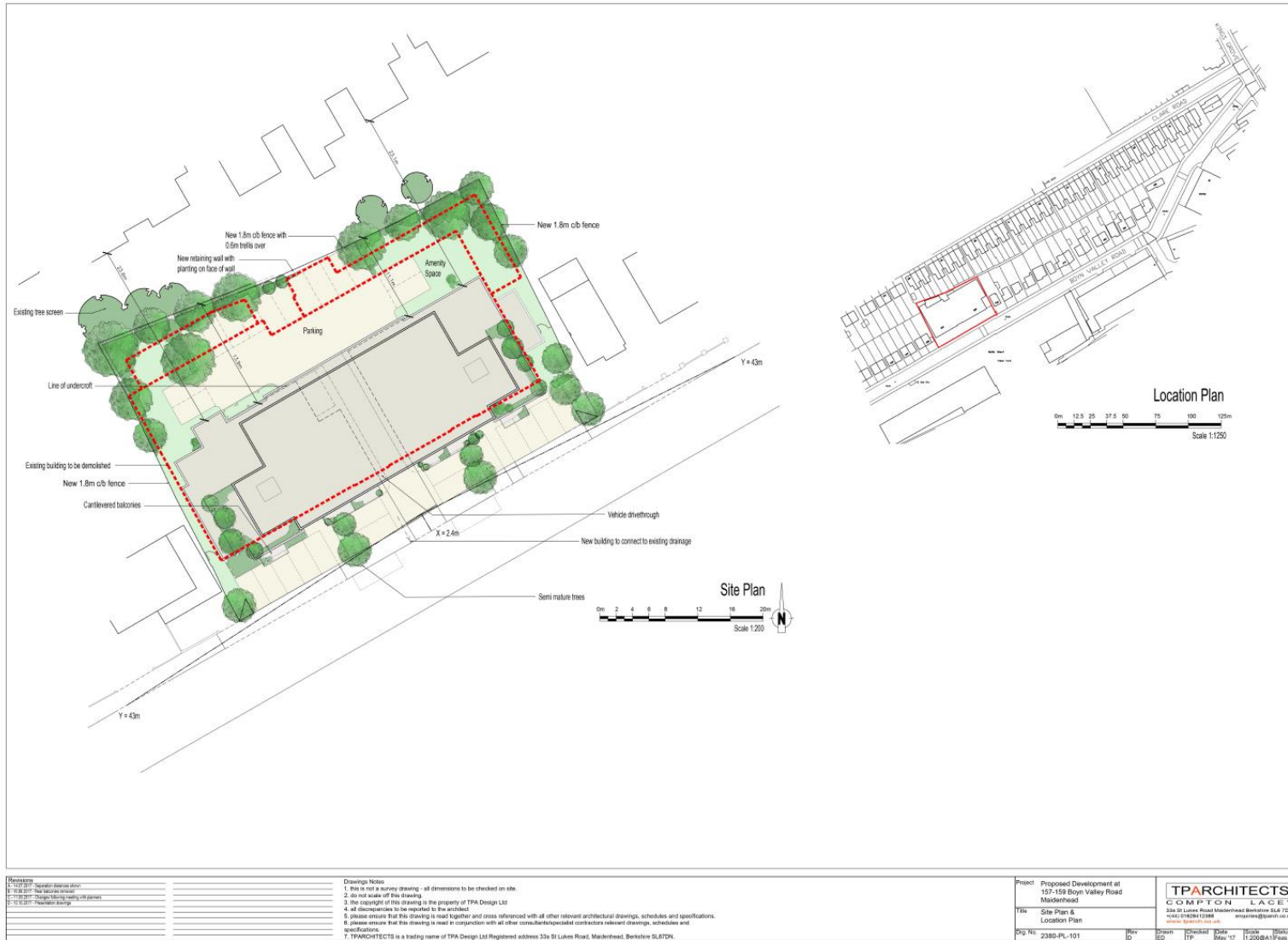
8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Front & Rear Elevations
- Appendix C – Side Elevations
- Appendix D – Ground & First Floor Plan
- Appendix E – Second & Third Floor Plan

9. RECOMMENDED FOR REFUSAL FOR THE FOLLOWING REASONS

- 1 Due to the scale and height of the proposed building, the proposals represent a form of development that fails to contribute in a positive way and will be harmful to the character and appearance of the surrounding area. As such the proposals are contrary to saved policies DG1, H10 & H11 of the Royal Borough of Windsor & Maidenhead Local Plan (incorporating alterations) adopted June 2003.
- 2 Due to the height of the proposed building combined with insufficient separation distances the proposed development will be harmful to the amenities of the occupiers of 161 and 155 Boyn Valley Road and 89-109 Clare Road contrary to Saved policies H10 and H11 of the Royal Borough of Windsor & Maidenhead Local Plan (Incorporating Alterations) adopted June 2003.
- 3 The proposed development fails to make provision to contribute to the Borough's affordable housing need contrary to saved policy H3 Royal Borough of Windsor & Maidenhead Adopted Local Plan (incorporating alterations) adopted June 2003

Appendix A – Site & Location Plan



Appendix B – Front & Rear Elevations



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Revisions	Drawings Notes
1. 10/10/2023 - Update of existing building plan	1. This is not a survey drawing - all dimensions to be checked on site.
2. 10/10/2023 - Final revision	2. Do not scale off this drawing.
3. 10/10/2023 - Change balcony railing materials	3. The copyright of this drawing is the property of TPA Design Ltd
4. 10/10/2023 - Final elevation	4. All discrepancies to be reported to the architect
5. 10/10/2023 - Final elevation	5. Please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
	6. Please ensure that this drawing is read in conjunction with all other construction/contractor relevant drawings, schedules and specifications.
	7. TPARCHITECTS is a trading name of TPA Design Ltd Registered address 33a St Lukes Road, Maidenhead, Berkshire SL6 6DN.

Project	Proposed Development at 137-139 Royn Valley Road Maidenhead
Title	Front and Rear Elevations
Proj No.	2380-PL-104
Rev	0
Drawn	ED
Checked	TP
Date	May 17
Scale	1:100
Status	PL

TPARCHITECTS
COMPTON LACEY

33a St Lukes Road Maidenhead Berkshire SL6 6DN
0161 4423413348
info@tparchitects.com

Appendix C – Side Elevations



Side (East) Elevation



Side (West) Elevation



Revisions	
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment
6	Issue for comment
7	Issue for comment
8	Issue for comment
9	Issue for comment
10	Issue for comment

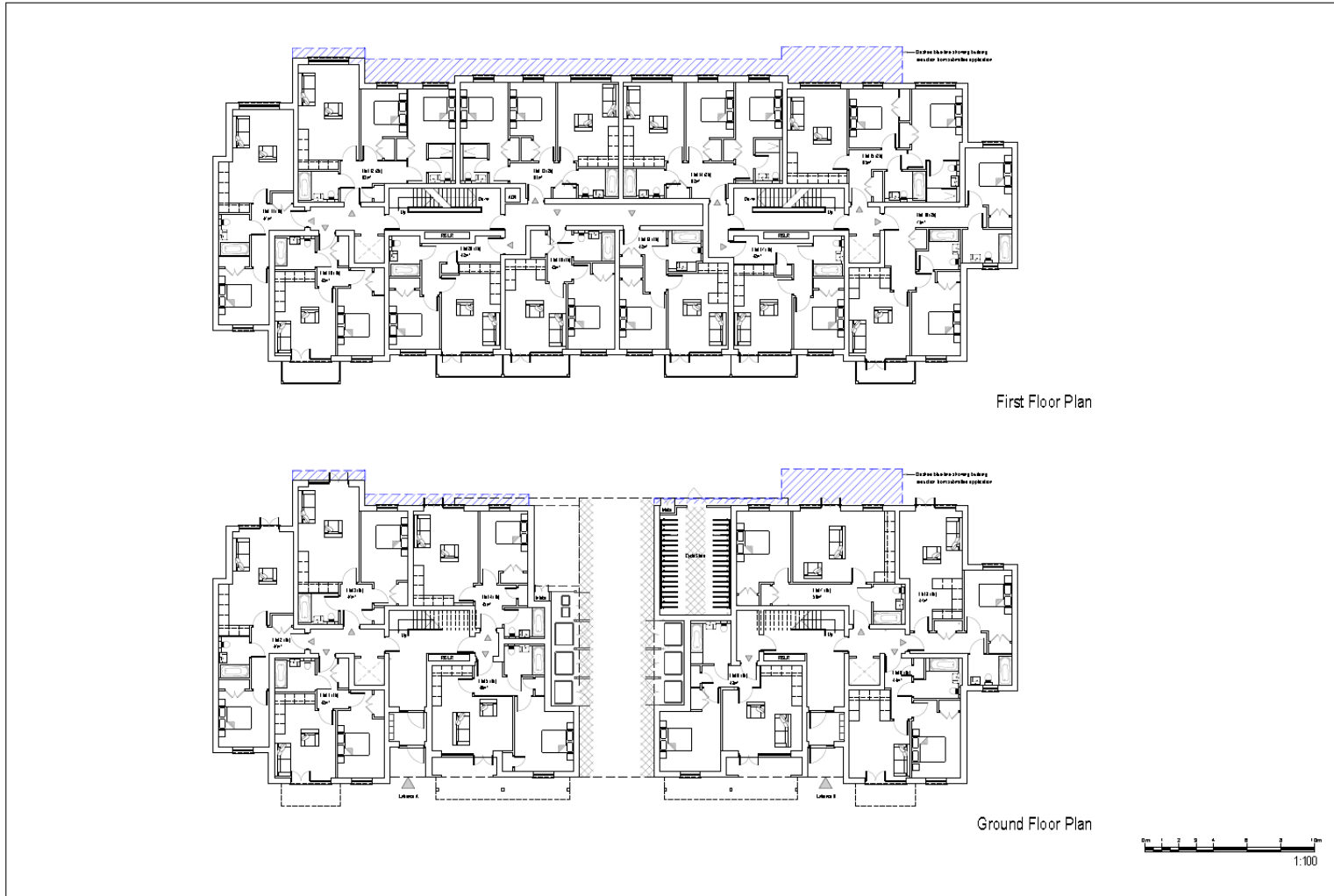
Drawings Notes	
1	This is not a survey drawing - all dimensions to be checked on site.
2	Do not scale off this drawing.
3	The copyright in this drawing is the property of TPA Design Ltd.
4	All dimensions to be specified by the architect.
5	Please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
6	Please ensure that this drawing is read in cooperation with all other comparable contractor relevant drawings, schedules and specifications.
7	TPARCHITECTS is a trading name of TPA Design Ltd Registered address 33a St Lukes Road, Maidenhead, Berkshire SL6 8DN.

Project	
Proposed Development at 157-159 Eyn Valley Road Maidenhead	
Title	
Side Elevations	
Drawing No.	
2380-PL-105	
Revision	
Rev	Date
01	17 May 17
02	11 Jun 17
03	11 Jun 17
04	11 Jun 17
05	11 Jun 17
06	11 Jun 17
07	11 Jun 17
08	11 Jun 17
09	11 Jun 17
10	11 Jun 17

COMPTON LACEY 33a St Lukes Road Maidenhead Berkshire SL6 8DN Tel: 01628 512388 enquiries@tparchitects.co.uk www.tparchitects.co.uk	

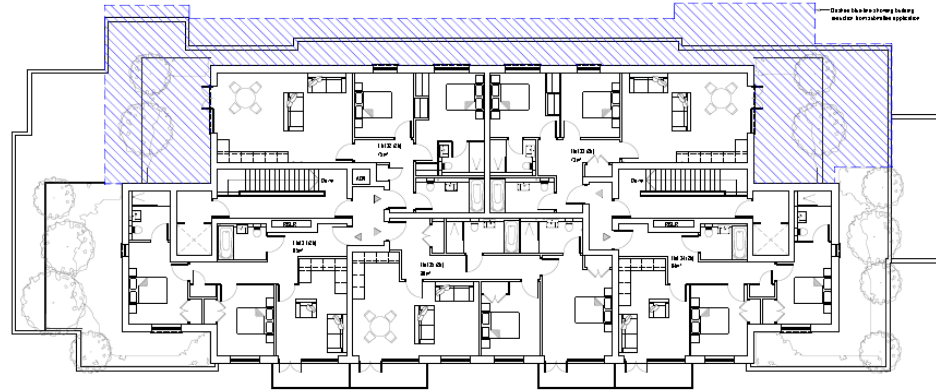
Appendix D – Ground & First Floor Plan

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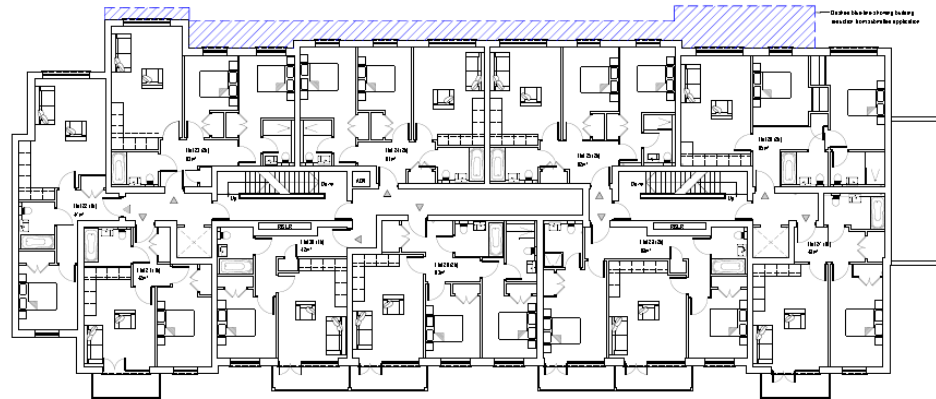


<p>Revisions</p> <p>1. 15/01/2023 - Initial design</p> <p>2. 15/01/2023 - Final design</p> <p>3. 15/01/2023 - Final design</p>	<p>Drawings Notes</p> <p>1. All dimensions are in millimeters unless otherwise stated.</p> <p>2. All dimensions are to the centerline unless otherwise stated.</p> <p>3. All dimensions are to the face of the wall unless otherwise stated.</p> <p>4. All dimensions are to the centerline unless otherwise stated.</p> <p>5. All dimensions are to the face of the wall unless otherwise stated.</p> <p>6. All dimensions are to the centerline unless otherwise stated.</p> <p>7. All dimensions are to the face of the wall unless otherwise stated.</p>	<p>Project Pippared Design Centre Ltd 157-159 Bay Valley Road Bayside VIC 3207</p> <p>File Ground and First Floor Plans</p> <p>Proj. No. 2300-PL-102</p> <p>Rev. 02</p> <p>Drawn J.P.</p> <p>Checked J.P.</p> <p>Date 15/01/2023</p> <p>Scale 1:100</p> <p>Sheet 1 of 1</p>	<p>TPARCHITECTS</p> <p>157-159 BAY VALLEY ROAD BAYSIDE VIC 3207 PH: 03 9497 1234 WWW.TPARCHITECTS.COM.AU</p>
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Appendix E – Second & Third Floor Plan



Third Floor Plan



Second Floor Plan



Revision	Description
1	Issue for construction
2	Issue for construction
3	Issue for construction
4	Issue for construction
5	Issue for construction
6	Issue for construction
7	Issue for construction

- Drawings Notes
1. This set is a working drawing - all dimensions to be checked on site.
 2. All work shall be in accordance with the drawings.
 3. The copyright of this drawing is the property of TPA Design Ltd.
 4. All dimensions to be indicated in the drawings.
 5. Please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
 6. Please ensure that this drawing is read in conjunction with all other contractual documents relevant drawings, schedules and specifications.
 7. TPA ARCHITECTS is a trading name of TPA Design Ltd Registered address 25a St Lukes Road, Madingley Road, Cambridge CB3 0JN.

Project	Proposed Development for 157-159 Soya Valley Road, Milton Keynes	<p>COMPTON LACEY 25a St Lukes Road, Madingley Road, Cambridge CB3 0JN 01223 504170 01223 504171</p>
Site	Second and Third Floor Plans	
Rev. No.	2000-#L-103	Drawn: [] Checked: [] Date: [] Scale: 1:100 Status: []

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**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 3

Application No.:	17/02051/FULL
Location:	55 St Marks Road Maidenhead SL6 6DP
Proposal:	Erection of 14 x dwellings, car parking, landscaping and associated works following demolition of existing building and structures
Applicant:	Copthall Investments Limited
Agent:	Kate Harley
Parish/Ward:	Maidenhead Unparished/Belmont Ward

If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chrisie.ellera@rbwm.gov.uk
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1. SUMMARY

- 1.1 The proposed development is considered to make efficient and effective use of land in the urban area, relates satisfactorily to the residential character of the area and seeks opportunities to improve and reinforce the appearance of the streetscene. Generally the proposal would have a marked visual improvement over the existing appearance of the site.
- 1.2 Officers do have some concerns about the proposed layout being cramped and limited provision of private amenity space for future occupiers. Both of these concerns are symptomatic of an overdevelopment of the site. However it is not considered that this would have a detrimental impact on the streetscene, moreover this scheme would make a contribution to the Borough's housing stock on previously developed land, within a sustainable urban location. These matters weigh significantly in favour of the scheme. Accordingly the benefits of the proposed scheme are considered to outweigh any potential harm.
- 1.3 Therefore, and subject to a resolution and consultation feedback on the Sustainable Urban Drainage matters (which will be reported in the Panel update) officers consider that the proposed development is acceptable in planning terms and complies with the National Planning Policy Framework (2012) and the Borough Local Plan (2003)

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1.1 The application site relates to a former car garage site on the southern end of St Marks Road. The surrounding area is predominately residential in nature, typically mixed style two storey dwellings (a number of which have extended into the roofs).
- 3.2 The buildings on site comprise of a large single storey building located relatively central in the site and other single storey workshops and buildings located to the rear. The rest of the site is predominantly laid to hardstanding.

- 3.3 There are significant level changes across the site. The front of the site is located some 4m higher than the land to the rear. The rear of the site is defined by steep banks/ retaining walls with the ground levels at being some 4m lower than that of the surrounding residential dwellings.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This is a full planning application for the erection of 14x new dwellings following the demolition of the existing buildings and structures on the site. Units 1 and 2 would face onto St Marks Road, units 3 to 9 would be located at a tandem from St Marks Road with the rear of the units backing the rear of properties along Powney Road. Units 10- 11 would be positioned to the rear of the site, with the rear of each unit abutting those along Penyston Road. The material finish of dwelling is typically brick, with tiled pitched roofs, some with upper floors in render. The properties would be of varying heights and design:

Units 1 and 2 (House type E): These properties would be 3 bedroom units with a height of around 7.6m to the ridge when viewed from the front of the site. The fall of the land is such that the properties would be two storey to the front and three storey to the rear. Properties would benefit from a total of 2 parking spaces per unit in the form of integral garages and hardstanding to the front of the site. The rear amenity space for each dwelling would be around 117- 129 sqm per unit.

Units 3 and 4 (House type A): These properties would be 3 bedroom, two storey buildings height of approximately 5m to the eaves and 8.9m to the ridge. Properties would benefit from a total of 2 parking spaces per unit in the form of internal garages and hardstanding in front of the garage. The useable rear amenity space for each dwelling would be around 80 sqm per unit

Units 5- 7 (House type B): These properties would be 4 bedroom, two storey buildings with a height of approximately 5m to the eaves and 8.9m to the ridge. Properties would benefit from a total of 3 parking spaces per unit in the form of internal garages and hardstanding for two vehicles to the front of the garage. The useable rear amenity space for each dwelling would be around 90- 100 sqm per unit.

Units 8 and 9 (House type C): These properties would be 2 bedroom, two storey buildings with a height of approximately 5m to the eaves and 8.2m to the ridge. Properties would benefit from a total of 2 parking spaces per unit in the form of internal garages and hardstanding in front of the garage. The useable rear amenity space for each dwelling would be around 80 sqm per unit

Units 10 -14 (House type D): Unit 10- 12 are terraced units and 13 and 14 semi detached. Each unit would be three bedroom, two storey properties with a height of approximately 4.9m to the eaves and 9.2m to the ridge. The properties would benefit from front dormer windows, and rear roof light to facilitate in accommodation within the roof. Plans have been amended during the course of the application to so that plot 10 is no longer detached (and now forms a terrace) and to remove the single storey rear projections from each unit. The *useable* rear amenity space for each dwelling would be around 55- 60 sqm per unit. A parking forecourt area is shown in front of these units, this would provide 10x off street parking spaces.

- 4.2 The proposed development, as a whole, provides a total of 31 off road parking spaces for the 14 new dwellings.
- 4.3 Each unit is shown to have its own small outbuilding/ shed contained in the rear garden area. New hard and soft landscaping is also proposed.
- 4.4 In order to facilitate the development some excavation works to the rear banks/retaining walls will be required. Plans have been amended since the initial submission to have due regard for off site trees and their associated root protection areas.

- 4.5 Plans have then been further amended to move the position of units 10- 14 1m further forward this does not impact on the design or layout of these units nor the parking provision or tuning circles. Given this minor changes a further neighbours re-consultation exercise was not deemed to be required for this particular amendment.
- 4.6 It should be noted that the amenity space calculations set out above are less than that shown by the applicant on the proposed site plans. Officers calculations are based on *usable* areas and do not include areas to the side or rear which would not be functional space due to the size and/or fall of the land.
- 4.7 There is extensive planning history to this site none of this is considered to be of direct relevance to this particular planning application.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework (NPPF) (2012) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.
- 5.2 This is emphasised in paragraph 14 which states that Local Planning Authorities (LPAs) should approve development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- 1 any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 2. Specific policies in this Framework indicate development should be restricted.

Royal Borough Local Plan

- 5.3 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Aircraft noise
DG1, H10, H11	P4, T5	N6	NAP2

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

- a. The site has been identified in the emerging document as a potential residential site allocation, (ref: HA16) which could accommodate potentially up to 20 dwellings.
- b. The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from 30 June to September 2017 with the intention to submit the Plan to the Planning Inspectorate by the end of the year. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

1. The principle of the development
2. Design considerations
3. Impact on Neighbouring Amenity
4. Provision of a suitable residential environment
5. Highway Safety and parking issues
6. Environmental Considerations
7. Other material considerations

Issue i: The principle of development

- 6.2 The NPPF seeks in favour of sustainable development. A core principle of this is ‘encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’.
- 6.3 The development would result in the loss of the existing employment use, however the site is currently vacant and does not form part of the Boroughs identified employment land, in which uses such as the former garages would usually be directed to. Policy E7 of the Borough’s current Local Plan also offers support for the redevelopment of unallocated industrial sites which, by reason of their proximity to residential properties, are considered to be inappropriately located uses.
- 6.4 The site is a now vacant employment use site which is occupied by a number of buildings and/or laid to hardstanding. The site is also located in a predominantly residential urban area, in close proximity to local amenities, public services and transport.
- 6.5 It is therefore considered that this proposal represents development on previously developed land within the urban area. The principle of the loss of the employment use of this site and redevelopment for residential purposes is considered acceptable; this is subject to other material planning considerations.

Design considerations

- 6.6 The NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes but should concentrate on such matters as overall scale, density and layout in relation to neighbouring buildings and the local area more generally. It is also recognised that it is proper to seek to promote or reinforce local distinctiveness.
- 6.7 Policies DG1 and H10 of the Boroughs current Local Plan seeks to ensure that residential development will be of high standard of design and landscaping, compatible with the area and streetscene. Policy H11 takes this further and states that in established residential areas planning permission will not be granted for schemes which introduce a scale or density of new development which would be incompatible with or cause damage to the character and amenity of the area.

- 6.8 The character of the wider areas is one of predominantly residential. Powney Road has a density of roughly 32 dwellings per hectare (dph), and Orchard Grove 24 dph. These roads and the surrounding area are characterised by two storey buildings of varying heights and design. Properties are typically semi detached or terrace and afford rear garden areas in the excess of 20m.
- 6.9 The proposed development would effectively form a new cul-de-sac, the density of which would be 28 dph. The design of the proposed new dwellings would be 2 storey with pitched roofs. The proposed dwellings would have front gable articulations, some with bay windows, both of which add visual interest to the properties. Dwellings would be predominately brick, some with upper floors in render, all with plain tiled roofs. At two storey level a spacing of around 2m would be retained between each dwelling (excluding any eaves overhang). The depth of the proposed rear gardens vary, but (apart from units 1 and 2) are less than 10m in length. Properties 1- 9 would be detached dwellings and units 10- 14 are semi or terrace. A number of objections have been received which raise concerns about the visual appearance of these units being of a standard design and appearance and/or that detached dwellings are out of keeping with the character of the area.
- 6.10 The individual designs of the proposed new dwellings are of typical domestic proportions and afford suitable variation between dwellings. It is accepted that the wider area is typically semi detached or terrace dwellings. However the overall character of the area is varied and indeed this site, as existing is an employment use site. Whilst the proposed new dwellings maybe of a conventional design, the overall character of the proposed development is not considered to be one which would be incongruous or would result harm the wider character and appearance of the area.
- 6.11 Units 1 and 2 would be positioned to face the St Marks Road and would infill the gap in the existing streetscene. Whilst set back further from the road than adjacent maisonettes, 57- 63 St Marks Road, there is no prominent building line along this part of St Marks Road. The height and scale of the two new properties would appear relatively similar to these adjacent buildings when viewed from the streetscene. The comments from local residents about the scale of three storey buildings not being compatible with the local area are noted. However the 3 storey element is contained to the rear of these properties and utilises the change in ground levels. Any views of this from the streetscene would be limited. Further consideration also needs to be given to the existing character and appearance of the site when viewed from the streetscene. The proposed layout would infill a gap in the current streetscene and would improve the visual appearance of this site when viewed from the streetscene.
- 6.12 Due to the changes of levels of this site in relation to the surrounding properties the proposed new dwellings would appears to be of a height and scale which is subordinate to and compatible with the rest of the surrounding area. Detached dwellings with short rear garden areas are not necessarily in keeping with the prevailing grain and layout of dwellings in the area. However, the limited rear garden areas are not a factor which is overly perceptible from the streetscene. Moreover, the proposed development would create its own new cul-de-sac, with its own 'sense of place'. Thus, in terms of design, the limit garden depth is considered to have limited harm to the character and appearance of the area.
- 6.13 The development by reason of the number of units, access road and parking is one which is dominated by hardstanding. There are some opportunities for communal soft landscaping and planting but these are limited. However, this is still a reduction in the amount of hardstanding which currently dominates the site.
- 6.14 In view of the above, the proposed development is considered to make efficient and effective use of land in the urban area, relates satisfactorily to the residential character of the area and seeks opportunities to improve and reinforce the appearance of the streetscene. Generally the proposal would have a marked visual improvement over the existing appearance of the site and is considered to comply with above planning policies.

Impact on Neighbouring amenity

- 6.15 In terms of the potential impact on neighbouring amenity, the adjacent residential dwellings potentially affected by the proposed development are 51 St Marks Road and 13- 20 Orchard Grove (located to the east), 38- 50 Penyston Road (located to the south) and 57 and 59 St Marks Road and 34- 72 Powney Road (located to the west).
- 6.16 In relation to the properties to the east, 51 St Marks Road is currently operating as a builders yard and therefore raises no issues in terms of neighbouring amenity. Whilst currently not in residential use, proper planning should ensure that the development of one site does not prejudice the potential future redevelopment of those which are adjacent. The siting and position of the proposed development it is not considered one which would prejudice the potential for a well designed development coming forward on of this adjoining site.
- 6.17 The properties along Orchard Grove are located over 35m from the proposed new dwellings. This is considered ample distance to ensure that the proposed development would not significantly impact on the amenities of the occupiers of these dwellings in terms of loss of light and/or overbearing impact. This is also considered sufficient distance to retain a suitable level of privacy between dwellings.
- 6.18 38- 50 Penyston Road (even numbers) are located to the south/ rear of the site. The fall of the land is such that the proposed new dwellings would be located at approximately 4m lower ground level than these adjacent dwellings. Combined with a separation distance of over 40m it is considered that this proposal would not harm the amenities of the occupiers of these dwellings. Similarly, with properties along Powney Road, a separation distance of around 35m would be retained between dwellings at two storey level which is considered a sufficient separation distance to ensure that the proposed development would not significantly affect the amenities of the occupiers of these dwellings.
- 6.19 In relation to the adjacent maisonettes, 57 and 59 St Marks Road, unit 1 would be located some 9m to the south east of the side boundary. This is considered sufficient distance to ensure the proposal would not result in a significant loss of light and/or overbearing impact.
- 6.20 There is a side facing window in 57 and 59 St Marks Road which would overlook the side of unit 1. However, unit 1 would be set further back from the street and would not be directly in front of this adjacent window. Consequently it is not considered that the proposed development would have a significant impact on the amount of light this window receives, nor would it be overbearing. There are no side facing windows to unit 1 which would potentially overlook the immediate rear garden areas of these maisonettes.
- 6.21 Some concerns have been made in terms of potential light and noise pollution. The proposed development is for domestic properties, these are not considered to result in significant light or noise pollution which would have a detrimental impact on the amenities of the occupiers of the surrounding properties. It should also be noted that the noise associated with 14 residential dwellings would be considerably less than the activities and noise which could take place on this site as part under the lawful use. The site to the rear is at a lower ground level than those surrounding, thus limiting and perceived light overspill.
- 6.22 The Council's Environmental Protection Team has raised no objections to this proposal in terms of light pollution. Conditions have been recommended by them in terms of hours and noise of construction. However, these matters are all dealt with under separate environmental health legislation (covered by Control of Pollution Acts). It is not for planning to replicate that already contained in separate legislation and therefore these are recommended as informative.
- 6.23 Other concerns have also been raised in terms of potential land subsidence caused by the proposed works to the retraining wall/ banks and the side and rear of the site. This is a civil matter and should be dealt with by way of the party wall act. Plans have been amended during the course of the application to amend the proposed excavation works to ensure the retention of off site trees. Within the confines of the application boundary it is also proposed to introduce a new retaining wall along the southern boundary. Not only will this provide a reinforced structure which will be designed to protect the site and neighbouring land from subsidence, it will also

avoid the root protection area of existing trees on site and on the boundary. Conditions are recommended for full details of these walls prior to the construction of the new dwellings.

- 6.24 On this basis the proposed development is not considered to have a significant detrimental impact on the amenities of the occupiers of the surrounding residential dwellings.
- 6.25 The Council's Environmental Protection Team has requested conditions about the installation of any plant or equipment, in the interest of residential amenity. None is proposed as part of this development and if installed would require planning permission. Accordingly such conditions or not necessary.

Provision of a suitable residential environment

- 6.26 Proposed new residential development should provide an appropriate level of lighting, outlook and amenity to all habitable rooms and be of suitable space standards. Developments are also expected to enhance existing landscaping and allow visual interest and amenity.
- 6.27 The internal floorspace of the proposed new dwellings would provide adequate space standards for future occupants.
- 6.28 The rear gardens for units 3- 14 are less than 10m in depth and provides rear amenity spaces which would be considered less than commensurate for properties of this size. In addition, due to the fall of the land, units 7- 14 will have a retaining wall varying from around 3-4m in height (with a boundary fence above) located less than 10m from the rear elevation of these proposed properties. This will have some visual overbearing impact on the proposed new dwellings ground floor rear windows.
- 6.29 However, the plots for units 7- 9 are fairly wide which does allow properties to afford a good level of aspect and outlook, units 10- 14 are south facing which does mean that these properties will receive a good level of natural/sun light. Some of the existing side and rear banks will be cut away to reduce the gradients and any potential overbearing impact. Landscaping (which can be secured by condition) can also ensure that suitable soft landscaping reduces any visual impact.
- 6.30 On this basis the proposed development is considered to provide a suitable amount of outlook, light and ventilation. Whilst the rear garden areas for units 3- 14 are limited they are still of a functional and usable size. However limited garden space is usually symptomatic of an overdevelopment of the site. The harm this has is considered further at the end of the report.
- 6.31 In the event the application is approved it is however considered reasonable and necessary to recommend the removal of all permitted development rights for these proposed new dwellings to ensure the retention of suitable amenity space and future neighbouring amenity.
- 6.32 The frontage of the site remains one which is dominated by a significant level of hardstanding however there are also opportunities for soft landscaping areas which will be a marked improvement on the existing character and will contribute to the setting of the development.

Highway safety and parking

- 6.33 When considering a proposed alternative use consideration needs to be given to the existing use of the site if it were in full occupancy as these are the vehicle movements which can lawfully take place from the site.
- 6.34 Given the existing use of the site it is not considered that the proposed development would result in increased vehicle movements to and from the site, above and beyond the existing use. The proposed development would widen the existing access to the site. The Highway Authority has been consulted on the above planning application and has raised no objection subject to conditions and informatives. (See conditions 4-7)
- 6.35 In terms of parking provision the proposed development now provides at least 2 off road parking spaces per 2/3 bedroom unit and at least 3 off road parking spaces per 4 bedroom unit. This

complies with the Council's locally adopted standards. Cycle parking can be accommodated in the proposed sheds as needed. Plans of the proposed sheds have been submitted as part of this application, the size of which can accommodate at least two cycles. A number of units also have private garages which can also accommodate such spaces. On this basis it is considered that sufficient space has already been demonstrated for secure cycle parking.

Environmental considerations

- 6.36 Whilst there are no trees within the existing site, there are a number of trees on nearby adjoining land. An Arboricultural Report and protection plan has been submitted in support of this application. The scheme is considered to be acceptable subject to recommended conditions 11-13 set out below.
- 6.37 The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which is being introduced in April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS).
- 6.38 As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications must consider sustainable drainage systems.
- 6.39 Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS.
- 6.40 SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. Hydraulic calculation and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF (PPG).
- 6.41 The site as existing effectively laid to non permeable hardstanding, the proposed development looks to increase soft landscaping and permeable areas. Following the submission of additional information the Lead Local Flood Authority has reviewed this information and have requested further information to be satisfied that the development is acceptable. The applicants are seeking to provide additional information to resolve this. The outcome of this further consultation will be reported in the Panel Update.
- 6.42 Further concerns have been submitted in terms of the impact on local wildlife and biodiversity. The site is a disused business use site. The applicants have confirmed there is no evidence of any protected habitats on the site. It should also be noted that protected species is also covered by separate habitats legislations. Informatives regarding this is recommenced.

Other Material Considerations

- 6.43 The proposed development of 14 units site below the Council's current Local Plan thresholds to provide affordable housing as part of the development

Provision of Housing

- 6.44 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development.
- 6.45 As noted above the Officer has expressed some concerns about the layout being cramped and limited provision of private amenity space. Both of these concerns are symptomatic of an overdevelopment of the site. However it is acknowledge that this scheme would make a contribution to the Borough's housing stock on previously developed land, within the urban area of the Borough. Significant weight is attached to this.
- 6.46 The Council's emerging Local Plan has identified this site as a potential site allocation which could accommodate 20 residential dwellings, 6 more than this application proposes. Emerging policy should be given limited weight, however it does infer that Officers have reviewed this site and consider that the site can accommodate that quantum of development.

6.47 Having balanced the potential harm of this development against the benefits it is the view of the Local Planning Authority that the socio-economic benefits of the additional dwelling(s) on a previously developed site would weigh in favour of the development.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 The proposed development would result in the formation of additional dwellings and therefore is liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable rate set for all development, which forms a financial contribution towards to the provision of infrastructure required to support development. The applicant has provided the relevant liability forms required to pay this development in accordance with the relevant regulations. The levy is based on the net increase of floor area and would be incur a charge of £100 per sqm of net developable floorspace.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

8.1 A total of 69 occupiers were notified directly of the application.

8.2 The planning officer posted a notice advertising the application at the site on 06.07 and the application was advertised in the Maidenhead & Windsor Advertiser on 13.07.2017.

8.3 7x letters were received from individual addresses (including the Maidenhead Civic Society) objecting to the application, comment made can be summarised as follows:

Comment	Where in the report this is considered
The units fronting St Marks Road will be completely out of scale with the neighbouring properties.	6.11
The building footprints are too big and the plots too small.	6.12, 6.28 and 6.29
Concerns about subsidence due to excavation works to the proposed banks	6.23
Loss of privacy	6.15, 6.16, 6.17, 6.18, 6.19 and 6.20
Impact on wildlife	6.42
Proposal would result in increased traffic	6.33 and 6.34
The proposed development would result in increased noise from families living there	6.21
The proposal is an overdevelopment	6.5, 6.8, 6.13, 6.14, 6.45, 6.45,6.46 and 6.47
The proposed design is substandard and in not in keeping with the character of the area	6.9
Concerns about noise during the construction process	6.22
Three storey proposal is unjustifiable in planning terms and conflicts with the claim that the proposal is in keeping with the surrounding area	6.11
The applicants claim there are no Listed Buildings in the immediate vicinity but St Mark's Hospital, a couple of hundred yards away has a few Grade II Listed buildings.	As accepted by the neighbours representation this is not relent to this application

	Queries if the indicative streetscene is accurate.	The streetscene is labelled as indicative, the applicants have confirmed that the heights are acute but separation distance should be considered in the context of the proposed site plan.
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Statutory consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objections subject to conditions	6.22
Arboricultural Officer	No objections subject to conditions	6.36
Lead Local Authority	Recommend refusal in the absence of sufficient information to demonstrate otherwise	6.40
Highway Authority	No objections subject to conditions	6.34

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Indicative Street Scenes
- Appendix C – Sections

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to construction above slab level samples and/or a specification of all the finishing materials to be used in the external elevations of the buildings hereby approved (including windows and the roof) any hard surfacing on the application site shall be submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme or such other details as agreed in writing by the Local Planning Authority.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 Irrespective of the provisions of Classes A, B, C, D, E, and F of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The restrictions of the site requires strict control over the form of any additional development which may be proposed in the interest of the visual amenity, neighbouring amenity and that of future occupiers Relevant Policies - Local Plan H11, DG1.
- 4 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing this includes all proposed garage spaces. The space

(includes garages) approved shall be retained for parking in association with the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety in accordance with the National Planning Policy (2012) and Borough Local Plan Policies P4 and DG1.

- 5 No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.

Reason: In the interests of highway safety and the free flow of traffic in accordance with the National Planning Policy (2012) and Borough Local Plan Policies T5 and DG1.

- 6 Prior to the commencement of any works (including demolition) a construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic in accordance with the National Planning Policy (2012) and Borough Local Plan Policies T5 and DG1

- 7 No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.

Reason: In the interests of highway safety in accordance with the National Planning Policy (2012) and Borough Local Plan Policy T5

- 8 Prior to the commencement of any works a construction noise management plan shall be submitted to the Local Planning Authority detailing a method statement and project plan for the demolition and construction works. The plan shall include the predicted construction vibration and noise levels emanating from the development, the plan shall also include specific details of noise and vibration mitigation measures as well as specifying acceptable noise and vibration limits (in line with the ABC method advocated by BS5228) to be met at nearby residential and noise sensitive receptors. There shall also be an ongoing noise and vibration monitoring programme incorporated within the plan to ensure these noise and vibration limits are complied with throughout the duration of these works. There shall also be an incident/complaint log kept on site and available for inspection at any time by officers from the Council's Environmental Protection and Planning Teams. Any breaches of the noise limits shall be recorded and include remedial action to ensure compliance with environmental noise and vibration limits. Details of any breaches and corrective actions shall be notified to the Environmental Protection Team on a monthly basis throughout the construction of the scheme.

Reason: To protect the amenity of the development and surrounding amenities and to accord with the Local Plan Policy NAP3 and NPPF policy 109 and 123.

- 9 Prior to construction of the development hereby approved (including any works affecting existing ground levels) sections 1 to 4 as set out below shall be complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.1.

Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:- a survey of the extent, scale and nature of contamination;- as assessment of the potential risks to: - human health- property (existing or proposed) including buildings, crops, livestock, adjoining land,- groundwater and surface waters,- ecological systems,- archaeological sites and ancient monuments:- an appraisal of remedial options, and proposal of preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures

for the Management of Land Contamination, CLR 11'.2. Submission of Remediation Scheme.A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.3. Implementation of Approved Remediation Scheme.The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.4. Reporting Unexpected ContaminationIn the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.5. Long Term Monitoring and MaintenanceA monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.This must be conducted in accordance with DEFRA and the Environment Agency's ' Model Procedures for the Management of Land Contamination, CLR 11'.Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as required by the National Planning Policy Framework and Borough Plan policy NAP4.

- 10 Notwithstanding the approved plans or any indication given otherwise the gradient of private drives shall not exceed 1 in 12.
Reason: To ensure that adequate access to parking spaces and garages is provided in accordance with the National Planning Policy (2012) and Borough Local Plan Policies P4 and DG1.
- 11 The proposed development shall be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan submitted to the Local Planning Authority on 31.08.2017. Works shall be carried out in accordance with the approved details until completion of the development. Unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area in accordance with Borough Local Plan policies DG1 and N6.
- 12 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars and without the written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the size and species, and shall be planted at such time, as specified by the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding

area in accordance with Borough Local Plan policies DG1 and N6.

- 13 Prior to the construction of any of the dwellings above slab level full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These works shall be carried out as approved following the completion of the development and retained thereafter in accordance with the approved details.A)Hard landscaping - These details shall include a detailed hard landscape specification and supporting plan(s) to a recognised scale illustrating the proposed positions, dimensions, materials and finished levels of: means of enclosures (this includes full details of proposed retaining walls and embankments, fences, walls and gate piers, etc.); vehicular and pedestrian access, driveways, car parking and footpaths layouts; areas of hard standing; minor structures (sheds, refuse and storage areas etc.); existing and proposed overhead and underground utility services including associated structures (manhole covers, meters, access points, vertical supports etc); ditches, drains and other earthworks (land profiling, excavations/soil mounding etc).B) Soft landscaping - These details shall include; A) a detailed soft landscaping plan to a recognised scale clearly illustrating the location of all plants, shrubs, trees to be planted and areas of turf to be laid; B) a detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or programme of planting of all trees, shrubs, plants, hedges and grasses etc. This specification shall include details of ground preparation/cultivation within and adjacent to root protection areas of retained on/off site trees, and other operations associated with plant, tree, shrub, hedge and grass establishment. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation

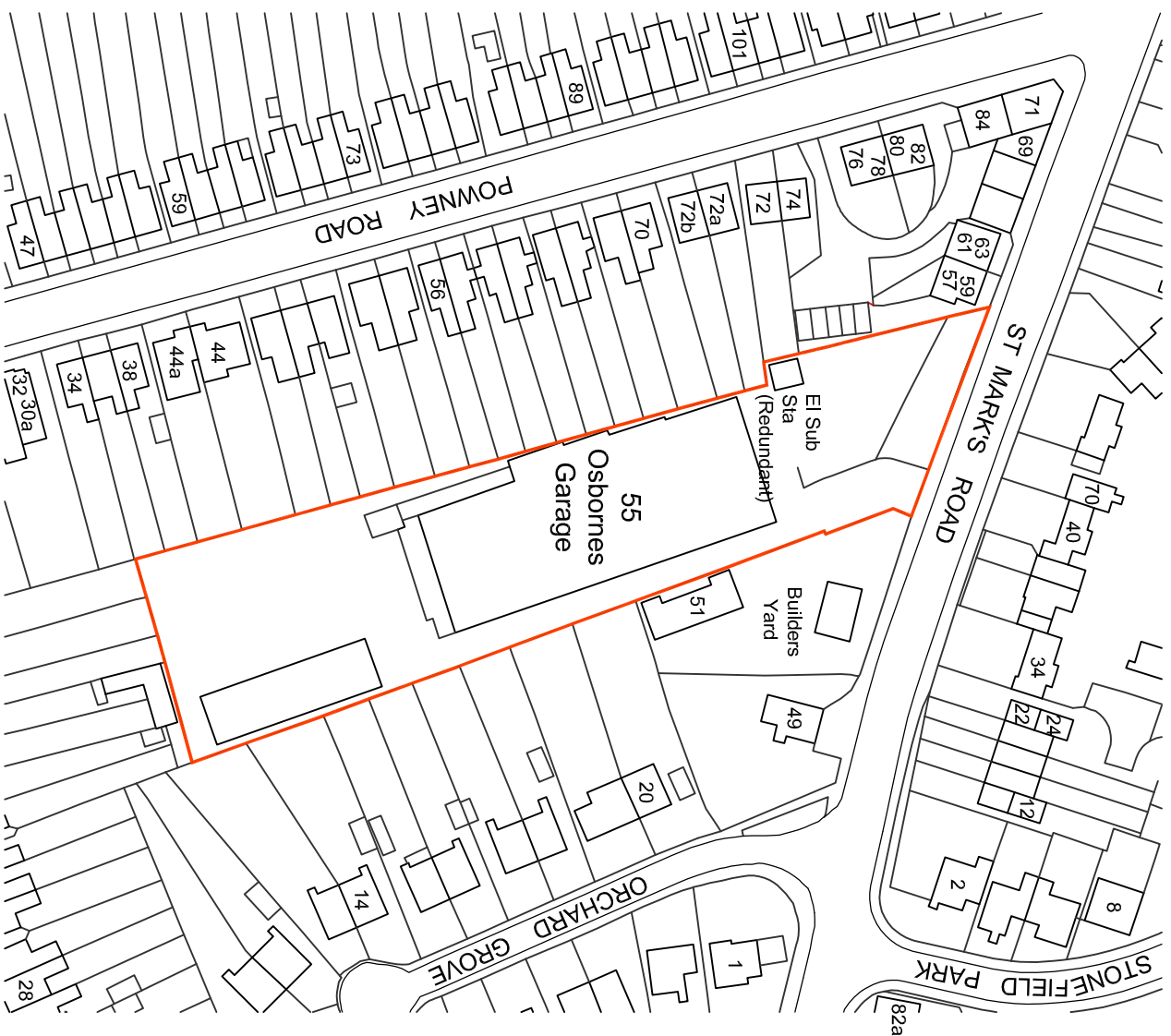
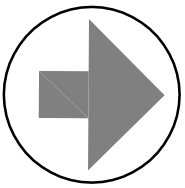
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area in accordance with Borough Local Plan policies DG1 and N6.

- 14 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 The applicant should be aware the permitted hours of construction working in the Authority are as follows:Monday-Friday 08.00-18.00Saturday 08.00-13.00No working on Sundays or Bank Holidays.
- 2 There shall be no fires allowed on site at any time, all waste shall be recycled or disposed off-site.
- 3 The applicant and their nominated contractor shall take all practicable steps to minimise dust emissions, which are a major cause of nuisance to residents, the general public and office and retail workers living and operating near to construction and demolition sites. The applicant shall prepare a detail dust monitoring and mitigation package, that shall include an assessment of all the relevant potential sources of dust arising from site activities and deliveries, detailed dust monitoring arrangements and analysis, detailed mitigation measures to minimise dust emissions from the working site, and a complaints and due diligence log to record complaints and dust emission incidents. The applicant is advised to follow guidance with respect to dust control:- London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the -Building Research Establishment: Control of dust from construction and demolition activities
- 4 In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority. The Highway Manager should be contacted at the Town Hall, St Ives Road, Maidenhead, SL6 1RF tel: 01628 796595.

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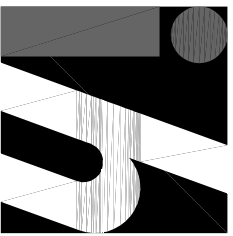
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Site Location Plan

1:1250

IAN HUNT ASSOCIATES



Oakwood House
14 High Tree Drive Earley
Reading Berkshire RG6 1EU
0118 935 3655
info@ihald.co.uk

Project Proposed Housing Development
at: 55 St Marks Road, Maidenhead,
Berkshire SL6 6DP

Client Copthall Investments Ltd

Title Site Location Plan

Revision

Drawn	Scale	Date
IRH	1:1250 @ A3	Mar 2016
Drawing No	1274.01	Rev

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A3

PROPOSED SITE AND BLOCK PLAN 1:500

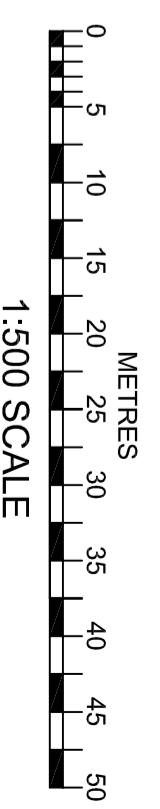
IAN HUNT ASSOCIATES



UNIT No.	House Type
1	E
2	E
3	A
4	A
5	B
6	B
7	B
8	C
9	C
10	D
11	D
12	D
13	D
14	D

Note:
Any new planting shown is indicative only. For details of new planting see Arthur Amos Associates Drawing No 087/03: Outline Planting Scheme.

For details of tree retention, removal and protection see Arthur Amos Associates Drawing No. 087.02.



Project Proposed Housing Development at
55 St Marks Road, Maidenhead,
Berkshire SL6 6DP

Client Cophall Investments Ltd

Title Proposed Redevelopment: Site and Block Plan

Drawn IRH

Scale 1:500 @ A2

Date June 2017

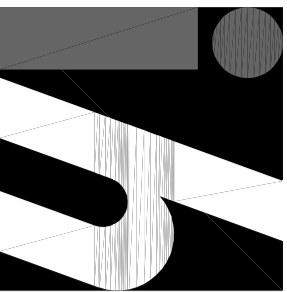
Revision
A: Amended. Units 10-12 amended to form terrace and retaining wall/earth retaining system amended to accommodate existing trees - 21 August 2017

Drawing No 1274.04

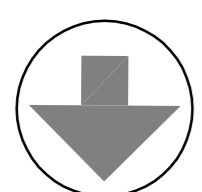
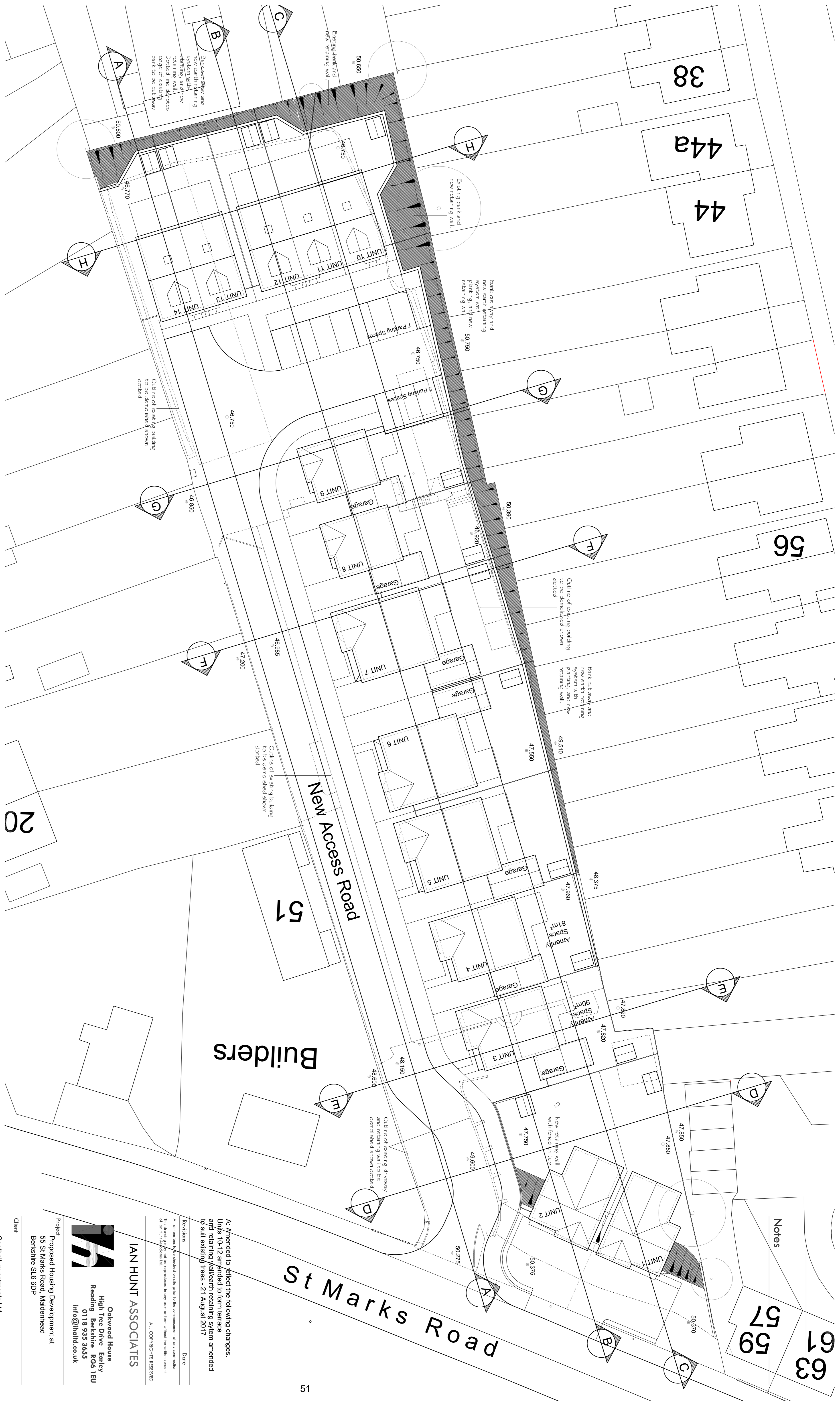
Rev A

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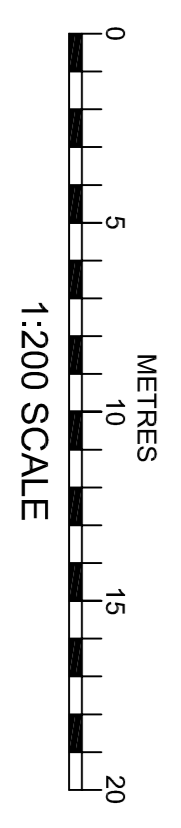
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14 High Tree Drive Earley
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0118 935 3655
info@ihaid.co.uk



Proposed Site Plan showing Section Locations 1:200
For Proposed Sections see Drawing No 1274.15
Levels shown are indicative and approximate



Notes

61
63
57
59

St Marks Road

Builders

New Access Road

A: Amended to reflect the following changes.
 Units 10-12 amended to form terrace
 and retaining wall/earth retaining system amended
 to suit existing trees - 21 August 2017

Revisions
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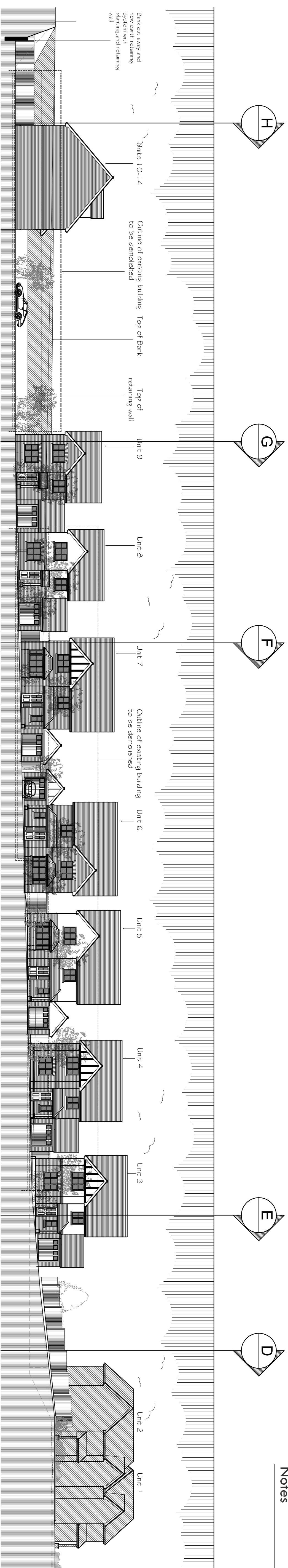
IA
 Oakwood House
 High Tree Drive Earley
 Reading Berkshire RG6 1EU
 0118 935 3655
 info@ihald.co.uk

Project
 Proposed Housing Development at
 55 St Marks Road, Maidenhead
 Berkshire SL6 6DP

Client
 Copthall Investments Ltd

Title
 Proposed Site Plan Showing Section Locations
 and Indicative Levels

Drawn
 IRH
 Scale
 1:200 @ A1
 Date
 July 2017
 Drawing No
1274.16
 Rev
A



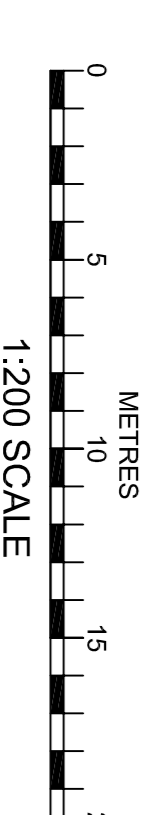
Indicative Street Scene from New Access Road looking West - Section A-A 1:200



Indicative Street Scene from New Access Road looking South 1:200



Indicative Street Scene from St Marks Road looking South 1:200

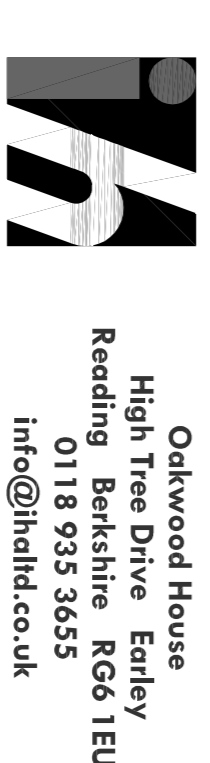


B - Amended. Units 10-12 amended to form terrace and single storey at ground floor rear to Units 10-14 omitted (Section A-A)
 A - Amended: Section A-A minor amendments and section references added

21 Aug 2017
 18 July 2017

Revisions
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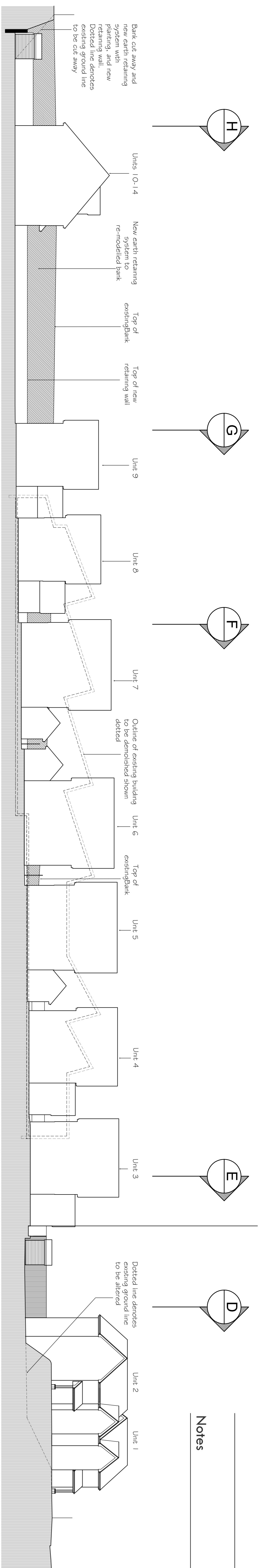


Project
 Proposed Housing Development at
 55 St Marks Road, Maidenhead
 Berkshire SL6 8DP

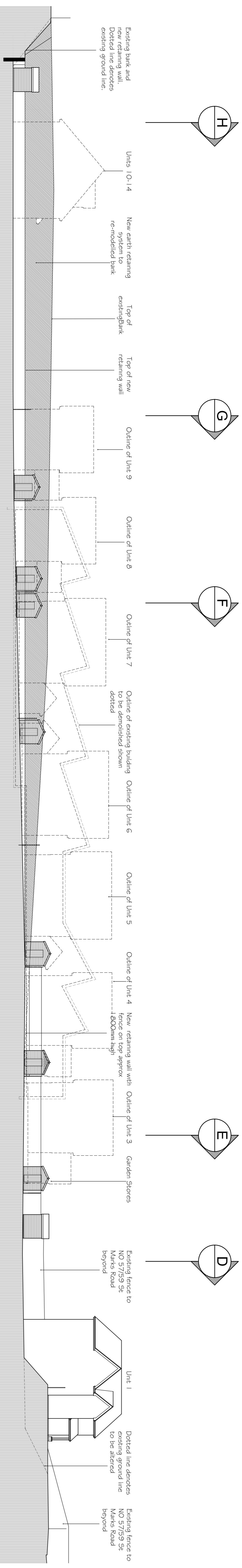
Client
 Copthall Investments Ltd

Title
 Proposed Indicative Street Scenes

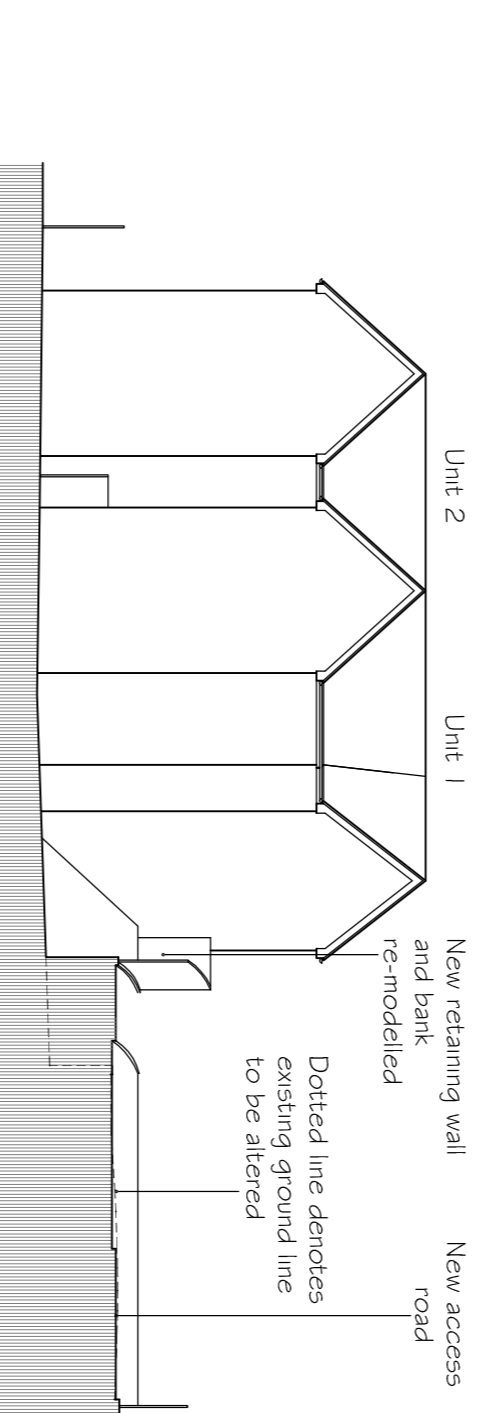
Drawn	Scale	Date
IRH	1:200 @ A1	June 2017
Drawing No		Rev
1274.10		B



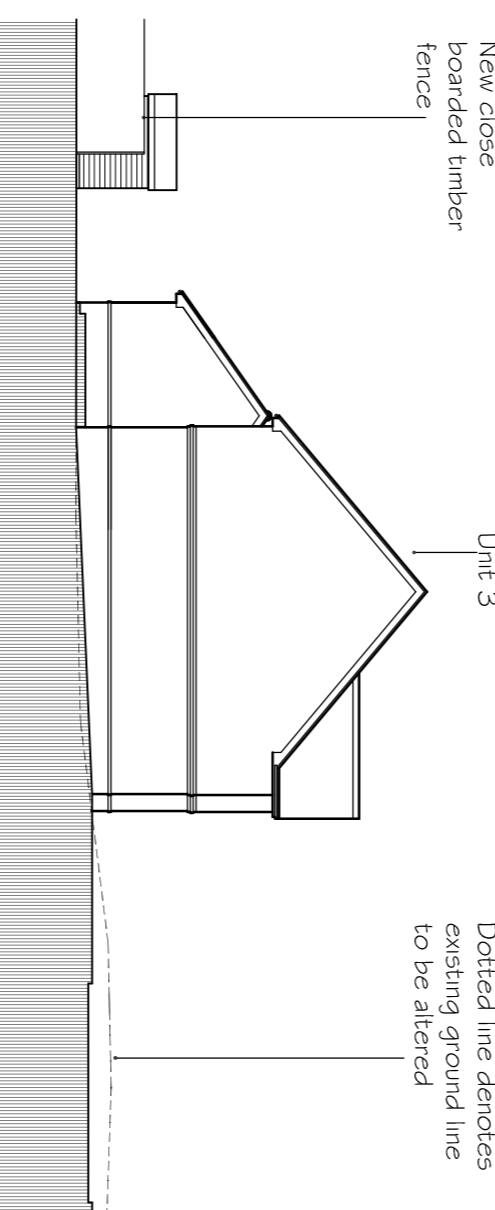
Section B-B 1:200



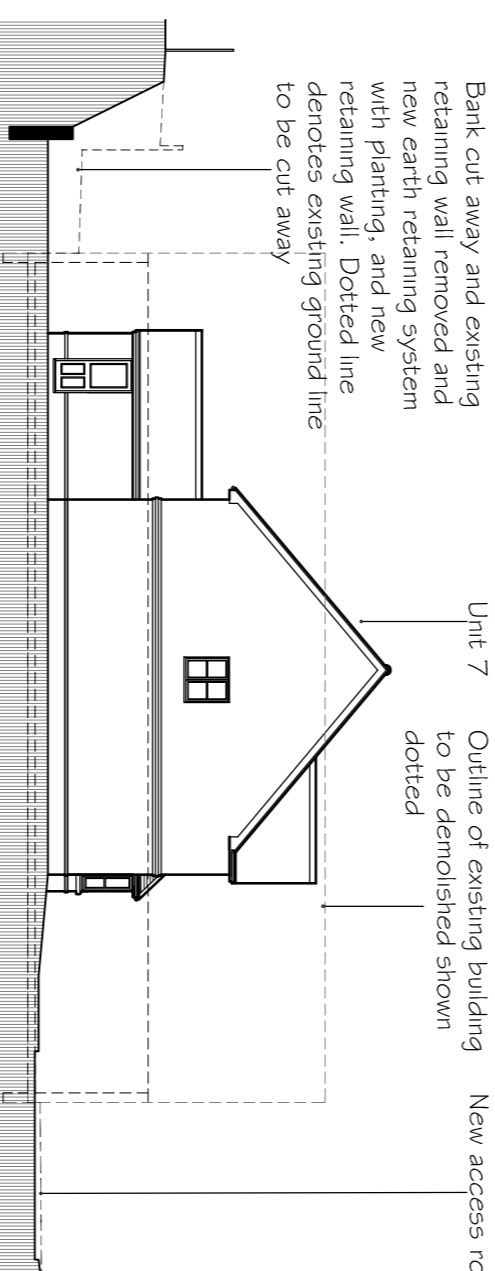
Section C-C 1:200



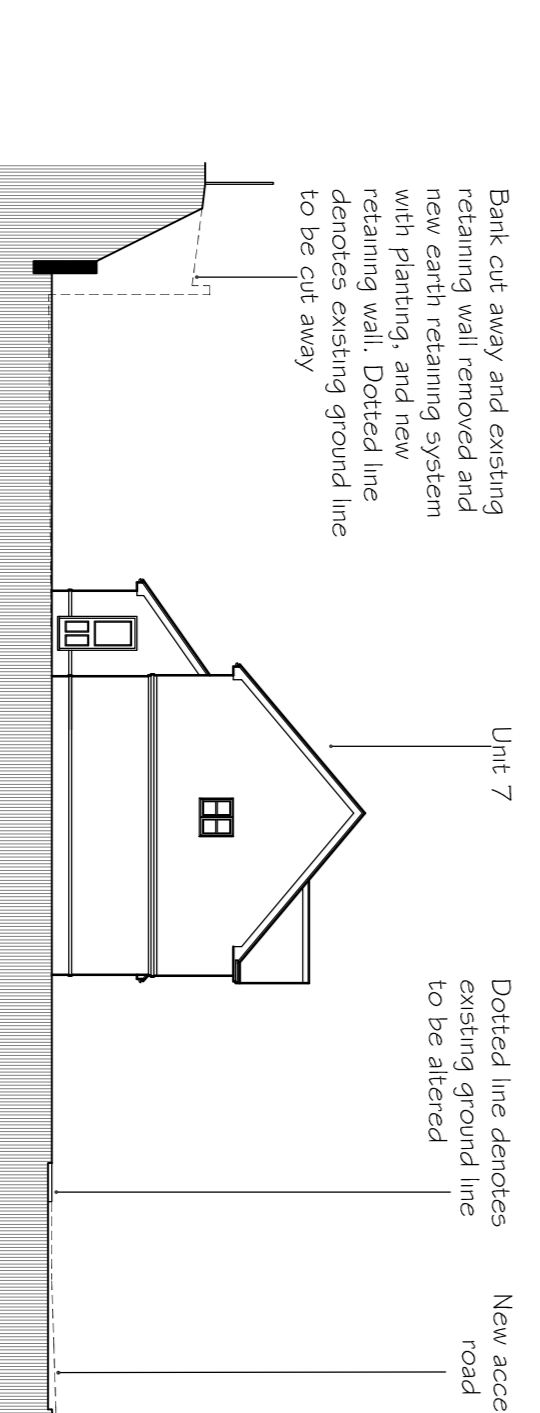
Section D-D 1:200



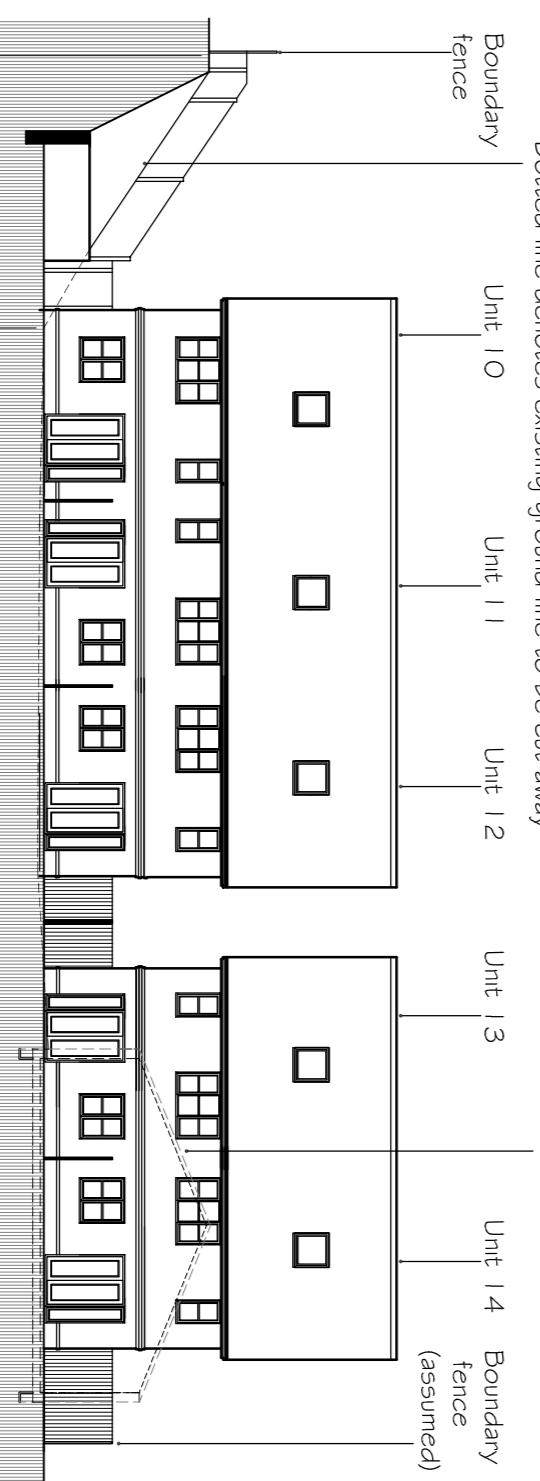
Section E-E 1:200



Section F-F 1:200



Section G-G 1:200



Section H-H 1:200

Proposed Site Sections
See Drawing 1274.16
for location of Sections



A: Amended. Sections C-C and H-H amended to reflect changes to Units 10-12 and retaining wall/earth retaining system amended to suit existing trees - 21 August 2017

Revisions

Date	Description
	All dimensions to be checked on site prior to the commencement of any construction. This drawing may not be reproduced in any part or form without the written consent of Ian Hunt Associates Ltd.

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 0118 933 3655
 info@ihahd.co.uk

Project: Proposed Housing Development at 55 St Marks Road, Maidenhead Berkshire SL6 6DP

Client: Copthall Investments Ltd

Title: Proposed Site Sections

Drawn	Scale	Date
IRH	1:200 @ A1	July 2017
Drawing No	1274.15	Rev
		A

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**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 4

Application No.:	17/02259/FULL
Location:	Furze Platt Senior School Furze Platt Road Maidenhead SL6 7NQ
Proposal:	The construction of a 3 storey teaching block and school hall following demolition of two existing buildings on the site, and the partial demolition of two additional buildings
Applicant:	The Royal Borough of Windsor And Maidenhead
Agent:	Mr Alex Pullin
Parish/Ward:	Maidenhead Unparished/Furze Platt Ward

If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chrisie.ellera@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed development relates to a three storey new classroom block to the existing school and a new sports hall. An Education Case has been submitted in support of this application which sets out the need for these extensions to meet the future growth of the Borough.
- 1.2 National policy supports the redevelopment of state funded schools is one which should be supported by LPA's and that a collaborative approach must be given to ensure their successful delivery.
- 1.3 The proposal is considered to be visually acceptable within the confines of the school site. Whilst there would be some views of the three storey element from nearby public vantages points these would be limited and as such the proposal would not appear overly prominent within the street scene. Due to the siting and position and position of the proposed development would have limited impact on the amenities of local residential in terms of loss of light overbearing impact.
- 1.4 There are a number of concerns from planning officers and the Highway Authority about the significant adverse impact the development would have to the local highway network with safety and capacity concerns at the junction between Furze Platt Road/ Switchback Road South. These are also expressed by a number of local residents. There are also further concerns about the provision of sufficient parking within the site.
- 1.5 The only manner in which the development would be acceptable is subject to and heavily relies on a behavioural shift of both pupils (including six form student) and staff to utilising sustainable modes of transport.
- 1.6 However, the need to provide additional school places to meet the needs of the local community weighs heavily in favour of this scheme. Having due regard for the consultation response from the Highway Authority it is considered, on balance, that the development is acceptable subject to the conditions set out in section 10 of this report.
- 1.7 On this basis the Officer recommendation is to permit.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to Furze Platt Senior Secondary School, located to the north of the ward of Maidenhead. Furze Platt Junior School and Furze Platt Infants are located to the south eastern side of the site.
- 3.2 To the north of the school are open space/ fields, however the site is otherwise surrounded by residential properties.
- 3.3 Vehicular access is to the north of the site via Furze Platt Road. Pedestrian access to the site is from both the northern boundary with Furze Platt Road, as well as across the playing fields from the south.
- 3.4 The school has a 7 form entry. The school's current number on roll is around 1,240 students, with each new academic year there is about 195 students. The School employs 168 members of staff in a mixture of full-time and part-time roles. An additional six staff members work at the site as part of a contracted out catering service. This equates to 137 full time equivalent staff.
- 3.5 The site is near to but not adjacent nor within the Furze Platt Triangle Conservation Area.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This is a full planning application for extensions and alterations to allow the school to expand by 2 forms to 253 per year group from September 2019 to increase the roll number to around 1,771 pupils.
- 4.2 The proposed expansion scheme at Furze Platt Senior School is largely contained to two new buildings
- 4.3 To the south of the main school building a proposed new hall, with ancillary areas including storage spaces and 3 x toilets and a control room. Ground levels marginally vary around the school and the proposed new hall would be roughly 9m in height. This building would be some 2-2.5m below the height of the main school building.
- 4.4 To facilitate the proposed development the existing single storey humanities block and existing hall would be demolished.
- 4.5 A new teaching block is also proposed attached to the six form block, relatively central to the site and to the west of the main playground area. This building would be 3 storeys in height and due to the ground level changes would also have a part basement level which will provide additional storage space. This building would be 3m above the height of the main school building. This building would provide 4x new science labs, 11x teaching classrooms, 2x seminar rooms and 2x staff rooms, along with ancillary space including toilets and circulation space.
- 4.6 To facilitate the proposed new class room building 2x single storey classroom blocks would be demolished.
- 4.7 New hard landscaping around the new buildings will also be provided.
- 4.8 To the north of the site the drop off area to the school will be redesigned to cater for the increased pupil numbers.
- 4.9 There is extensive planning history to this site, most recent being:

Ref.	Description	Decision and Date
10/01419/FULL	Extension to existing single storey modular building	Permitted: 11.08.2010
11/00639/FULL	Construction of a double height single storey	Permitted: 03.05.2011
12/00447/FULL	Single storey rear extension and associated fenced terrace area to rear of sixth form area	Permitted: 28.03.2012
13/00024/FULL	Two storey portakabin	Permitted: 12.02.2013
13/01779/FULL	New two storey modular building	Permitted: 01.08.2013
14/01329/FULL	Construction of a new 106m x70m FIFA 1-star compliant 3rd generation (3G) pitch with associated features including new pedestrian access arrangements, additional car parking, perimeter fencing and floodlighting. Additional works include upgrading of existing macadam MUGA's and construction of new cricket practice facilities and a non- turf cricket pitch. A second phase of works will be completed to extend the existing sports hall building to create a new gym and upgraded facilities.	Permitted: 04.07.2014
14/02349/FULL	Installation of new floodlights to existing multi use games areas, following planning permission 14/01329 to upgrade	Permitted: 26.09.2014

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework (NPPF) (2012) and the Policy statement – planning for schools development (2011) is a strong material consideration in this application.
- 5.2 The latter document states that the Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards.
- 5.3 It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations.
- 5.4 The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools

Royal Borough Local Plan

- 5.5 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement	Highways and	Trees
-------------------	--------------	-------

area	Parking	
DG1, CF2	P4, T5	N6

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

5.6 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to September 2017 with the intention to submit the Plan to the Planning Inspectorate towards the end of 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

5.7 This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Other Local Strategies or Publications

5.8 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

5.9 More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- Principle of the development
- Design Considerations
- Impact on Neighbouring Amenity
- Highway Safety and Parking Considerations
- Flooding and Sustainable Urban Drainage
- Other Environmental Considerations

Principle of the development

6.2 The NPPF sets out strong emphasis and presumption in favour of the development of state funded schools. The Policy Statement for schools further states that Local Planning Authorities (LPA) should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.

6.3 The statement further outlines that the refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the LPA. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

- 6.4 The above provides a clear national policy that the redevelopment of state funded schools is one which should be supported by LPA's and that a collaborative approach must be given to ensure their successful delivery. Local Plan policy CF2 also offers support for improved or new school facilities (subject to suitable parking facilities).
- 6.5 Accordingly the principle of the development of this school to meet the existing and future needs of the Borough weighs heavily in favour of this scheme.
- 6.6 Comments have been made about the catchment area being too big and/or there being no need for further expansion. The Council as the Education Authority has considered that this expansion is needed to meet the future needs of the Borough. The rationale for this and the need for the expansion of Furze Plat school to meet the growing demands of the Borough is set out in the 'Education Case' submitted as part of this application.

Design Considerations

- 6.7 The NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes but should concentrate on such matters as overall scale, density and layout in relation to neighbouring buildings and the local area more generally. It is also recognised that it is proper to seek to promote or reinforce local distinctiveness.
- 6.8 Policy DG1 of the Boroughs current Local Plan seeks to ensure that development will be of high standard of design and landscaping, compatible with the area and streetscene.
- 6.9 The proposed new buildings are flat roof, proposed material finish similar to the existing buildings on site and of a similar design and character to many similar buildings within school sites. All buildings are located well within the confines of the school. The proposed hall would effectively be two storey in height with a flat roof and would appear as a subordinate addition to the school. Due to its siting and position within the main confines of the school it would not appear overly prominent or overbearing within the confines of the school and any views of this building from the surrounding area would be limited.
- 6.10 The proposed new classroom block, three storeys in height would be greater in terms of height than the main school block. The height of the building would mean that it would be visible from some vantage points outside of the school site and from the adjacent residential roads, including from the adjacent Conservation Area. However it is considered that the views of the building would be limited and not overtly prominent from surrounding area or nearby Conservation Area.

Impact on Neighbouring Amenity

- 6.11 Due to the siting and location of the proposed extensions located in the confines of the main school the proposed development would not impact on the on the amenities of the occupiers of the surrounding residential dwellings in terms of loss of sun/ daylight and or visual overbearing impact.
- 6.12 With reference to the below objections a number of concerns have been expressed in terms of noise and disturbances associated with the school. The increased pupil numbers may result in some increased noise from the activities associated with the school. However this will be during typical school hours and as such would not result in increased noise and disturbance at antisocial hours of the day.
- 6.13 Matters concerning potential antisocial behaviour such as littering from those who attend the school are not dealt with through the planning process.

Impact on Highway Safety and Parking Considerations

- 6.14 A key concern of Officers and from local residents is the impact this would have on the road network and highway safety. Another key concern is ensuring suitable off street parking for the proposed development. The roads most likely to be affected by the proposed expansion of the

School are Furze Platt Road, Switchback Road South, Gardner Road, Cranbrook Drive, Courthouse Road and Oaken Grove.

- 6.15 The main drop off location of pupils associated with the school is located to the north of the school site, adjacent Furze Platt Road. This provides a one-way loop road of around 113m in length for short-term parking associated with parents dropping-off and collecting pupils. The drop-off area has capacity for a total of 34 cars at any one time.
- 6.16 The parking survey associated with the Transport Assessment (TA) identified that around 4 cars park at this location through out the day. The TA also acknowledged that in the afternoon the loop road is fully parked at times and cars need to wait for a short period of time before being able to access the loop road. This slows down the westbound traffic that is passing the School's access.
- 6.17 The TA further undertook a review of Personal Injury Accident Data has determined that children are already at risk of being involved in accidents which indicates that there may be road safety issues within the immediate area of the School associated with congestion. This is further explored in paragraphs 3.57 – 3.63 of the TA. The accidents were determined to be as a result of road user behaviour rather than road network issues. The TA states that road safety awareness training, pedestrian skills training and cycle training is recommended to reduce the risk of pupils and staff being involved in an accident. This is also prosed as part of the schools Travel Plan
- 6.18 The pupil survey indicated that around 65% of secondary school pupils either walk or cycle to the site and around 45% of sixth form pupils. Around 30% of secondary school pupil comes to and from the site by way of car (car share or drop off) and 50% of sixth form student (car share, drop off or parking). The remainder is by way of public transport (bus and rail). In contrast the TA claims that around 76% of all staff members come to and from the site by single private vehicle. (The above is the overall rounded up figures.)
- 6.19 On site parking is contained within the school via a separate car access and egress on Furze Platt Road. Access to the on-site car park is gained via the loop road. Egress from the car park is provided from the west end of the site leading to the loop road. Only staff and visitors to the School can access the site via gates from the loop road leading into the site. The School currently has 130 marked car parking spaces located within the site and there is space for cars to park in unmarked areas. The information contained within the TA indicates that at peak time there is 150% occupancy of this parking area which would equate 195 vehicles on site. i.e the parking area is already operating above formal capacity and there appears to be informal capacity within the grounds of the school for this additional informal parking. The difficulty with such claims is that there are 168 members of staff (full time and part time), if only 76% of the staff drove to the site, even if all part time staff were on site at the same time this would result in the need for 128 car parking spaces. Unless there are 67 visitors to the school on a regular basis it would infer that there is a far greater reliance on private vehicles by staff then the TA and the school Travel Plan suggests.
- 6.20 The proposed development would result in an increase of 531 pupils to the school. The application form further states that the equivalent of a further 8 full time members of staff will be employed.
- 6.21 Based on this existing pupil survey (and taking into account any after school clubs which could stagger pupils leaving the site) it is estimated that the development could result in around 150 - 160 two-way car movements coming to and from the site at peak times.
- 6.22 In order to accommodate this the TA suggests an additional runner lane and layby to increase in capacity of the drop-off area by 20 spaces. The TA proposes that this will accommodate the increase in demand for drop-off and pick-up and decrease queueing onto Furze Platt Road.
- 6.23 In additional to this a large reliance is placed on a modal shift to utilise sustainable modes of transport and suggests targets for the school to assist in reducing reliance on the car.

- 6.24 The proposed plans and application forms make no allowances for increased on site parking. In para 7.8 the TA acknowledges that the development would equate to the need for 12 additional on site parking spaces, but then states in para 10.8 states that 23 on site spaces will be required. In either case it is not proposed to increase the current provision of parking on-site. The TA instead claims that sixth form pupils and staff will be encouraged to use other modes of transport. The TA further claims that there is demand for up to 74 cycle parking spaces at the moment and that the proposed development would result in an increase of 46 cycle spaces. Therefore the TA claims that the existing 120 cycle spaces provide sufficient capacity to meet future need.
- 6.25 Further to the initial concerns expressed by the Highway Authority the Travel Plan and Highway Assessment associated with this application has been amended since the initial submission to look at ways in which the school can reduce pupils reliance to come to and from the site by private vehicle.
- 6.26 Nonetheless it is considered that the current proposal will present a significant adverse impact to the local highway network with safety and capacity concerns at the junction between Furze Platt Road/ Switchback Road South.
- 6.27 The only manner in which this impact can be reduced and would be acceptable would be subject to the implementation of several mitigation measures. These go above and beyond those indicated in the TA. As suggested in the TA the uptake of sustainable transport modes is essential in reducing the number of vehicle trips generated from the proposal. Contrary to the claims of the TA it is considered that physical improvements to current pedestrian and cyclist facilities are essential to ensure pedestrian and cyclist safety and encourage students to travel by sustainable mode, measures should be implemented prior to occupation. In view of this and to make the development acceptable in planning terms a number of conditions are recommended to be attached to any planning permission granted. (See conditions 10 -14)
- 6.28 Notwithstanding the above, a key concern of local residents is that the Transport Statement states that the schools current car park is already operating above maximum capacity. The TA suggests no further parking is proposed and rather sustainable modes of transport will be encouraged for six form pupils and staff alike. A further comment was made in the TA that there is potential for overspill parking to nearby residential streets. The statement claims that there is minimal on-street parking at the time of their site visit (which appears to have been undertaken on one day in March 2017). Whilst the TA mentions personal staff travel plans this does not translate in the schools Travel Plan. The schools Travel Plan looks at opportunities to reduce reliance of car use by pupils, it is silent on staff. The schools Travel Plan and Statement states that the majority of staff commute to work by car and 30% live within a 2km of the school. Disappointingly no discussion on how they can look to encourage their own staff to utilise sustainable modes of transport is contained in the Travel Plan. As per the Transport Statement it is therefore recommended that prior to the development coming into use the School produce a Staff Plans which looks at how they can reduce staff reliance on the car and prevents parking overspill onto adjacent roads. Such a Staff Plan should be monitored and submitted to the LPA for future consideration.

Flooding and Sustainable Urban Drainage

- 6.29 The site lies in flood zone 1. As the proposal constitutes a 'major' development being on a site over 1 hectares a Flood Risk Assessment (FRA) has been submitted as part of this planning application and associated drainage evidence has been submitted with the application.
- 6.30 The FRA demonstrates that there is a Low to Moderate fluvial flood risk identified within the site, solely due to existing external levels. This has been easily addressed through the setting of buildings finish floor levels. FFLs and external levels.
- 6.31 The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which is being introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications must consider sustainable drainage systems. Developers are

advised to assess the suitability of sustainable drainage systems. Under this arrangement the Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications.

- 6.32 SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. Hydraulic calculation and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF (PPG).
- 6.33 The Lead Local Flood Authority has reviewed this information and are satisfied that the proposed development provides suitable sustainable drainage systems. This will be secured by condition. (See condition 4)

Other Environmental Considerations

- 6.34 In terms of impact on pollution including noise and dust during the construction process. The Environmental Protection Team has raised no objections subject to conditions. Where these are considered relevant and necessary Officers have recommended these conditions and/or informatives as appropriate. (See conditions 5)
- 6.35 Two trees adjacent to the existing hall would be removed as part of this application. These trees have no amenity value and their loss is therefore considered acceptable. Tree protection details have been submitted in support of other adjacent trees proposed to be retained within the application site. The Tree Officers has offered no objection subject to conditions.
- 6.36 A Biodiversity survey was submitted in support of this application which confirmed that there is some but limited biodiversity on this site. However in order to result in a net gain of biodiversity a number of recommendations have been made, it is recommended that conditions be attached to any application to ensure compliance with this report. (See condition 6 and 7)

Other Material Considerations

- 6.37 As identified in the principle considerations strong support is offered from both National and local planning policy.
- 6.38 However, the above sets out a number of concerns from planning officers and the Highway Authority about the significant adverse impact the development would have to the local highway network with safety and capacity concerns at the junction between Furze Platt Road/ Switchback Road South. These are also expressed by a number of local residents. There are also further concerns about the provision of sufficient parking within the site.
- 6.39 The only manner in which the development would be acceptable is subject to and heavily relies on a behavioural shift of both pupils (including six form student) and staff to utilising sustainable modes of transport.
- 6.40 The need to provide additional school spaces to meet the needs of the local community weights heavily in favour of this scheme. Having due regard for the consultation response from the Highway Authority it is considered, on balance, that the development is acceptable but this is strictly subject to the conditions set out in section 10 of this report.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

In line with the Council's Charging Schedule the proposed development would now be CIL liable. However required CIL payment for the development of this kind would attract a £0 charge.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

106 occupiers were notified directly of the application. The planning officer posted a statutory notice advertising the application at the site on 31.07.2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 27.07.2017.

A total of 11 letters of objection have been received from individual addressees. Comments made can be summarised as follow's:

Comment		Where in the report this is considered
1.	Object to the transport statement suggesting that any additional increase in cars can be accommodated in existing residential streets.	0
2.	Suggest that other modes of transport are looked at; including car sharing, better cycle routes, other areas in and to the front of the school or trying to restrict cars	0
3.	Concerns about highway safety from the development and the impact on those living on the adjacent residential roads	0
4.	There is no need for further pupils or staff at this school	0
5.	There are too many student's coming from outside of the catchment area which increases traffic	0
6.	Staff parking should be accommodated within the school site and should not overspill not the nearby residential roads	0
7.	As existing lunch time activities result in littering and windows being broken by footballs etc.	0

Consultees

Consultee	Comment	Where in the report this is considered
Lead Local Flood Authority	Further to the submission of drainage report they have no objection to the proposed development.	Error! Reference source not found.
Highway Authority	The current proposal will present a <u>significant</u> adverse impact to the local highway network with safety and capacity concerns at the junction between Furze Platt Road/ Switchback Road South. The only manner that this impact can be reduced and would be considered acceptable would be subject to the implementation of several mitigation measures.	Discussed further in 6.14-628
Arboricultural Officer	No objection to the proposal subject to conditions	0
Environmental Protection	No objection to the proposal subject to conditions	0

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings
- Appendix C – site elevations

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this

permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the approved plans unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the Arboricultural Survey & Impact Assessment dated 10 August 2017 (including the appendices) and received by the Local Planning Authority on the 14.08.2017 and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 4 The proposed development shall be build in accordance with the Sustainable Urban Drainage details set out in the Tender Stage Drainage Report prepared by Robert West (Document Reference: 3126/035/DR/FPS/R01, Dated: 18/08/2017)
Reason: To provide suitable Sustainable Urban Drainage as required by the National Planning Policy Framework and Ministerial Statement on SuDS
- 5 Prior to any of the buildings hereby approved being brought into use the applicants shall implement and there after maintain the Ecological Enhancements set out the 'Recommendations and Ecological Enhancements; section of the Preliminary Ecological Assessment prepared by the Ecology Partnership and received by the Local Planning Authority on the 14 July 2017
Reason: To provide a net increase in biodiversity as required by the National Planning Policy Framework (2012)
- 6 Prior to the commencement of any works a construction noise management plan shall be submitted to the Local Planning Authority detailing a method statement and project plan for the demolition and construction works. The plan shall include the predicted construction vibration and noise levels emanating from the development, the plan shall also include specific details of noise and vibration mitigation measures as well as specifying acceptable noise and vibration limits (in line with the ABC method advocated by BS5228) to be met at nearby residential and noise sensitive receptors. There shall also be an ongoing noise and vibration monitoring programme incorporated within the plan to ensure these noise and vibration limits are complied with throughout the duration of these works. There shall also be an incident/complaint log kept on site and available for inspection at any time by officers from the Council's Environmental Protection and Planning Teams. Any breaches of the noise limits shall be recorded and include remedial action to ensure compliance with environmental noise and vibration limits. Details of any breaches and corrective actions shall be notified to the Environmental Protection Team on a monthly basis throughout the construction of the scheme.
Reason: To protect the amenity of the development and surrounding amenities and to accord with the Local Plan Policy NAP3 and NPPF policy 109 and 123.
- 7 Notwithstanding the approved plans or any indicative given otherwise in the event any fixed plant and equipment associated with air moving equipment, compressors, generators, ventilation and plant or equipment of a like kind installed within any part of the development full details, including acoustic specifications shall be submitted to and approved by the Local Planning Authority prior to operation.
Reason: To protect the amenity of the residential development and surrounding residential development and to accord with the Local Plan Policy NAP3 and NPPF policy 109 and 123.

- 8 No part of the development shall be occupied until the access has been constructed in accordance with details that have first been amended, submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1.
- 9 Prior to the commencement of any works of demolition a construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 10 No part of the development shall be occupied until vehicle parking space has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The space approved shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 11 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1
- 12 Prior to the commencement of any development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority regarding formalised vehicle parking provision within the site. No part of the development shall be occupied until the parking provision has been formally laid out in accordance with these details. The space approved shall be retained for parking in association with the school.
Reason: In the interests of highway safety and sustainable accessibility to the site. Relevant Policies - Local Plan T7 and T8.
- 13 Prior to the commencement of any development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority regarding pedestrian and cyclist crossing improvements at the junction between Furze Platt Road and Switchback Road South. No part of the development shall be occupied until pedestrian and cyclist crossing improvements have been constructed in accordance with these details.
Reason: In the interests of highway safety and sustainable accessibility to the site. Relevant Policies - Local Plan T7 and T8.
- 14 Prior to the development coming into use the applicants shall produce a Staff Travel Plan which looks at how they will reduce staff reliance on the car and prevent parking overspill onto adjacent roads. This shall be submitted to and agreed by the Local Planning Authority. The applicants shall implement any agreed details.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 15 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 There shall be no fires allowed on site at any time, all waste shall be recycled or disposed off-site.
- 2 The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.
- 3 The applicant is advised to follow guidance with respect to dust control:-London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the -Building Research Establishment: Control of dust from construction and demolition activities The applicant and their nominated contractor shall take all practicable steps to minimise dust emissions, which are a major cause of nuisance to residents, the general public and office and retail workers living and operating near to construction and demolition sites. The applicant shall prepare a detail dust monitoring and mitigation package, that shall include an assessment of all the relevant potential sources of dust arising from site activities and deliveries, detailed dust monitoring arrangements and analysis, detailed mitigation measures to minimise dust emissions from the working site, and a complaints and due diligence log to record complaints and dust emission incidents.

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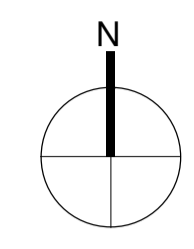
69



The school accommodation is concentrated in the northern part of it's site, with playing fields in the southern portion.

The school buildings and outdoor spaces consist of the following areas:

- 1. Main school block
- 2. School Hall
- 3. Kitchen/dining
- 4. Hall
- 5. Humanities Classrooms
- 6. English block
- 7. Maths block
- 8. Languages Classrooms
- 9. Languages Classrooms
- 10. Science / Art block
- 11. CDT/6th Form block
- 12. Humanities Classrooms
- 13. Humanities Classrooms
- 14. Shine (Autistic Resource)
- 15. Sports/Dance/Drama
- 16. Fitness Suite
- 17. Visitor parking
- 18. Parking
- 19. 'West Drive'
- 20. Tennis Courts
- 21. Sports pitch
- 22. Playing fields



- NOTES:
- All dimensions are in millimeters (mm) except where stated otherwise.
 - All drawings are based on survey information provided by 'Greenhatch Group.'
 - All dimensions and measurements should be checked on site prior to procuring materials and building work begins.
 - These drawings require final dimensional checking on site to ensure their accuracy prior to commencement of any works. Any discrepancies to be reported direct to the Architect.

Legend:

- Soft Landscaping
- AWP Sports Pitch
- Hard Play
- Parking
- Pavement

Site Boundary Legend:

- Application Boundary
- Site Boundary

P3	18/07/2017	Planning Update	KH	CW
P2	23/05/2017	Planning Issue	KH	CW
P1	09/06/2017	Stage 3 Issue	KH	CW

Rev	Date	Description	Chkd	Auth
Status				S4

For Planning

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Client

THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

Furze Platt Road, Maidenhead, SL6 7NQ

Project

Furze Platt Senior School
Furze Platt Road, Maidenhead, SL6 7NQ

Drawing Title

Existing Location Plan

Original Scale	Designed	Drawn	Checked	Authorized
1 : 1250	N/A	PP	KH	CW
Original Size	Date	Date	Date	Date
A1	07/04/17	07/04/17	07/04/17	07/04/17

Drawing Number

5149739-ATK-00-00-DR-A-1000

Rev

P3

Location Plan
1 : 1250

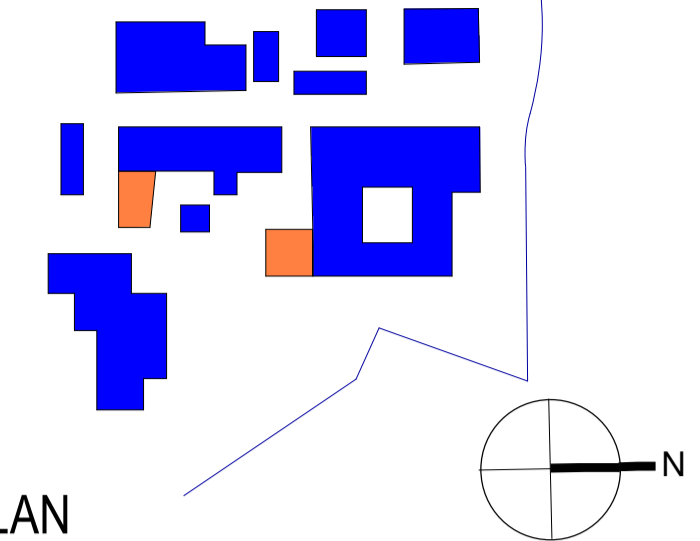
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KEY PLAN



- NOTES:
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Legend:

- Soft Landscaping
- AWP Sports Pitch
- Hard Play
- Parking
- Pavement
- New Build
- Trees
- Trees to be removed
- Proposed replacement trees

Site Boundary Legend:

- Application Boundary
- Site Boundary
- Demolition

Rev	Date	Description	Chkd	Auth
P3	18/07/2017	Planning Update	KH	CW
P2	23/05/2017	Planning Issue	KH	CW
P1	09/06/2017	Stage 3 Issue	KH	CW

Status: **For Planning** **S4**

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Project: **Furze Platt Senior School**
Furze Platt Road, Maidenhead, SL6 7NQ

Drawing Title: **Proposed Site Plan**

Original Scale	Designed	Drawn	Checked	Authorized
1 : 500	AP	PP	KH	CW
Original Size	Date	Date	Date	Date
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Drawing Number: **5149739-ATK-00-00-DR-A-1002** **P3**

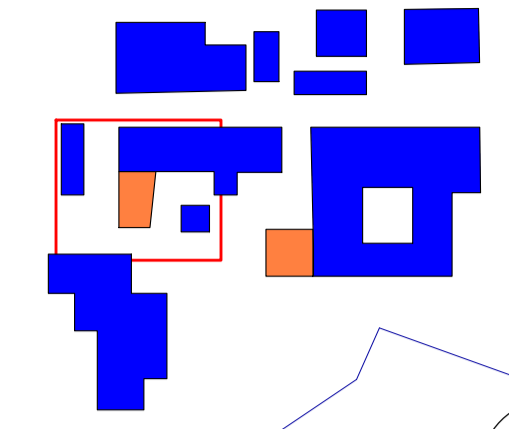
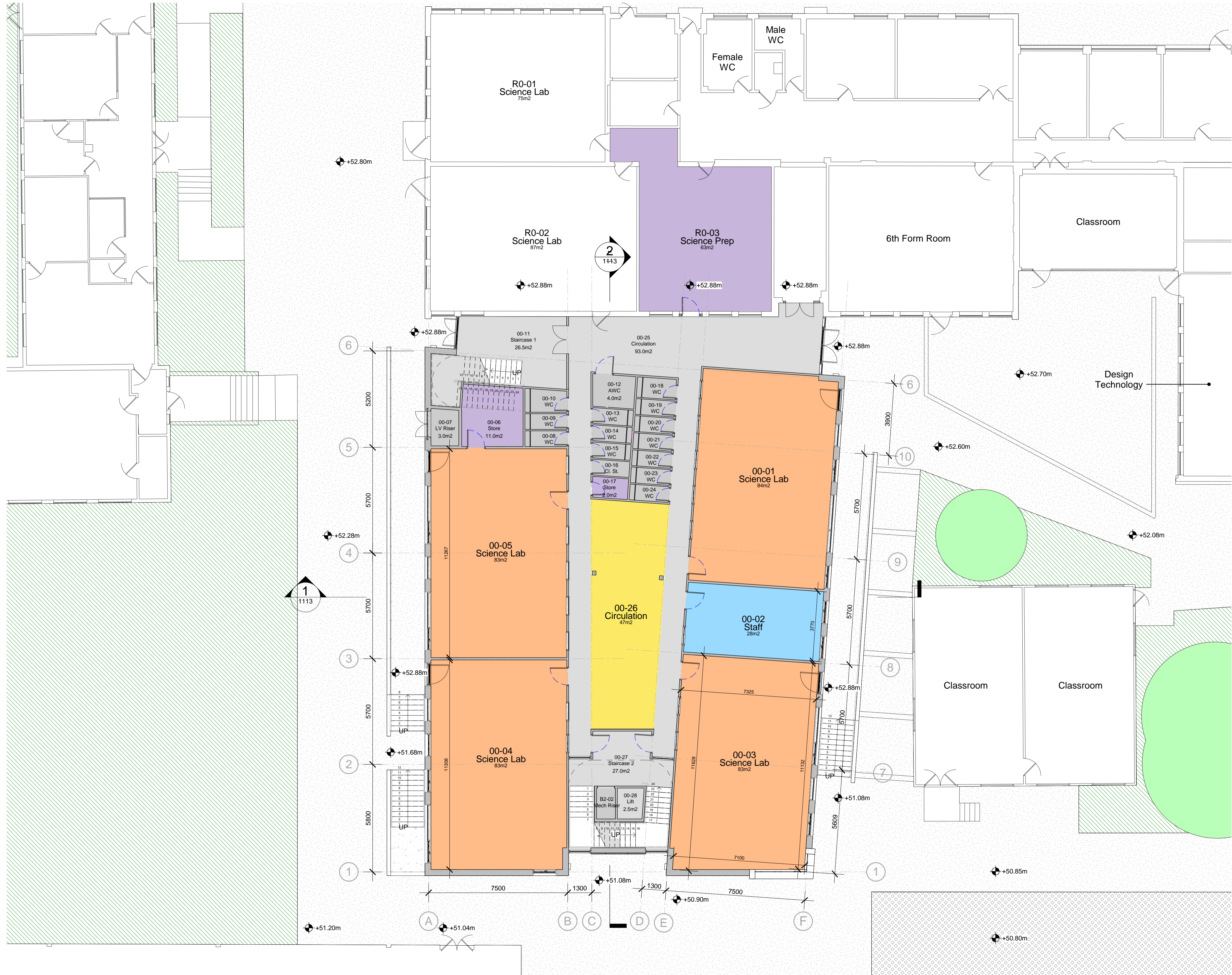
Proposed Site Plan
 1 : 500

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KEY PLAN

- NOTES:
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Department Legend

- Circulation
- LRC
- Non Net
- Staff
- Storage
- Teaching

P2	23/06/2017	Planning Issue		KH	CW
P1	09/06/2017	Stage 3 Issue		KH	CW
Rev	Date	Description		CHK'd	Auth

Status: **For Planning** **S4**

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Client: **THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD**
 Furze Platt Road, Maidenhead, SL6 7NQ

Project: **Furze Platt Senior School**
Furze Platt Road, Maidenhead, SL6 7NQ

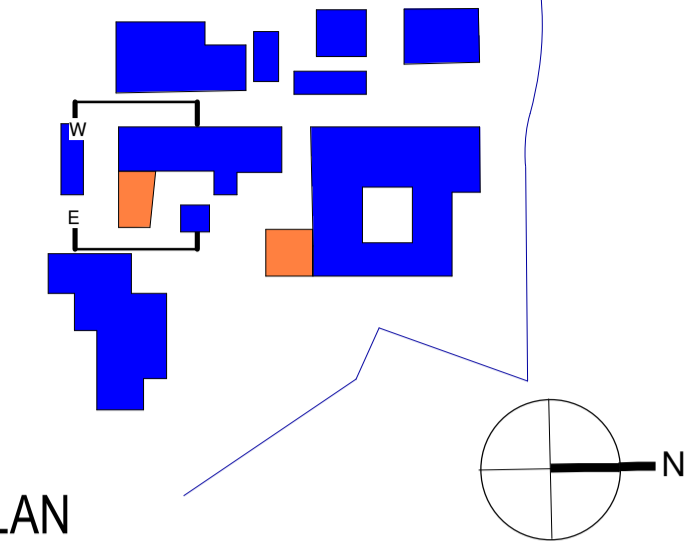
Drawing Title: **Proposed Ground Floor Plan - Teaching Block**

Original Scale:	Designed:	Drawn:	Checked:	Authorised:
1 : 100	AP	PP	KH	CW
Original Size:	Date:	Date:	Date:	Date:
A1	07/04/17	07/04/17	07/04/17	07/04/17

Drawing Number: **5149739-ATK-00-00-DR-A-1012** **P2**

Proposed Ground Floor Plan - Teaching Block
 1 : 100

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KEY PLAN

NOTES:

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- All drawings are based on survey information provided by 'Greenhatch Group.'
- All dimensions and measurements should be checked on site prior to procuring materials and building work begins.
- These drawings require final dimensional checking on site to ensure their accuracy prior to commencement of any works. Any discrepancies to be reported direct to the Architect.

EXTERNAL MATERIALS PALETTE:

- 1 PPC aluminium parapet coping. Colour: RAL 7016
- 2 Aquarian Gebrik brick slip panel. Format: UK Type P. Colour: Buff FE71-24
- 3 PPC aluminium feature curtain wall flashing. Colour: TBC
- 4 Integrated PPC aluminium louvre panels within window set. Colour: RAL 7016
- 5 PPC aluminium curtain wall system with glazed panels. Colour: RAL 7016
- 6 Solid spandrel panels. Colour: TBC
- 7 PPC aluminium windows frame. Colour: RAL 7016
- 8 PPC aluminium window flashing. Colour: TBC
- 9 Aquarian Gebrik brick slip panel. Format: UK Type P. Colour: Blue/Brown SR12-03
- 10 PPC aluminium plant louvre panels. Colour: RAL 7016
- 11 PPC aluminium plant louvre doors. Colour: RAL 7016
- 12 Trespa rainscreen cladding. Colour: TBC

P2	23/06/2017	Planning Issue	KH	CW
P1	09/06/2017	Stage 3 Issue	KH	CW

Rev	Date	Description	Chkd	Auth

Status: **For Planning** **S4**

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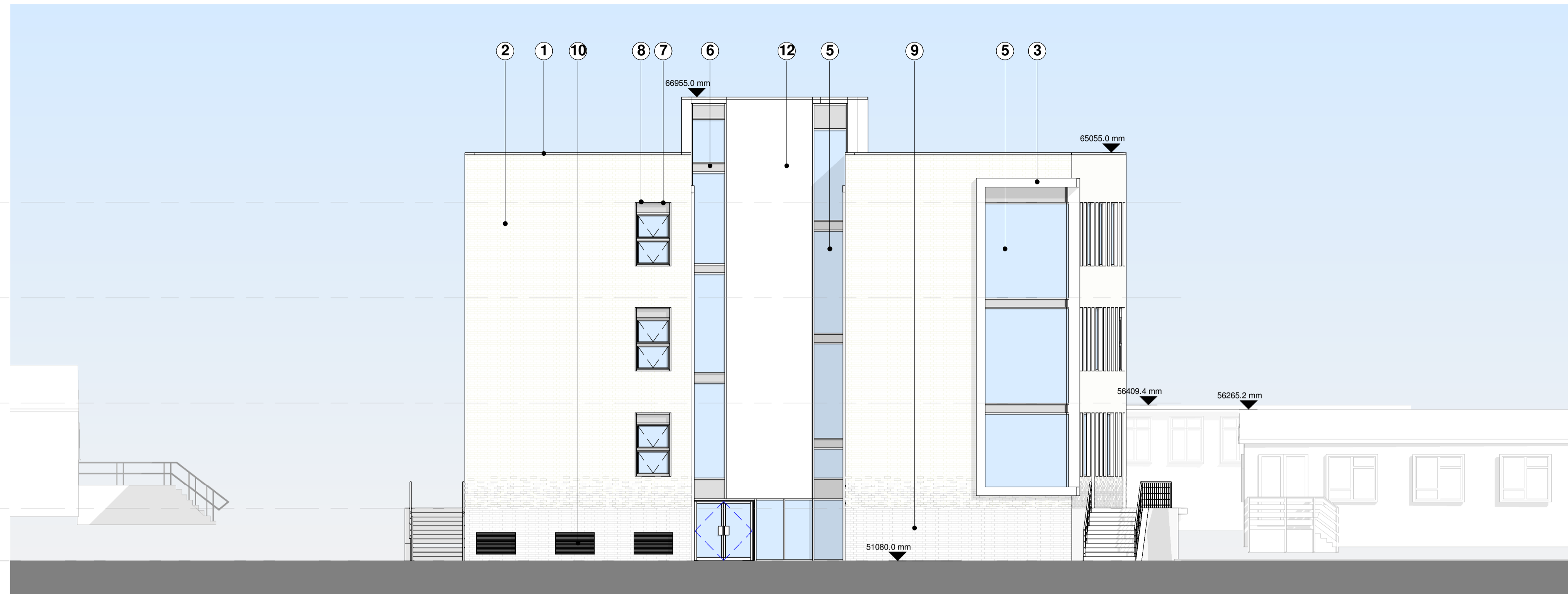
Project: **Furze Platt Senior School**
 Furze Platt Road, Maidenhead, SL6 7NQ

Drawing Title: **Proposed Elevations East & West - Teaching Block**

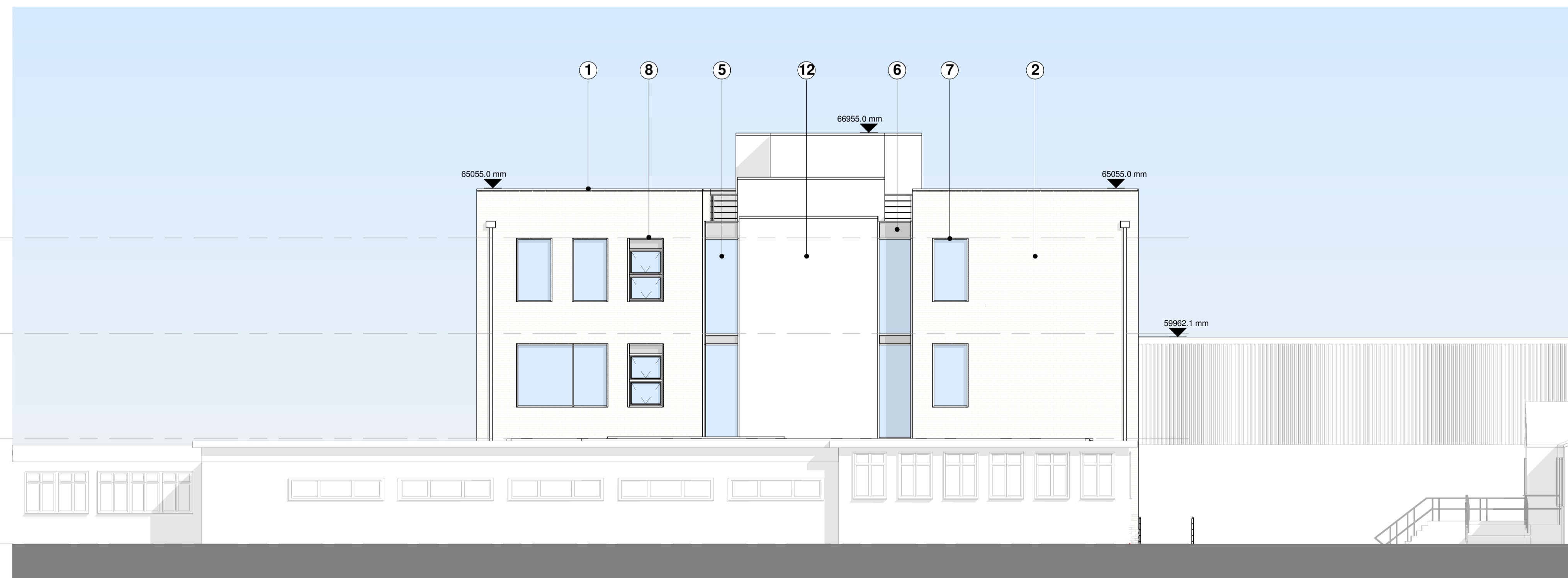
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Drawing Number: **5149739-ATK-00-XX-DR-A-1112** Rev **P2**



Proposed East Elevation
1 : 100

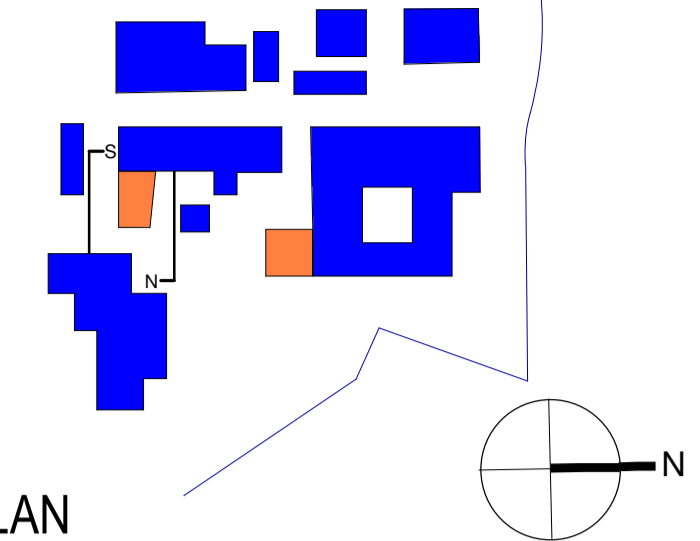


Proposed West Elevation
1 : 100

MILLIMETRES
0 10 100

72

DO NOT SCALE



KEY PLAN

NOTES:

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EXTERNAL MATERIALS PALETTE:

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- PPC aluminium feature curtain wall flashing. Colour: TBC
- Integrated PPC aluminium louvre panels within window set. Colour: RAL 7016
- PPC aluminium curtain wall system with glazed panels. Colour: RAL 7016
- Solid spandrel panels. Colour: TBC
- PPC aluminium windows frame. Colour: RAL 7016
- PPC aluminium window flashing. Colour: TBC
- Aquarian Gebrik brick slip panel. Format: UK Type P. Colour: Blue/Brown SR12-03
- PPC aluminium plant louvre panels. Colour: RAL 7016
- PPC aluminium plant louvre doors. Colour: RAL 7016
- Trespa rainscreen cladding. Colour: TBC

P2	23/05/2017	Planning Issue	KH	CW
P1	09/06/2017	Stage 3 Issue	KH	CW

Rev	Date	Description	Chkd	Auth

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Project: **Furze Platt Senior School**
Furze Platt Road, Maidenhead, SL6 7NQ

Drawing Title: **Proposed Elevations South & North - Teaching Block**

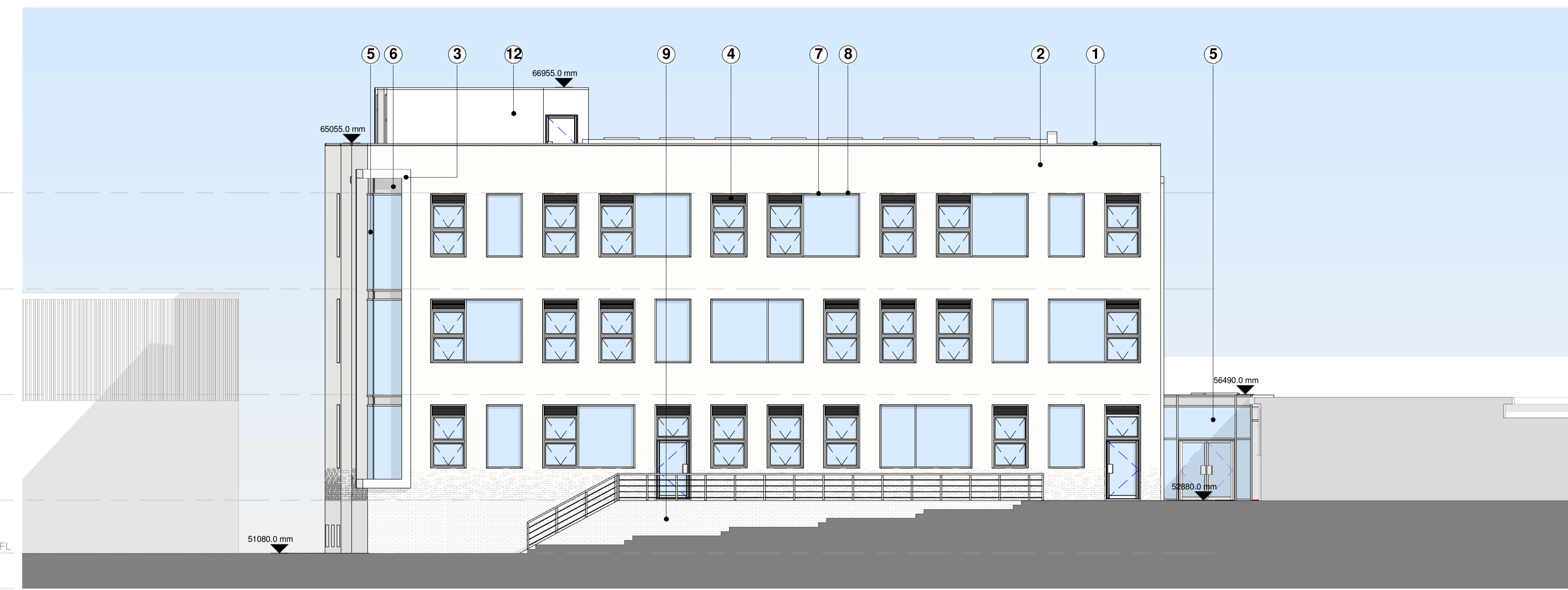
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Drawing Number: **5149739-ATK-00-XX-DR-A-1111** Rev: **P2**



Proposed South Elevation
1 : 100



Proposed North Elevation
1 : 100

MILLIMETRES
0 10 100

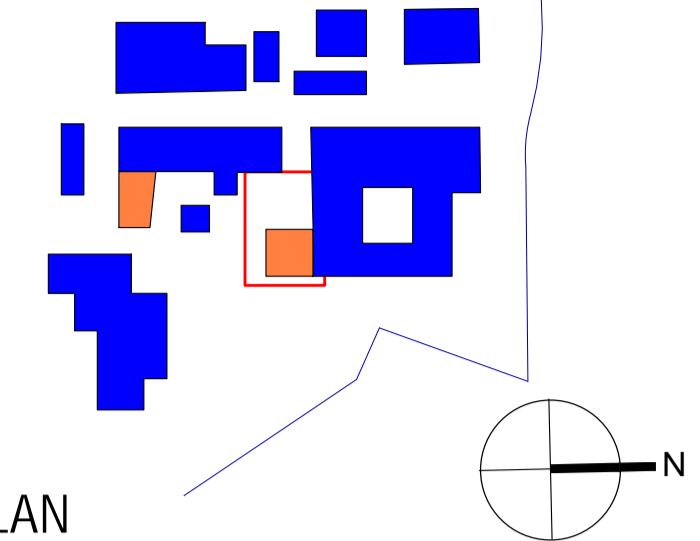
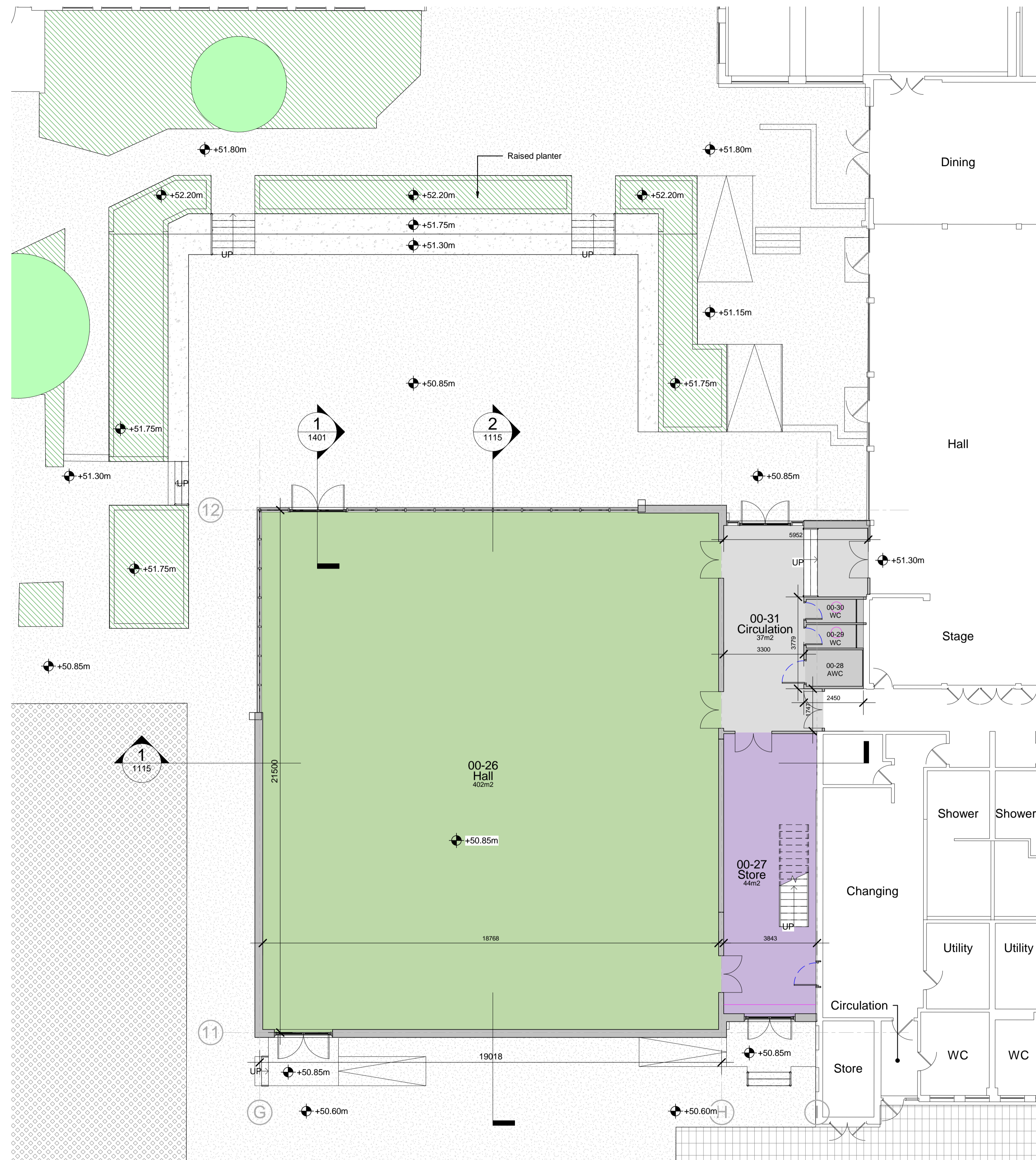
73

DO NOT SCALE

100
MILLIMETRES

0 10

74



KEY PLAN

- NOTES:
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Department Legend


- Circulation
- Large Spaces
- Non Net
- Storage

P2	23/06/2017	Planning Issue		KH	CW
P1	09/06/2017	Stage 3 Issue		KH	CW
Rev	Date	Description		CHK'd	Auth

Status **For Planning** **S4**

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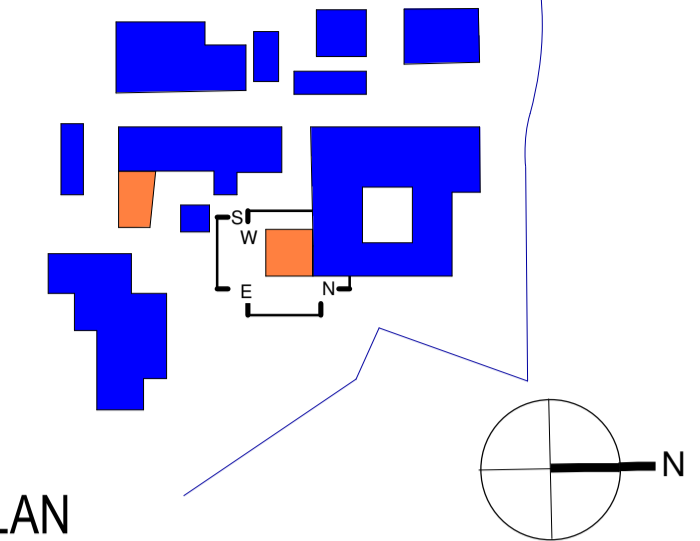
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1 : 100	AP	PP	KH	CW
Original Size	Date	Date	Date	Date
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Drawing Number **5149739-ATK -01 -00 -DR -A -1020** Rev **P2**

Proposed Ground Floor Plan - Hall
1 : 100

DO NOT SCALE



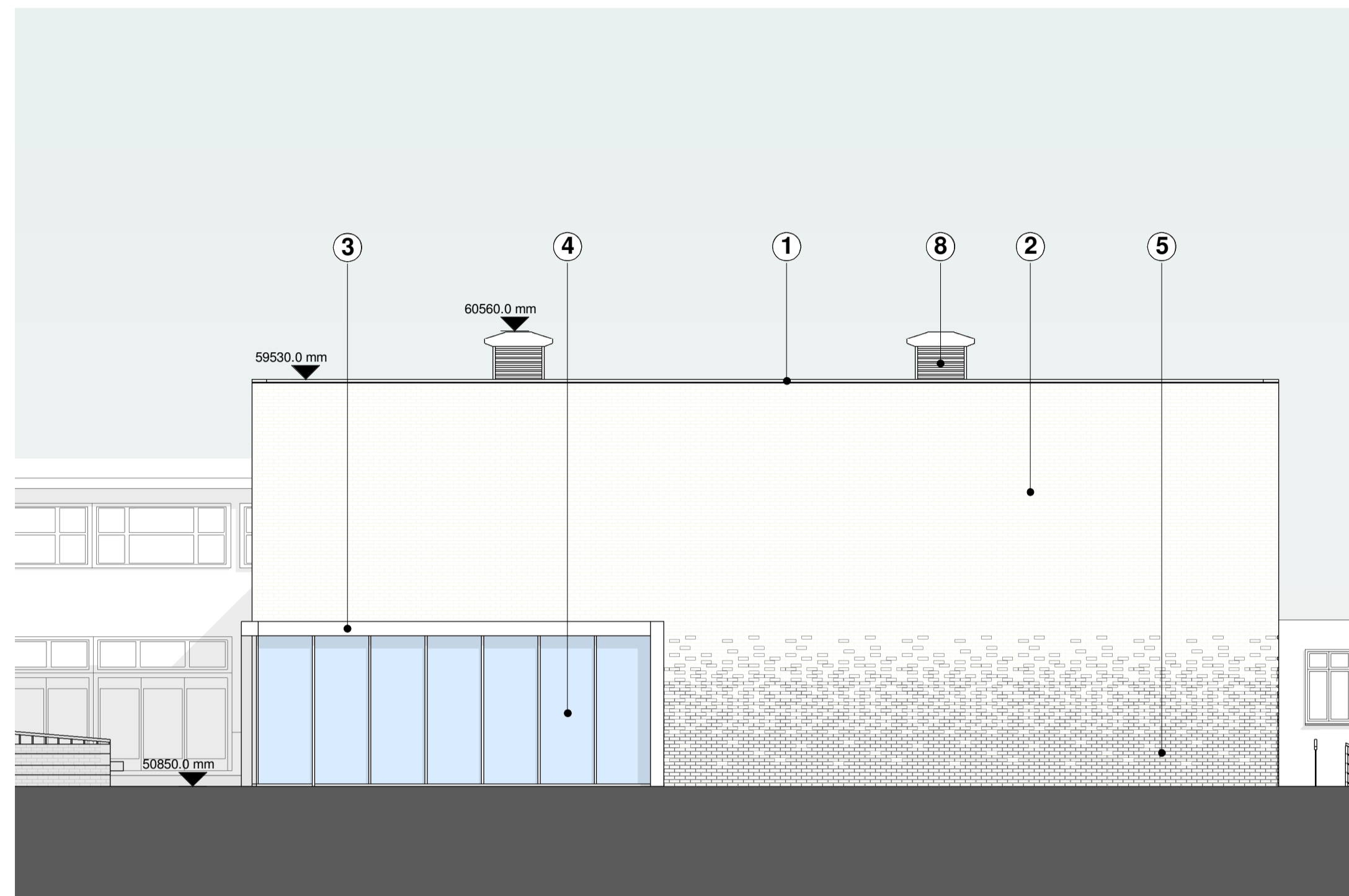
KEY PLAN

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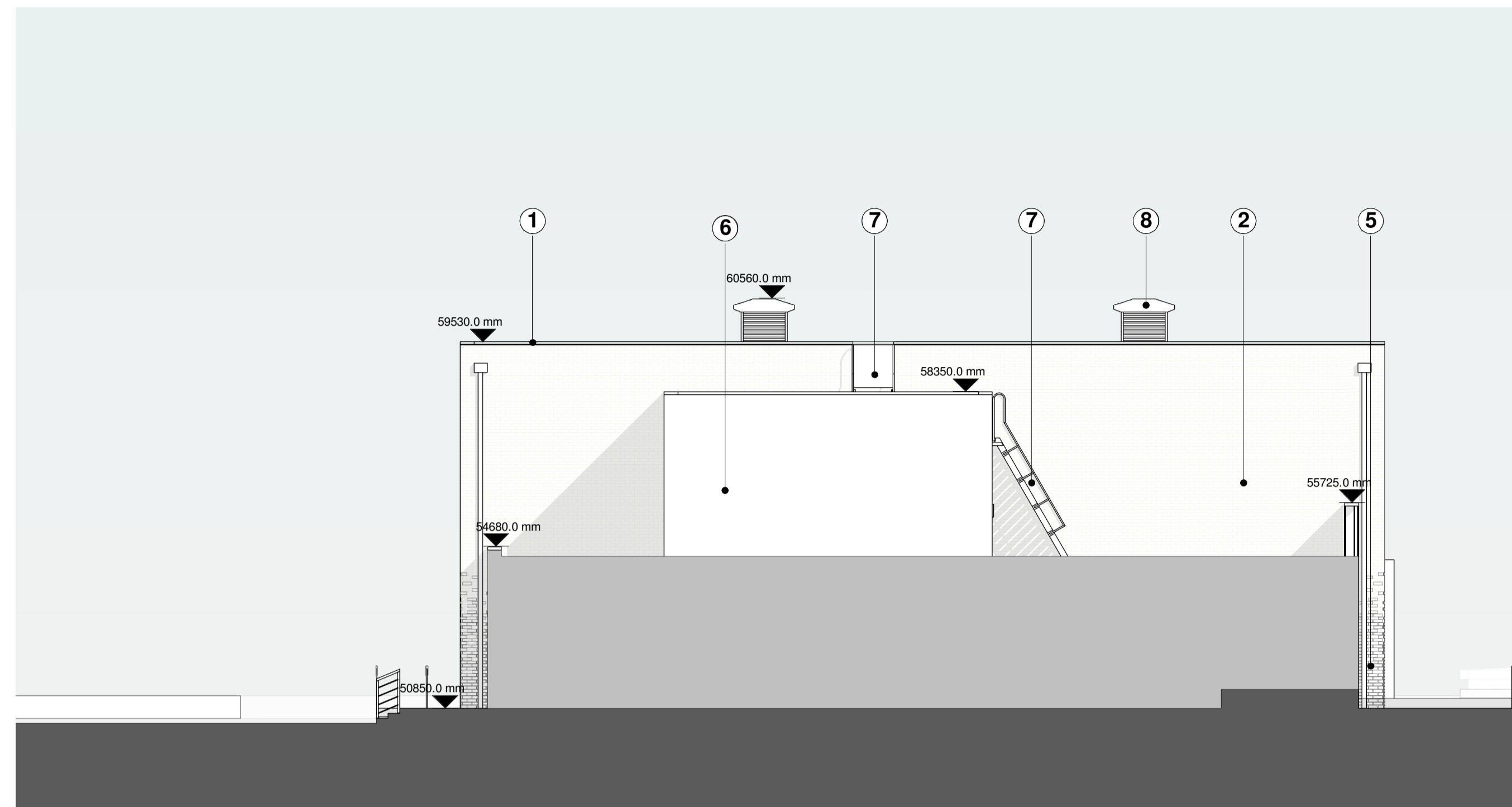
1. All dimensions are in millimeters (mm) except where stated otherwise.
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EXTERNAL MATERIALS PALETTE:

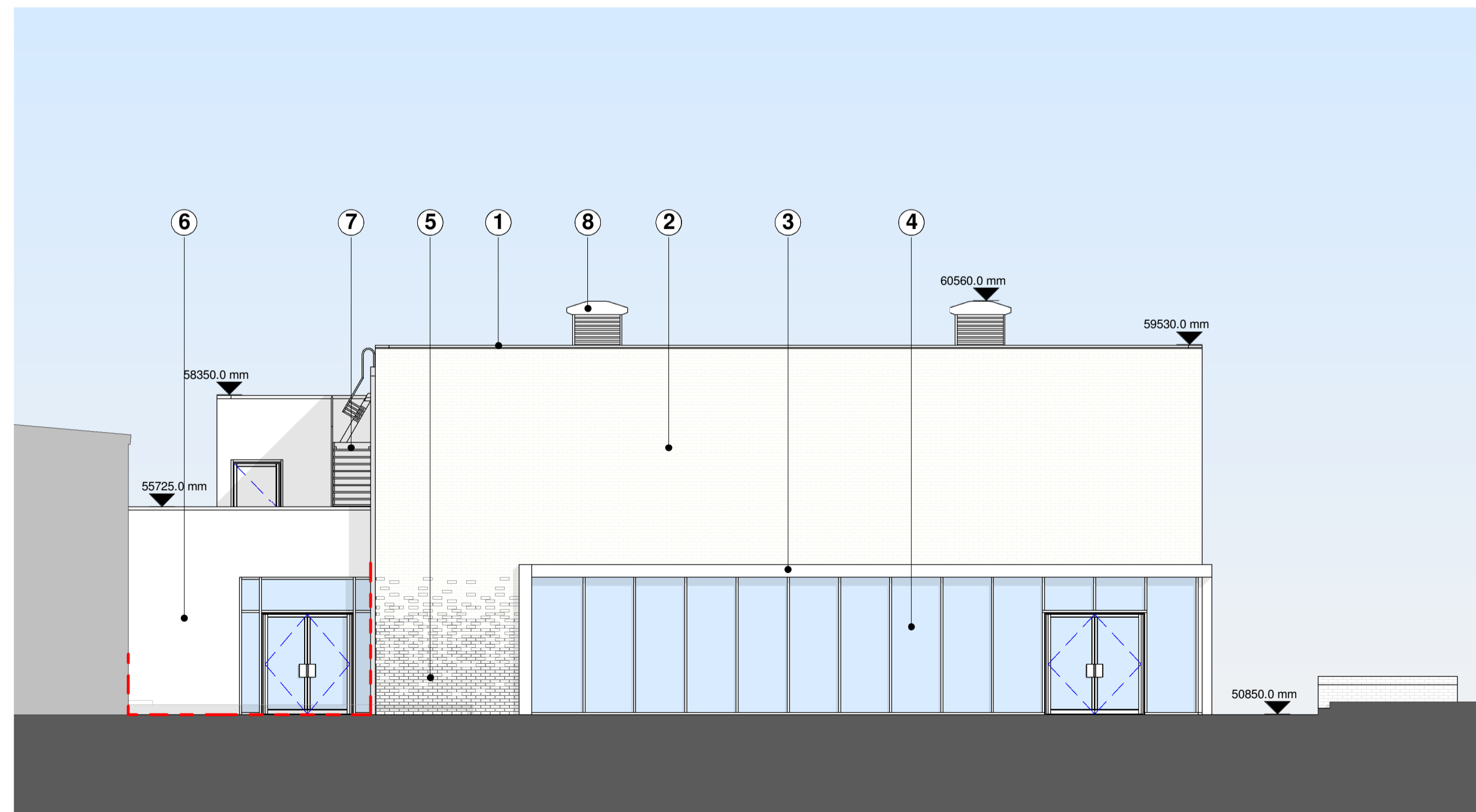
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- 4 PPC aluminium curtain wall system with glazed panels. Colour: RAL 7016
- 5 Aquarian Gebrick brick slip panel. Format: UK Type P. Colour: Blue/Brown SR12-03
- 6 Trespa rainscreen cladding. Colour: TBC
- 7 Ships ladder
- 8 Wind Catcher



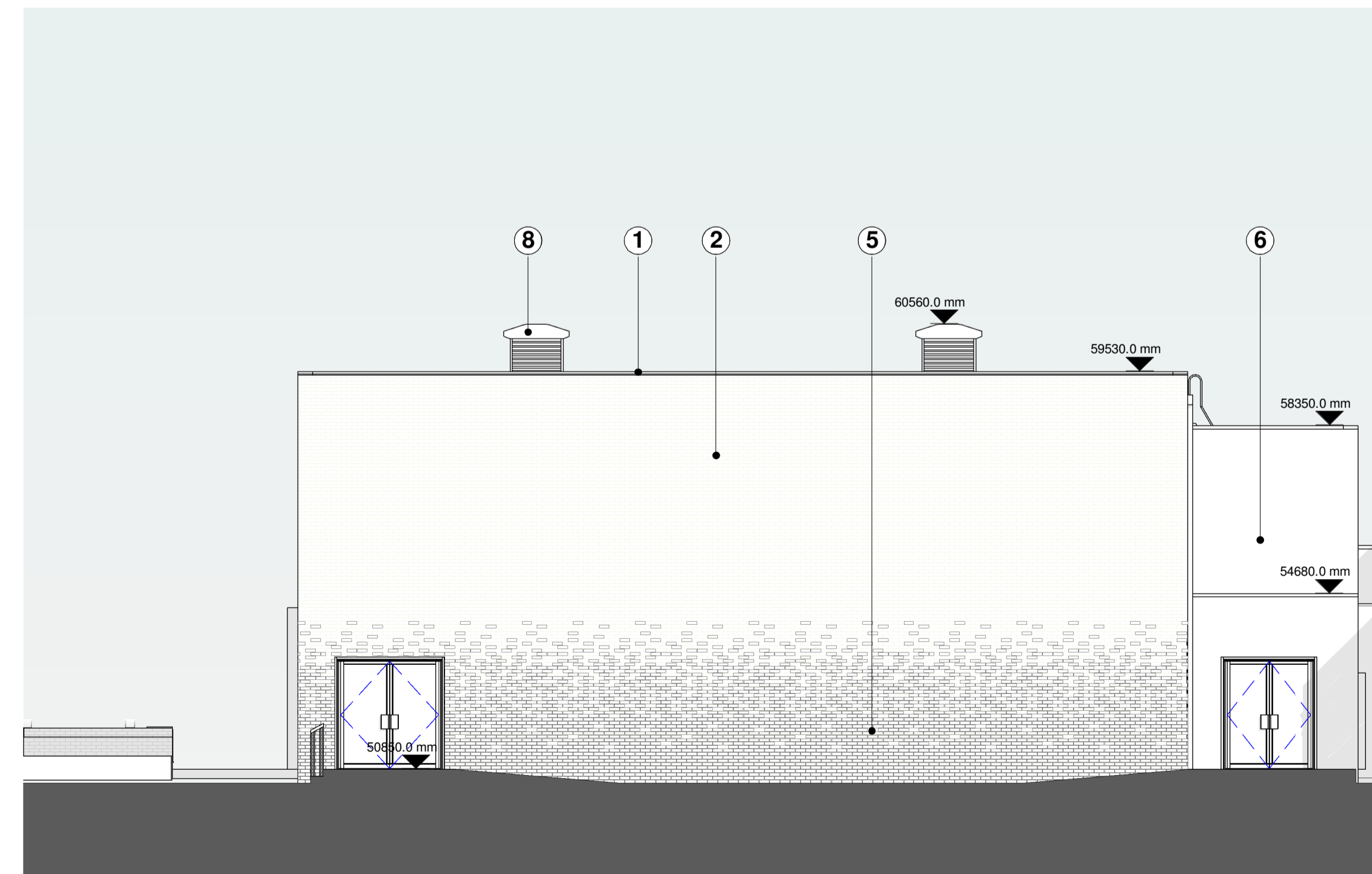
Proposed South Elevation - New Hall
1 : 100



Proposed North Elevation - New Hall
1 : 100



Proposed West Elevation - New Hall
1 : 100



Proposed East Elevation - New Hall
1 : 100

P2	23/06/2017	Planning Issue		KH	CW
P1	09/06/2017	Stage 3 Issue		KH	CW

Rev	Date	Description	Chkd	Auth

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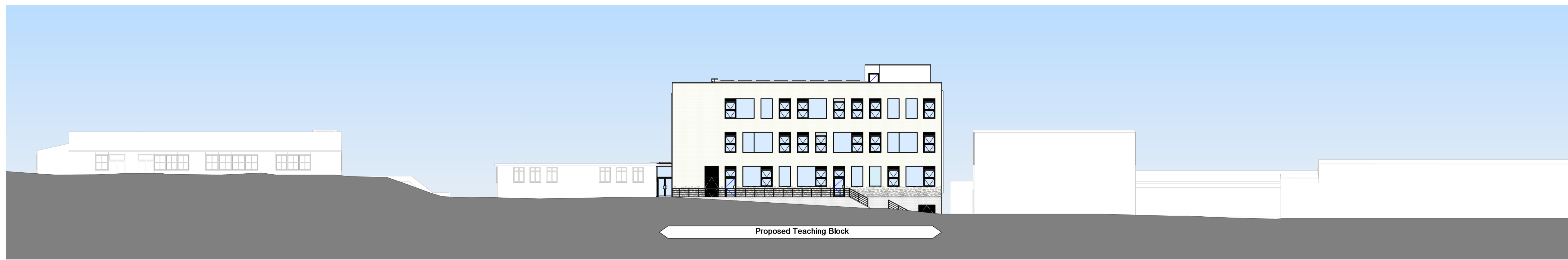
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Original Scale	Designed	Drawn	Checked	Authorized
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Original Size	Date	Date	Date	Date
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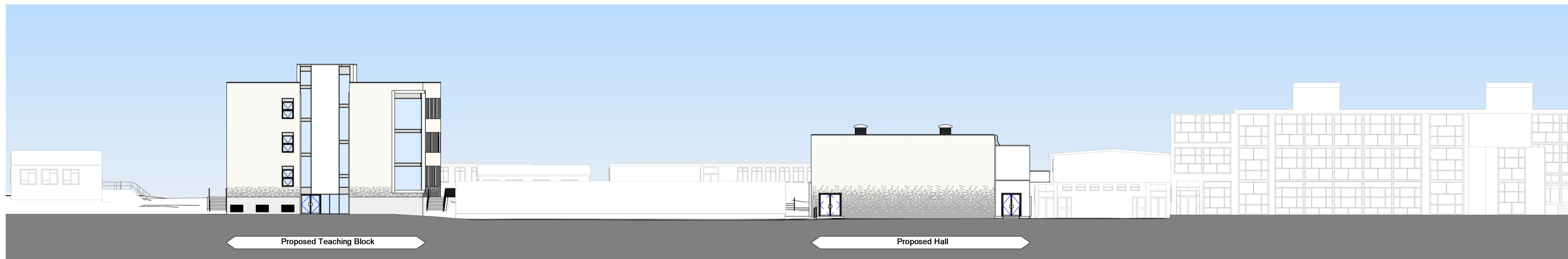
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DO NOT SCALE

100
MILLIMETRES
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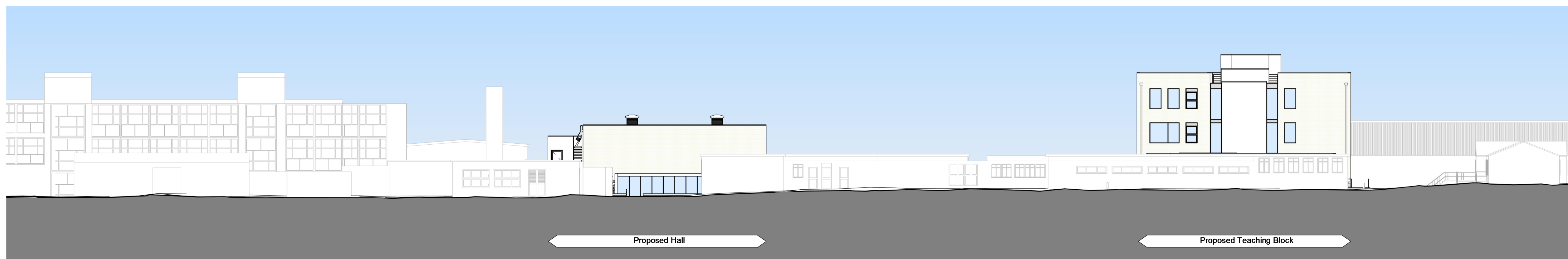
Proposed Elevation - South
1 : 250



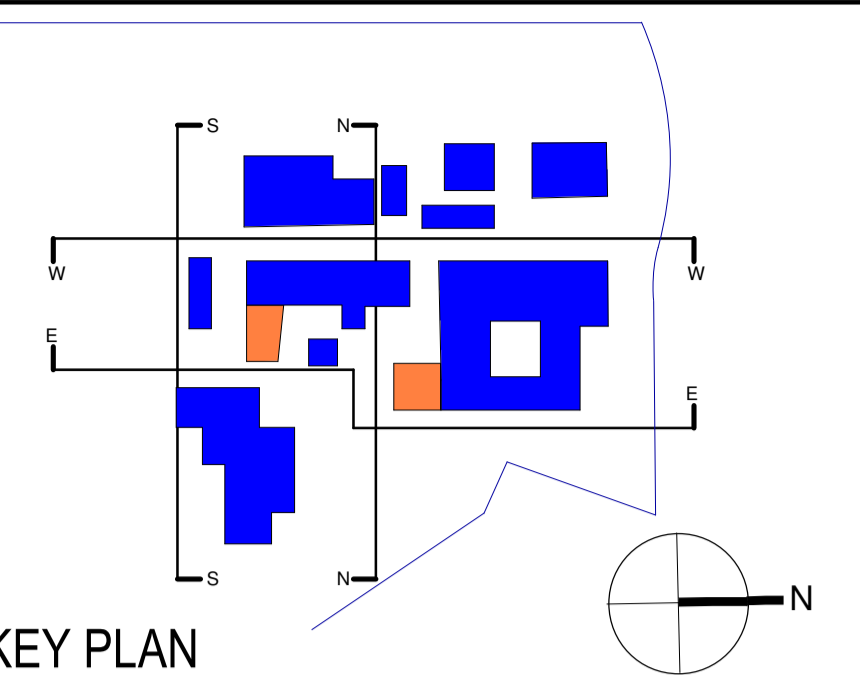
Proposed Elevation - East
1 : 250



Proposed Elevation - North
1 : 250



Proposed Elevation - West
1 : 250



KEY PLAN

- NOTES:
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P2	23/05/2017	Planning Issue		KH	CW
P1	09/06/2017	Stage 3 Issue		KH	CW

Rev	Date	Description	Chkd	Auth

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Project
Furze Platt Senior School
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Drawing Title
Proposed Site Elevations South, East, West & North

Original Scale	Designed	Drawn	Checked	Authorized
1 : 250	AP	PP	KH	CW
Original Size	Date	Date	Date	Date
A1	07/04/17	07/04/17	07/04/17	07/04/17

Drawing Number
5149739-ATK-00-XX-DR-A-1110 **P2**

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 5

Application No.:	17/02401/FULL
Location:	Baldasarre Farm Baldasarre The Straight Mile Shurlock Row Reading RG10 0QR
Proposal:	Replacement poultry shed with ancillary works (Part retrospective) and new security fence on eastern side boundary
Applicant:	Mr James
Agent:	Mr Peter Bateman
Parish/Ward:	Waltham St Lawrence Parish/Hurley And Walthams Ward

If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chrisie.ellera@rbwm.gov.uk
--

1. SUMMARY

- 1.1 The site relates to an established poultry farm which until early 2017 comprised principally of two large sheds and associated silos used for the breeding of chickens. Earlier this year one of the large sheds burnt down. This application seeks to replace it.
- 1.2 The proposal represents appropriate development in the Green Belt, is visually acceptable and would not have a detrimental impact on neighbouring amenity. It is considered that drainage matters are dealt with under separate pollution act legislation. The development is found to be in accordance with both National and Local Planning Policy.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
--

2. REASON FOR PANEL DETERMINATION

- As the proposed floorspace is over 1,000 sqm the Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to the eastern half of Baldasarre Farm, an established poultry farm (the breeding of chickens). The red line area includes the land where a poultry shed and silos used to be located, which burnt down earlier in 2017.
- 3.2 To the immediate west of the application site forms the wider part of the farm and lies an existing shed. An established rights of way runs to the immediate east of the application site.
- 3.3 The site and wider area falls within the designated Green Belt of the Borough.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This is a full planning application for the erection of a replacement poultry shed to replace that which burnt down earlier this year, the application is 'part retrospective' in so far as when clearing the site preparatory ground works were undertaken for the replacement building.
- 4.2 The proposed poultry shed would be approximately 134m in length and 18.2m in width. The building would have a gross floorspace of approximately 2454 sqm. The shed will be 4m in height to the ridge and positioned in the same location as the previous shed on the site, running parallel to an existing poultry shed located to the west. Silos are proposed in the central western side of

the building. Proposed material finish for the building would be steel sheeting with the proposed walls to be in a brown colour and the roof grey.

4.3 Amended plans have been submitted during the application process to show a 2.1m high security fence running along the eastern side of the site.

4.4 Planning history of direct relevance to this application:

Ref.	Description	Decision and Date
94/01251/FULL	Poultry Shed	Allowed by way of appeal

4. MAIN POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework (NPPF) (2012) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This is emphasised in paragraph 14 which states that where the development plan is absent, silent or relevant policies are out-of-date planning permission should be granted unless specific policies in this Framework indicate development should be restricted. Other key sections include section 9 which seek to protect the Green Belt.

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Aircraft noise
DG1, H10, H11	P4, T5	N6	NAP2

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate Development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3
Acceptable impact on River Thames corridor	SP4
Manages flood risk and waterways	NR1
Makes suitable provision for infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from June to September 2017 with the intention to submit the Plan to the Planning Inspectorate in late 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

5. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- The principle of the development in the Green Belt
- Development within flood zone 2 and 3
- Design considerations
- Impact on Neighbouring Amenity
- Highway Safety and parking issues
- Other material considerations

The principle of development in the Green Belt

6.2 The main material planning consideration is the principle of the development within the Green Belt. The National Planning policy Framework (NPPF) (2012) states that within the Green Belt a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

1. buildings for agriculture and forestry

6.3 As set out in the Town and Country Planning Act (1990) the definition of agriculture *'includes horticulture, fruit growing, seed growing... the breeding and keeping of livestock (including any creature kept for the production of food, wool, skin or fur or for the purpose of its use in the farming of land)...*

6.4 Policy GB1 of the current Windsor and Maidenhead Local Plan (2003) sets out acceptable uses and development in the Green Belt, which differs from the NPPF and therefore cannot be considered to be up-to-date. Part (a) of GB2 of the Local Plan addresses the effect of the proposed development on openness and the purposes of including land in the Green Belt while part (b) goes beyond the scope of Green Belt policy. Therefore, policy GB1 and GB2 is not wholly consistent with the Framework. However GB2(a) is almost identical to that of the NPPF and is essentially compliant with the aims and objectives of the NPPF.

6.5 The principle of the development within the Green Belt will therefore be considered in the context of the NPPF and policy GB2(a).

6.6 This application is effectively a replacement poultry shed following the one burnt down earlier this year. The shed will be located adjacent to an existing similar building on a site which is now established for such use. Therefore and in accordance with the above planning policies the principle of the development is acceptable.

Design considerations

6.7 The proposed single storey poultry shed and attached silos appears as a functional agricultural building within an established agricultural site. The proposed material finish of brown and grey costed metal sheeting is of typical agricultural buildings and would be in keeping with the rural character and appearance of the area and the building which used to be on the site.

6.8 The proposed fence is marginally higher than that which could be erected without the benefit of planning permission and is needed for clear security and health and safety reasons. Whilst plans

indicate that this fence would be grey in colour the Agent acting on behalf of the applicants has confirmed that they would accept the fence being erected in a dark green colour. This is considered necessary to ensure the proposed development is visually acceptable within the rural character of the area (see proposed conditions 1).

- 6.9 In view of this and subject to conditions the proposed development is considered to be visually acceptable within the rural location of the area.

Impact on Neighbouring Amenity

- 6.10 The nearest residential properties to the proposed development are located some 25m from the proposed replacement shed. On this basis the proposal is not considered to impact on the occupiers of these surrounding dwellings in terms of loss of light and/or overbearing impact.
- 6.11 In terms of noise and disturbance the proposed development would not result in generating increased activities above and beyond the established and lawful use of the site. As such the proposed development is not considered to impact on local residents in terms of noise and disturbance.
- 6.12 With reference to comments from the local residents the applicants have submitted an amended plan which omits the errors showing the drainage running into the neighbouring dwellings and has shown the proposed silos and security fence. Further to the submission of these amended plans and additional information the LPA have undertaken a further re-consultation exercise with local residents. No further comments have been received.

Sustainable Urban Drainage

- 6.13 The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which is being introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications must consider sustainable drainage systems. Developers are advised to assess the suitability of sustainable drainage systems. Under the new consultation arrangements the Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications. Previously the Environment Agency had that statutory responsibility.
- 6.14 SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. Hydraulic calculation and drawings to support the design as usually needed to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF (PPG). The Lead Local Flood Authority has reviewed this application and has raised objection on the basis that this information has not been submitted as part of this application.
- 6.15 The applicants have subsequently provided a further letter regarding this matter referring to Regulation 10 of the Pollution Prevention and Control (England and Wales) Regulations 2000. The primary focus of this legislation is to prevent intensive poultry operations causing pollution off site and to safeguard animal welfare of the crop.
- 6.16 The applicants have clarified that the entire site is subject to strict EA permit regulation which relates to all emissions including surface water drainage. This is detailed in the EA Permit that was submitted with the application. The applicants further clarify that the site drainage will not change from that previously which was undertaken (before the existing shed burnt down).
- 6.17 Having reviewed the permit from the EA, Officers are satisfied that this matter is dealt with by separate legislation and as such it is not necessary to rely on the comments from the LLFA in this particular instance.
- 6.18 Notwithstanding the above conclusions, the LLFA have been re-consulted on this additional information and Members will be updated on this matter in the Panel Update. However unless the

LLFA have strong advice to the contrary this is unlikely to affect the officers recommendations that this matter is dealt with by separate and clear legislation on a site such as this.

Other Material Considerations

- 6.19 The rights of way Officer has highlighted that the proposed fence should not block the rights of way. They have also highlighted that in the event the construction process block this path then it may be preferable for the applicants to secure a temporary diversion of the footpath during the construction period.
- 6.20 The proposed fence is shown to be wholly within the applicant's site, and only marginally greater than that which could be built under permitted development. As such this would not affect the rights of way on the adjacent land. The potential temporary obstruction of the rights of way during the construction process sits outside of the remit of planning. However informative regarding this matter is recommended.
- 6.21 The Council's Tree Officer has raised no objections subject to hard and soft landscaping conditions. The proposed development is to rebuild an existing shed which burnt down earlier this year. The development is not near any existing trees of amenity value and positioned within a functional farm site. No hard or soft landscaping is shown on the proposed plans, nor is it considered reasonable or necessary for such to be proposed to make this development acceptable in planning terms. On this basis landscaping conditions are not recommended by Officers.
- 6.22 The site does not propose to amend the access or egress to the site and as such raises no highway issues.
- 6.23 It is worth noting that as works on site have commenced, in the event that the development is permitted then the three year time limit condition to commence works is not necessary.

6. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 In line with the Council's Charging Schedule the proposed development would now be CIL liable. However the required CIL payment for the proposed development would be £0 per sq.m.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 8.1 6x occupiers were notified directly of the application. The planning officer posted a notice advertising the application at the site on 24 August 2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 10.08.2017.
- 8.2 1x letter was received objecting to the application, comments made can be summarised as:

Comment		Where in the report this is considered
1.	The proposed plans show the drains running into neighbouring land.	6.11
2.	Queries the position of the proposed silos and any ancillary buildings	6.11

Consultees

Consultee	Comment	Where in the report this is considered
Tree Officer	No objections subject to landscaping conditions	0
Highway Authority	No highway issues associated with this application	0
Rights of	In principle no objection to the proposed replacement poultry	0

Way Officer	shed and associated works. However full details of the proposed new boundary treatment should be provided. If construction work blocks the rights of way a diversion may be required.	
Lead Local Flood Authority	A detailed Surface water drainage strategy, Pollution control measures within the site demonstrating separate surface water treatment need to be submitted. This needs to be supported by drainage plans, calculations, infiltration tests and maintenance plan.	0

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – elevation and plan drawings

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application form and the proposed fence being coloured olive green at British Standard (A standard green for steel pallsade is RAL 6005) unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

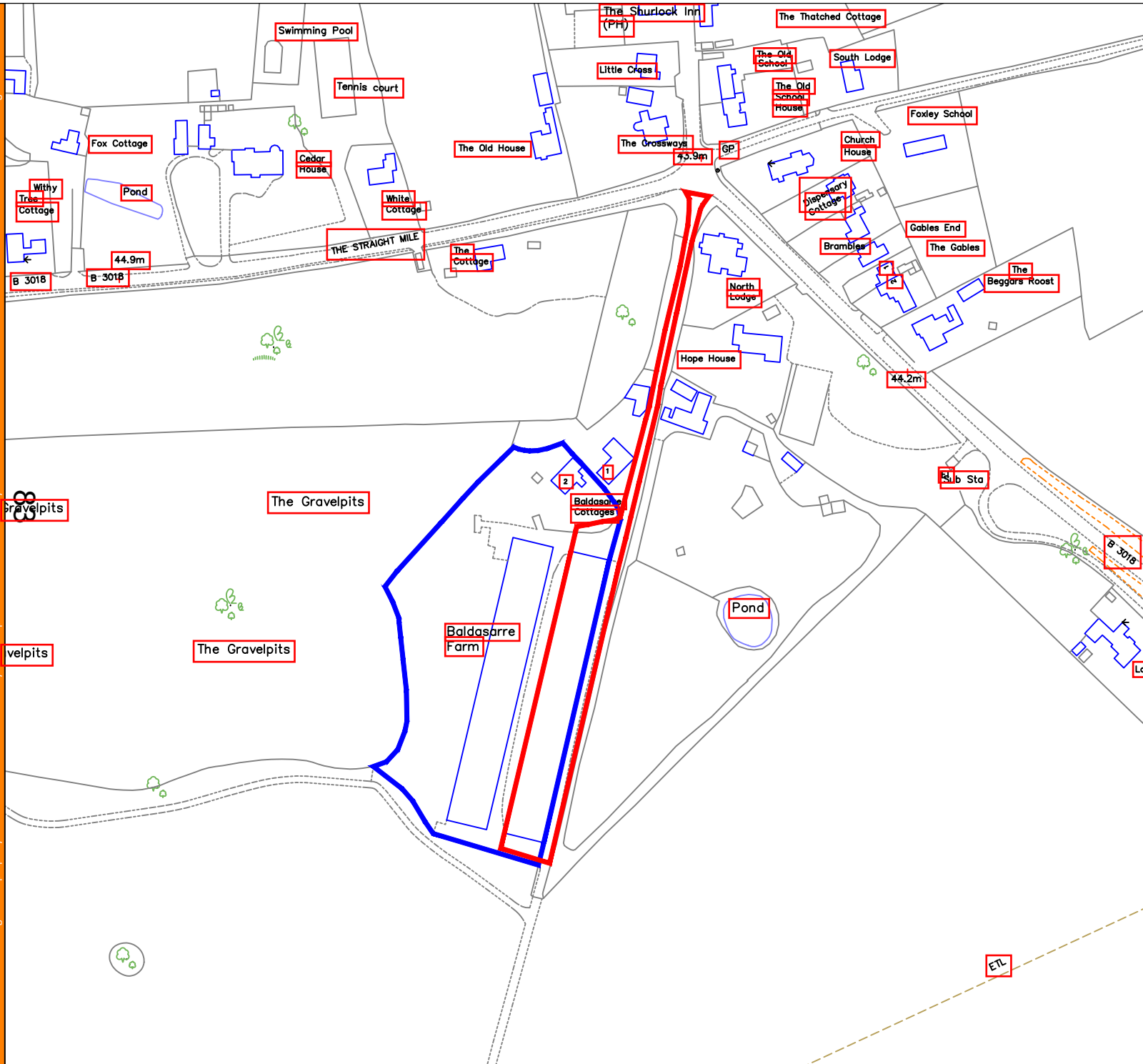
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed below.



Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 The applicant is hereby advised that no development can take place on land which is public right of way until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990. Reason: To protect the Public Right of Way.

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Projection:  Direction:  v1.1 MGJ 2014

Notes: -

Revision	Date	Description
A	09-06-17	Revised boundary line
B	22-08-17	Selected OS annotation removed
C		
D		
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Z		

Description: Site location plan

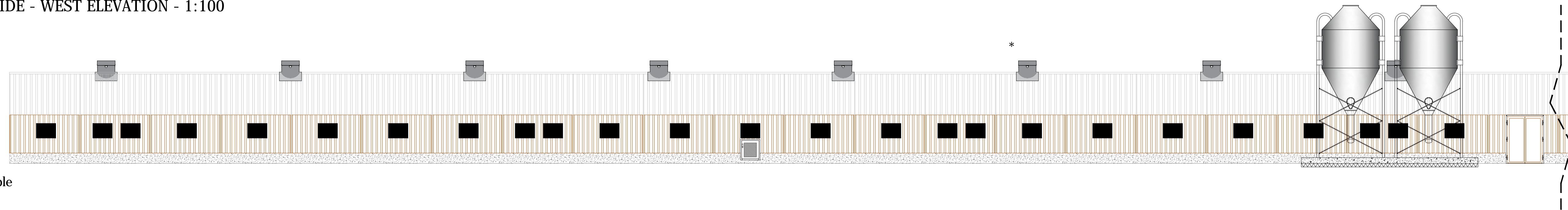
Drawing No.	330_010-1	A4	Site	Baldassarre
Revision	B		Date	11-04-17
Scale	1:2500		Drawn	MGJ
Project No.			Checked	

Faccenda Foods Limited Willow Road Brackley Northamptonshire NN13 7EX	Tel: +44 (0)1280 703641 Fax: +44 (0)1280 705335 Email: info@faccenda.co.uk
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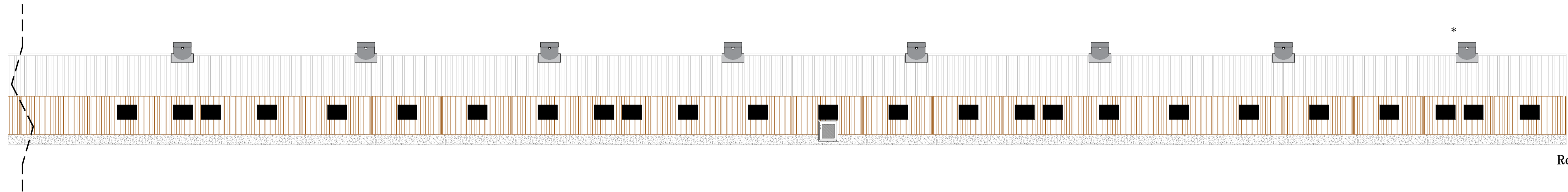


* Chimney number & positions indicative only - see supplier details for full information

SIDE - WEST ELEVATION - 1:100

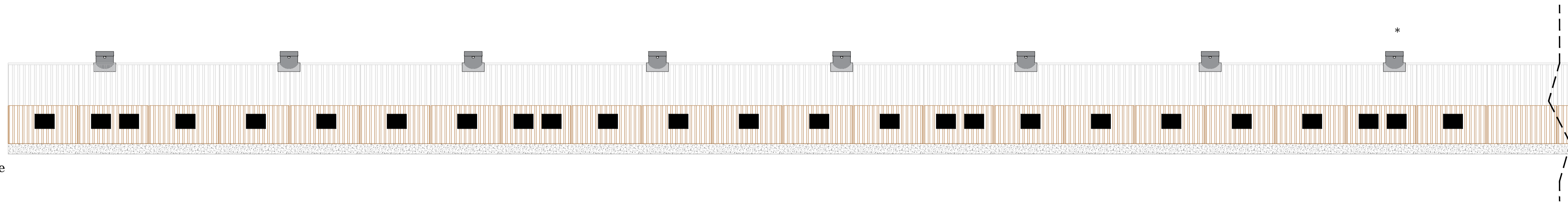


Front Gable

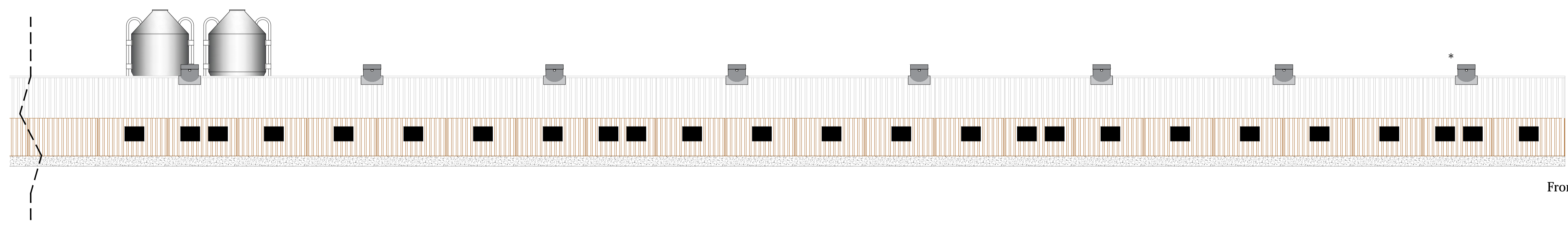


Rear Gable

SIDE - EAST ELEVATION - 1:100



Rear Gable



Front Gable

Rev	Date	Description	Drawn	Chkd	Chkd Date
D	XX-XX-XX	-----	----	----	XX-XX-XX
C	XX-XX-XX	-----	----	----	XX-XX-XX
B	22-08-17	Silos added	JM	----	XX-XX-XX
A	01-08-17	Dashed line added	JM	AR	XX-XX-XX

REVISIONS

DRAWING STATUS

Preliminary - PR
Comments - CT
Fabrication - FB
Information - INF
Master - MD
As built - AB

PR

TAKEN FROM MASTER REVISION - XXX

Copyright Clarke Group Construction Ltd.
Drawing not to be scaled

Clarke

Group
CONSTRUCTION LTD

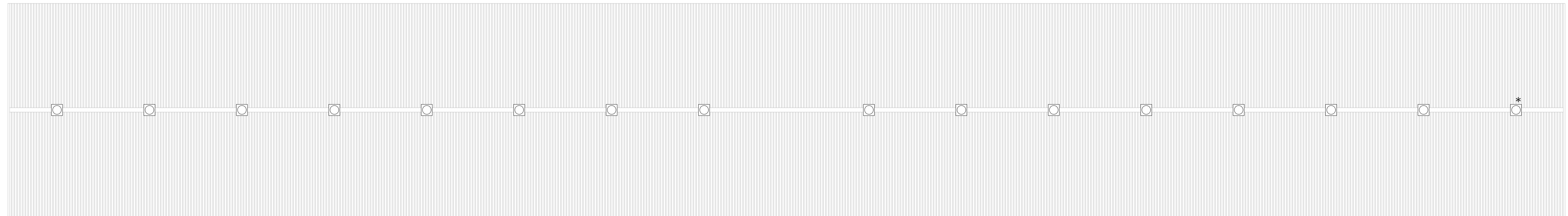
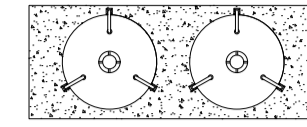
The Workshop, Slippery Gowt Lane, Wyberton
Boston, Lincs PE21 7AA

Tel: 01205 354629 Fax: 01205 358214
Email: info@clarkegroup.co.uk
www.clarkegroup.co.uk

TITLE

SIDE
ELEVATIONS

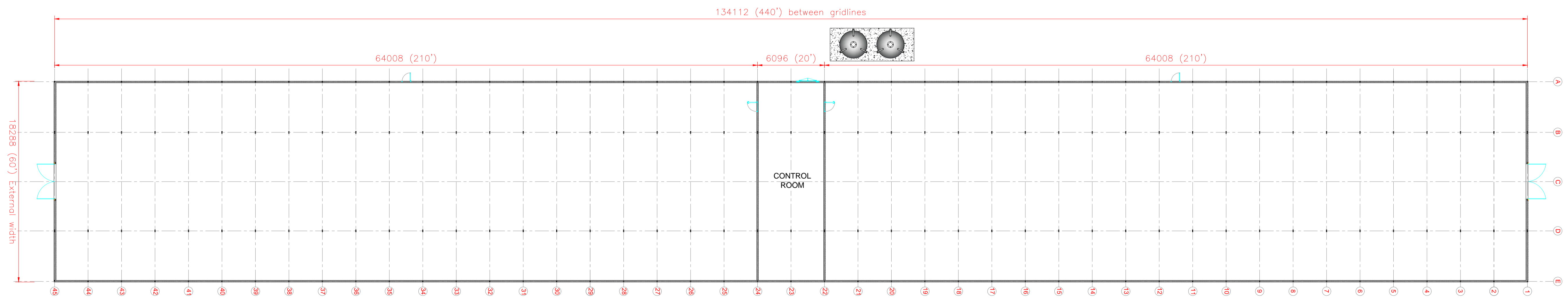
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Baldassarre Farm, RG10 0QR		AUG 2017	
SCALE	As Shown @ A1	Dwg No.	REV
DRAWN BY	JM	CHECKED BY	AR
			CG-SE
			B



Roof Plan

* Chimney number & positions indicative only - see supplier details for full information

88



Layout Plan

Rev	Date	Description	Drawn	Chkd	Chkd Date
D	XX-XX-XX	-----	----	----	XX-XX-XX
C	XX-XX-XX	-----	----	----	XX-XX-XX
B	22-08-17	Silos added	JM	----	XX-XX-XX
A	26-07-17	Colour & chimneys amended / Doors added	JM	----	XX-XX-XX
REVISIONS					

DRAWING STATUS	
Preliminary - PR	PR
Comments - CT	
Fabrication - FB	
Information - INF	
Master - MD	
As built - AB	
TAKEN FROM MASTER REVISION - XXX	

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TITLE

ROOF & LAYOUT PLANS

PROJECT			
Baldassarre Farm, RG10 0QR			
SCALE	DATE		
1:200 @ A1	JUNE 2017		
DRAWN BY	CHECKED BY	Dwg No.	REV
AR	JM	CG-RLP	B

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**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 6

Application No.:	17/02444/FULL
Location:	Land At Greythatch Terrys Lane Cookham Maidenhead
Proposal:	Detached dwelling with basement, parking, swimming pool, landscaping, amenity and new access following demolition of Greythatch Cottage
Applicant:	Mr & Mrs Collis
Agent:	Mr Jake Collinge
Parish/Ward:	Cookham Parish/Bisham And Cookham Ward

If you have a question about this report, please contact: Alys Hughes on 01628 796040 or at alys.hughes@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal would be a replacement dwelling in the Green Belt which due to its proposed form, bulk and scale would be materially larger than the one its replacing. The proposal would therefore constitute inappropriate development within the Green Belt as outlined under paragraph 89 of the NPPF. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. A case of Very Special Circumstances that would outweigh the harm by inappropriateness has not been demonstrated.
- 1.2 The proposed dwelling by virtue of its design and proposed use of materials would detract from the character and appearance of the area. It would result in the dwelling appearing as an incongruous addition. The proposal is therefore considered to be contrary to local plan policies DG1, H10, H11 and the Cookham Village Design Statement.
- 1.3 The proposal is considered to be acceptable in terms of impact on neighbouring amenity, highway safety and parking and archaeology.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 10 of this report):

- | | |
|-----------|---|
| 1. | The proposed replacement dwelling, by reason of its form, bulk and scale, particularly at first floor level, would be materially larger than the one it is replacing. The proposal therefore constitutes inappropriate development as outlined under paragraph 89 of the NPPF and local plan policy GB4. No Very Special Circumstances exist that clearly outweigh the harm caused by the reason of inappropriateness and the other harm identified in subsequent reasons for refusal. |
| 2. | The proposed replacement dwelling would, by reason of its design and use of materials, would detract from the character and appearance of the area, contrary to local plan policy DG1, H10, H11 and the Cookham Village Design Statement. |

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor R.J.Kellaway to consider the design merits in light of the Cookham Village Design Statement.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The proposal site comprises of approximately 0.2 hectares of green, open space with hedgerow and trees. The site lies to the southeast of Greythatch Cottage and access is provided off Terry's Lane. It is located on Green Belt land and an Area of Special Landscape Importance.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 There is extant planning permission for a replacement dwelling granted under planning reference 16/01353/FULL and the latest 17/01701/FULL. Therefore the principle of the proposal in the Green Belt and Area of Special Landscape Importance has been established and there is a fall-back position that has a realistic prospect of being built if the proposal scheme is not approved.

4.2 The current proposal is for the a construction of a dwelling with basement, parking, swimming pool, landscaping, amenity and new access following demolition of Greythatch Cottage. The proposal is of a contemporary design. Amended plans were received during the course of the application introducing a pitched element on the cantilever section and also replace the proposed stone with red brick.

4.3

Ref.	Description	Decision and Date
13/02586/CLU	Certificate of lawfulness to determine whether the existing use of the Annex as a separate residential dwelling is lawful	Approved -14.10.2013
14/02023/CPD	Certificate of lawfulness to determine whether a proposed single storey side extension is lawful	Approved - 04.07.2014
14/03332/FULL	Single storey front and single storey side extension	Approved – 03.12.2014
16/01353/FULL	Detached dwelling, parking and amenity space following demolition of existing dwelling	Approved – 31.08.16
17/01354/NMA	Non material amendment to planning permission 16/01353 for additional glazing to the north and east elevations, provision of a roof light in the east facing slope of the building and internal alterations.	Approved – 22.05.17
17/01701/FULL	Detached dwelling with basement, together with parking and amenity space following demolition of Greythatch Cottage (amendment to planning permission 16/01353)	Approved – 12.07.17

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Issues	Local Plan Policy	Compliance
Acceptable impact on appearance of area	DG, H10, H11	No

Acceptable impact when viewed from nearby Occupiers	H11	Yes
Maintains acceptable level of daylight and sunlight for nearby occupiers	H11	Yes
Maintains acceptable level of privacy for nearby Residents	H11	Yes
Sufficient parking space available	P4	Yes
Appropriate development in the Green	GB1	No
Acceptable impact on Green Belt	GB2	No
Acceptable impact on trees important to the Area	N6	Yes
Impact on highways safety	T5	Yes

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate Development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran June to September with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Cookham Village Design Statement
- Landscape Character Assessment

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i whether the proposed development is appropriate development within the Green Belt;
- ii impact on the character of the area;
- iii impact on neighbouring amenities;

- iv parking and highways safety;
- v landscaping; and
- vi other considerations.

Whether the proposed development is appropriate development within the Green Belt

- 6.2 The site lies within the Green Belt with the fundamental aim to keep land permanently open as set out in paragraph 79 of the NPPF. Paragraph 89 of the NPPF indicates that with some exceptions the construction of new building is inappropriate development in the Green Belt. One of the exceptions includes the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces. Local Plan policy GB1 adopts a broadly similar approach to national policy and sets out the general types of appropriate development in the Green Belt. GB1 only allows for residential development in accordance with policies GB3 to GB5. GB3 is the most relevant and it sets out the limited circumstances when new residential dwellings will be acceptable. This includes proposals that relate to the rebuilding or one-for-one replacement of an existing habitable dwelling.
- 6.3 There is no real definition of materially larger provided within the NPPF however it has emerged from various appeal decisions that it is a matter of fact and degree and an assessment should consider all of the relevant circumstances which could include, among other things, the floor area, volume, height and form of the relevant building.
- 6.4 The proposed replacement dwelling would when compared to the existing dwelling have a significantly greater amount of bulk at first floor level. The proposed cantilever addition would introduce a whole new section at first floor level and its design which includes a shallow pitched roof extending up to the ridge would add significant volume at first floor which would be readily visible from all surrounding views of the Green Belt. The agent has put forward the argument that the floorspace of the proposed cantilever section would be the same as the single storey elements at this section of the existing dwelling which are no longer proposed under this revised scheme. However, as the area below the proposed cantilever section would be enclosed on two sides and would be entirely enclosed above, the council considers it reasonable to include this area within any floorspace calculation. This section would not appear to be free from development and would rather contribute to the built form of the site. Whilst it is noted that the existing single storey elements of the dwelling incorporated flat crown roofs, the bulk and volume of these existing aspects that have eaves height of 2.2m are not considered to be comparable to the proposed cantilever addition that has a proposed eaves height of 5.2m. No accommodation is currently provided within the roof of these existing single storey elements however the proposed cantilever section would provide accommodation for a large bedroom and ensuite which in itself demonstrates the additional volume at first floor level. The proposed flat roof dormer window on the east elevation of the dwelling would also be significantly greater in width than the existing dormer window and would further contribute to the additional bulk and volume at first floor level. The basement would be entirely underground and therefore not considered to be harmful to openness of the Green Belt or an encroachment into the countryside.
- 6.5 The ridge height of the main roof of the existing dwelling is 5.5m and that of the proposed dwelling is 5.7m. This is a minimal increase in overall height. The height of the side projecting elements of the existing dwelling which are single storey with flat crown roof range from 2.65m to 4.75m. The height of the proposed side elements including the flat roof single storey elements and the cantilever aspect range from 2.5m to 5.6m. There is therefore a material increase in the height of the side projecting aspect and this increase would mean that they no longer had the appearance of being subordinate to the main dwelling itself and would rather appear as the central focus of the dwelling particular due to their location at the front of the dwelling.
- 6.6 Whilst the assessment of whether a proposal is materially larger is not solely based on the increase in floorspace, it is still considered to be a useful comparison between existing and proposed. From the plans submitted the proposed floorspace of the dwelling would be 353.85sqm and the existing to be 212.8sqm (this includes the basement and the area beneath

the cantilever element). This results in an increase of 141.05sqm which is a percentage increase of 66.2%. Some increase in floorspace for a replacement dwelling can in some cases be considered as acceptable. However, in this case, it is considered that this additional floorspace would add to the harm already identified with regards to additional bulk and volume at first floor level.

- 6.7 Based on the above assessment, it is considered that the proposed replacement dwelling would be materially larger than the one it replaces and therefore constitutes inappropriate development within the Green Belt.
- 6.8 The proposed hard surfacing and an outdoor swimming pool would contribute to the built form of the site. Paragraph 90 of the NPPF states that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. One of these includes engineering operations. The proposed hardsurfacing and swimming pool are considered to be engineering operations and as they do not project above ground level they do not have any impact on openness. For this reason they are considered to constitute an appropriate form of development. It should also be noted that these types of development on this land can also be achieved under Permitted Development as it is within the existing curtilage of Greythatch.
- 6.9 No case of Very Special Circumstances have been made that would outweigh the harm identified by inappropriateness.

Impact on the character of the area

- 6.10 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 7 (Requiring Good Design) and Local Plan Policy DG1, advises that all development should seek to achieve a high quality of design that improves the character and quality of an area. The proposal would incorporate a contemporary design. Whilst it is not considered that the design of the dwelling is of poor quality, it is considered that it would detract from the existing character of the area. The existing dwellings in the vicinity are of traditional design which has been identified in the Cookham Village Design Statement. Guidance G6.2 states that '*new buildings should generally use pitched and gabled roofs, incorporating chimneys if characteristic of the area, and should create good harmonies with the appearance of nearby roofs, by subtle matching or by attractive variations*'. The proposed main roof of the dwelling would be pitched and would harmonise with surrounding developments. However, the proposed shallow pitched roof on the cantilever section which would be the part of the house most visible from the street scene would appear at odds with surrounding developments. The shallowness of the pitched element would also not be comparable with existing examples of pitched roof and would rather introduce a new form of design to the area.
- 6.11 It is also considered that the proposed use of materials would be contrary to the guidance provided within G6.3 which states that '*materials should complement those most commonly used throughout Cookham, i.e. red brick, clay tiles, exposed timbers, white washes or rendering and natural surfacings*'. Whilst red brick is one of the proposed materials this would only be included on sections of the dwelling at ground floor level. The most visible materials would be the zinc roof and timber cladding. The agent has stated that these materials would be comparable with those used for agricultural buildings meaning that they would not detract from the character of the countryside. Whilst it is accepted that the materials are similar to those used for agricultural buildings, the design of the building itself would be at a much grander scale than an agricultural building and the materials alone would not allow the building to appear as an agricultural building. The materials combined with the design of the dwelling would result in a dwelling that would appear incongruous within the existing street scene and its existing character. The proposal is therefore considered contrary to Local Plan Policy DG1, H10, H11 which seeks to resist development that would be incompatible with or cause damage to the character of the area and also to G6.2 and G6.3 of the Cookham VDS.
- 6.12 Furthermore, as there are no other examples of these types of materials for residential dwellings in Cookham, if approved the development could set a precedent for other similar types of

development in Cookham which the Council would find difficult to resist and which would be detrimental the character of the area.

Impact on neighbouring amenities

- 6.13 Due to the spaciousness of the site, the proposed dwelling would be situated at least 15m from all boundaries of the site. All adjoining dwelling are also set on spacious plots of land and are therefore set back from their shared boundaries with the proposal site. For this reason, it is considered that the distances between the proposed dwelling and its neighbouring dwellings and their amenity areas would be sufficient so as to not result in overlooking, loss of outlook, overbearing appearance and loss of light.

Parking provision and highway safety

- 6.14 The Highways Authority was consulted on the proposal and have confirmed that they have no concerns in relation to highway safety. It was considered that the potential traffic generation would not lead to harm to those residing in the area. Conditions have been recommended in relation to the proposed access however the access to the site already exists and therefore it is considered some of the conditions recommended are unsuitable.
- 6.15 Sufficient space would exists on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004. The Highways Authority also considered that sufficient manoeuvring space would exist in relation to the parking provision.

Other Material Considerations

Archaeological Interest in Land

- 6.16 Berkshire Archaeology was consulted on the application and has confirmed that no further investigation is required. Conditions were included on previous permissions seeking further information on the archaeological interest of the site however this current application was supported by a 'Written Scheme of Investigation for an Archaeological Evaluation' which demonstrated that the proposed building footprint at Greythatch is of limited archaeological potential. Berkshire Archaeology acknowledges that this assessment referred to the location of the dwelling as approved under 16/01353/FULL and not the proposed location under this application and that also additional elements such as swimming pool may also have some impacts, however they are content that no further investigation is required based on the information received.

Trees and Landscaping

- 6.17 The landscaping plan submitted demonstrates that the established trees on site that contribute to the character of the area as identified in the Landscape Character Assessment under Area of Special Landscape Importance 11C –Cookham Rise would be retained. Guidance G9.2 of the Cookham Village Design Statement states that new development should retain or plant hedges and trees. Additional trees and hedges are proposed as part of the landscaping plan to both the front and rear of the site.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 In line with the Council's Charging Schedule the proposed development would be CIL liable at a rate of £240 per sqm of the chargeable floor area.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 neighbouring occupiers were notified directly of the application and a site notice was posted on 09.08.17.

2 letters were received supporting the application, summarised as:

Comment		Where in the report this is considered
1.	Continues to be in line with current approved application in terms of massing, volume and habitable area	6.4, 6.5
2.	No objection to modern design as would not impact visual amenity if appropriately screened and if materials are sympathetic to Green Belt	6.9, 6.10
3.	Proposal optimise the usefulness of the property an site	6.17
4.	Attractive addition to the area with low environmental impact	6.9, 6.10

2 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Out of keeping with existing traditional style dwellings	6.9
2.	Materials proposed conflict with all nearby properties	6.10
3.	Contrary to policy GB3 and Cookham VDS	6.4, 6.10

Other consultees

Consultee	Comment	Where in the report this is considered
Cookham Society	Object on following grounds <ol style="list-style-type: none"> 1. Design unsuitable for the site - rectangular flat roof cantilever element is discordant with other built forms and does not take account of VDS guidance G6.2 and 6.5 2. Increase in bulk through additional 1st floor accommodation 3. palette of material does not match existing materials of village 	6.9, 6.10
Berkshire Archaeology	No further archaeological investigation is required should this new application be permitted and no further action is required.	6.15
Environmental Protection	No objection subject to informatives	Noted
Highways Authority	No objection subject to conditions and informatives	6.13, 6.14
Cookham Parish Council	'Enthusiastically supported'	Noted

9. APPENDICES TO THIS REPORT

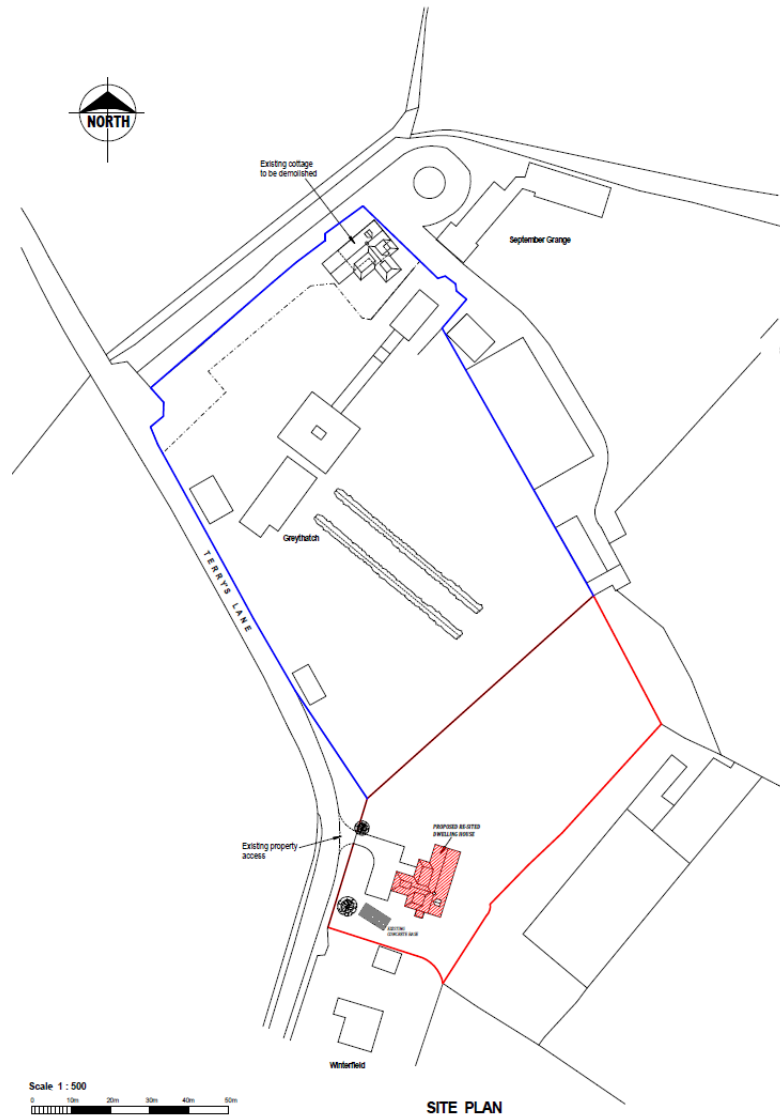
- Appendix A – Existing site plan and elevations
- Appendix B – Proposed site plan and elevations
- Appendix C – Proposed Landscape Plan
- Appendix D – Proposed Sketch Views

10. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposed replacement dwelling, by reason of its form, bulk and scale, particularly at first floor level, would be materially larger than the one its replacing. The proposal therefore constitutes inappropriate development as outlined under paragraph 89 of the NPPF and local plan policy GB4. It is not considered that there any very special circumstances that would outweigh the harm by inappropriateness.
- 2 The proposed design and use of materials would detract from the character and appearance of the area, contrary to local plan policy DG1 and the Cookham Village Design Statement.

Appendix A – Existing site plan and elevations

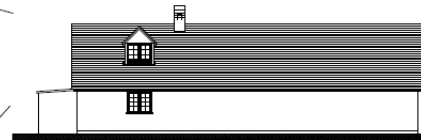
95



FRONT ELEVATION : WEST



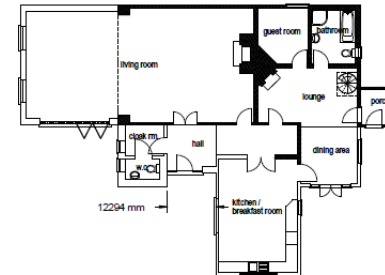
SIDE ELEVATION : SOUTH



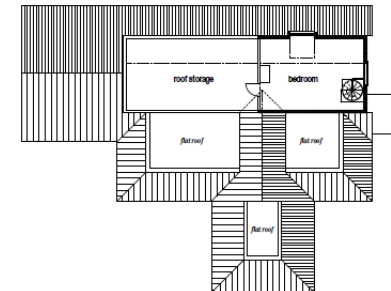
REAR ELEVATION : EAST



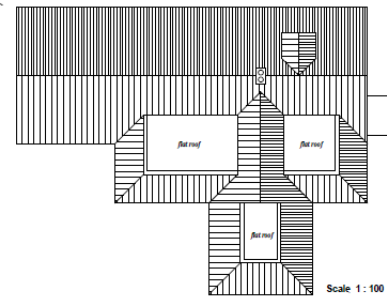
SIDE ELEVATION : NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN

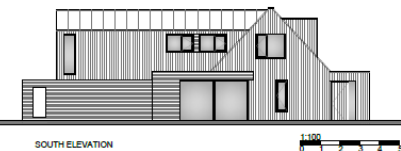
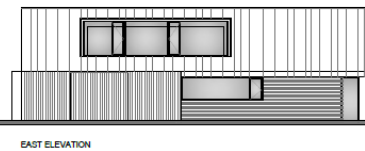
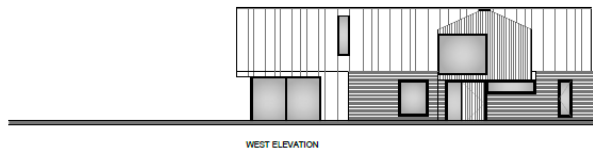
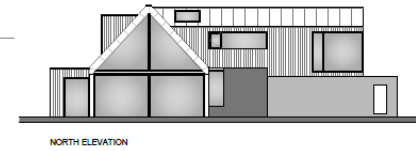
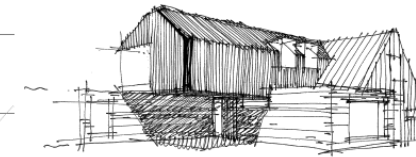
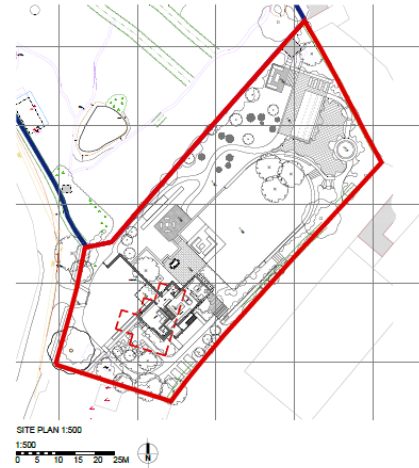
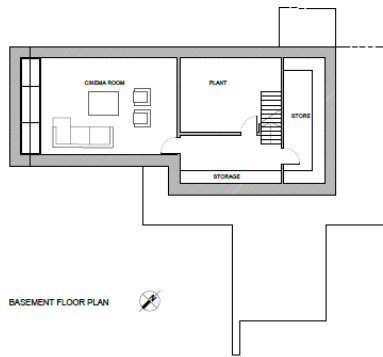
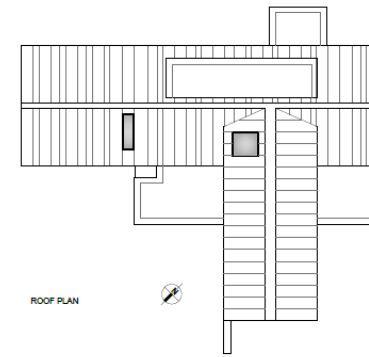
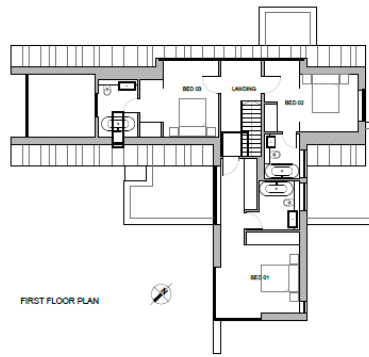
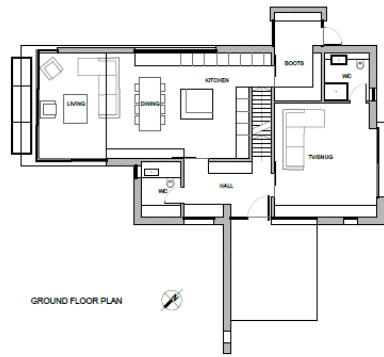


ROOF PLAN



Revisions	
A	April 2018 Revision information amended.
Project : PROPOSED REPLACEMENT BUNGALOW	
Location : GREYTHORN, TERRY'S LANE, GOSWAM, WINDHOLE, BLAETZ, FOR MR AND MRS S. COLLIS.	
Scale : 1:80, 1:100	DWG No.
Date : April 2018	13/16 - 01A
Drawn : G.J.W.	
SITE PLAN & ELEVATIONS	

Appendix B - Proposed site plan and elevations



96

<p>Scale: 1:100 Date: 20/10/2020 Project: [Redacted] Client: [Redacted] Site: [Redacted]</p>	<p>Scale: 1:100 Date: 20/10/2020 Project: [Redacted] Client: [Redacted] Site: [Redacted]</p>	<p>Scale: 1:100 Date: 20/10/2020 Project: [Redacted] Client: [Redacted] Site: [Redacted]</p>	<p>Scale: 1:100 Date: 20/10/2020 Project: [Redacted] Client: [Redacted] Site: [Redacted]</p>
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Appendix C – Proposed Landscape Plan

97



**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 7

Application No.:	17/02772/FULL
Location:	Lorien Brayfield Road Bray Maidenhead SL6 2BN
Proposal:	Attached garage
Applicant:	Mr Williams
Agent:	Not Applicable
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

- 1.1 The site lies in the Green Belt and in the Bray Village Conservation Area. The proposal is for a single storey extension to this house, which has been much extended in the past, to form a single garage would result in a cumulative increase in floorspace of 79%. This is considered to be disproportionate and therefore inappropriate development in the Green Belt. The proposal is contrary to Policies GB1, GB2 and GB4 of the Local Plan. In addition, the proposed garage would harm trees on the site and in the neighbouring street, which are important to the character of the area and which are protected by being in a Conservation Area or by being street trees, so the proposal is contrary to Policy N6 of the Local Plan.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 9 of this report):	
1.	Adverse impact on trees
2.	Inappropriate development in the Green Belt

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Coppinger in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a corner plot in the village of Bray, containing a relatively large house and garden. There are trees on the plot and in the street close by which make an important contribution to the area. The site lies in the Green Belt and in the Bray Village Conservation Area. It is close to houses of various styles to the front and sides, and to open land to the rear.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is for a single storey side extension to the house to form a single garage, and an extension to the existing shingle drive is included in the scheme. The extension would have a floorspace of 26 sqm.

4.2

8335/69	Demolish porch and garage, build garage and loggia	Approved 27.8.1969
402309	Extension	Approved 16.6.1975
425501	Single storey side extension	Refused 16.1.1992

92/00075 (425658)	Two storey side extension to form granny annexe	Refused 16.4.1992
98/32662	First floor rear extension bay window to rear and rear conservatory	Approved 17.9.1998
14/00059	Single and two storey rear extension following demolition of existing conservatory	Approved 10.2.2014
15/03644	Construction of a new garage with first floor games room	Refused 21.01.2016 Appeal dismissed

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

5.1 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area	Green Belt	Conservation Area	Protected Trees
Local Plan	DG1, H14	GB1, GB2, GB4	CA2	N6

These policies can be found at:

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Other Local Strategies or Publications

5.2 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view using link at paragraph 5.2
- Bray Village Conservation Area appraisal – view at https://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- Appearance and character
- Green Belt
- Bray Village Conservation Area
- Neighbouring Amenity
- Parking
- Trees

Appearance and character

6.2 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 7 (Requiring Good Design) and Local Plan Policy DG1, advises that

all development should seek to achieve a high quality of design that improves the character and quality of an area. The proposal is considered to respect the appearance and design of the host dwelling and the appearance and character of the street scene would not be harmed.

Green Belt

- 6.3 Policy GB4 of the Local Plan states that proposals for extensions to existing dwellings in the Green Belt will only be approved where they do not cause a disproportionate addition over and above the size of the original dwelling. The supporting text to the policy explains that a disproportionate addition can occur through one large extension or through the cumulative impact of a series of small ones. In terms of assessing whether a proposal will result in a disproportionate addition, floorspace is a guiding factor, together with the bulk and scale and the effect on the openness of the Green Belt. Paragraph 89 of the NPPF states that an extension to a building in the Green Belt is not inappropriate, provided it does not result in disproportionate additions over and above the size of the original building.
- 6.4 The original dwelling had a floor area of approximately 178 sqm and with the existing extensions, which have a total floorspace of approximately 114 sqm. The property has already increased in floorspace by 64% over and above the original dwelling. The proposed extension has a floorspace of 26 sqm. As a result, the cumulative increase in floorspace would be 140 sqm, a 79% increase over and above the original dwelling.
- 6.5 Lorien has already had large two storey extensions to the rear and to the other side. The house's floorspace has been extended in the past by 64%, and the increase currently proposed would increase that percentage to 79%. The proposed extension would be a single garage with a steep roof in a prominent position on the corner of the road. The floorspace increase, together with the increase in bulk and scale of the house, together with the encroachment into the open area to the side of the house would be disproportionate (cumulatively with the previous extensions) to the size of the original dwelling. A previous proposal, 15/03644, for a two storey extension with 92 sqm of floorspace, representing a cumulative increase in floorspace of 116%, was refused by Panel, and was dismissed at Appeal.
- 6.6 Overall, the proposal will result in a disproportionate addition over and above the size of the original dwelling and is contrary to Policies GB4 and GB1 of the Local Plan and to Paragraph 89 of the NPPF. In addition it will cause loss of openness in the Green Belt, contrary to Policy GB2 of the Local Plan. The proposal is inappropriate development in the Green Belt, and no very special circumstances are apparent to outweigh the harm that will be caused.

Bray Village Conservation Area

- 6.7 The Council has to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is considered to preserve the character of the Bray Village Conservation Area.
- 6.8 The Bray Village Conservation Area Appraisal includes this site as being in Area B – 19th/ 20th Century Expansion. It goes on to say: 'The area is characterised by wide, tree lined streets and mature landscaped gardens. There is a feeling of openness and space, in contrast with the village core. The majority of open spaces within the Conservation Area tend to be the garden areas of private properties, yet these areas still add to the character of the village. The character of the area is sensitive to change through any loss of green spaces and trees within the Conservation Area itself. This pressure could come through any new build appearing in established green areas.'
- 6.9 The Conservation Officer has assessed the scheme, noting that it is a reduced size scheme to the refused application 15/03644, and has concluded that it preserves the character of the conservation area. Therefore the proposal is considered to with paragraph 134 of the NPPF and with Policy CA2 of the Local Plan.

Neighbouring Amenity

- 6.10 The proposed extension will not be close to any other properties. It is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

Parking

- 6.11 Sufficient space would remain on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

Trees

- 6.12 Trees on and adjacent to the site are subject to Conservation Area controls. The trees make a significant contribution to the character and appearance of the area, being located in a prominent position on the boundary of the junction of Brayfield Road and Old Mill Lane. T3, T4 and T5 are street trees, managed by the Highway Authority for the benefit of residents and members of the public.
- 6.13 Within a short distance of the stem, the roots of trees are highly branched, so as to form a network of small-diameter woody roots, which can extend radially for a distance much greater than the height of the tree, except where impeded by unfavourable conditions. All parts of this system bear a mass of fine, non-woody absorptive roots, typically concentrated within the uppermost 600mm of the soil. The root system tends to develop sufficient volume and area to provide physical stability. The uptake of water and mineral nutrient by the root system takes place via the fine non-woody roots and associated beneficial fungi. Their survival and functioning, which are essential for the health of the tree as a whole, depend on the maintenance of favourable soil conditions. All parts of the root system, but especially the fine roots, are vulnerable to damage. BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' gives information on determining a root protection area (RPA). This is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
- 6.14 British Standard 5837:2012 states *'The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.'* This includes assessing factors such as the *'...morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. presence of roads, structures and underground apparatus)'*. The adopted highway (Brayfield Road and Old Mill Lane) is formed of heavily consolidated material down to a minimum construction depth of 450mm. It is impervious and as such does not allow rainwater to percolate through nor gaseous diffusion to occur between the atmosphere and the soil beneath. The adopted highway does not provide conducive conditions for root growth and function. The applicant's 'Tree Retention and Protection Plan' does not properly take into account the lack of rooting underneath the adopted highway, and a commensurate area is therefore required to be added onto the remainder of the radial RPA to make up for this.
- 6.15 Whilst the proposed garage is shown to breach the RPA of T3, it is clear with a revised RPA the incursion will increase significantly. In addition, the garage may also breach the RPA of T2. In respect of T3, the viability of the tree cannot be secured and therefore it must be expected the tree will be lost should the proposal be implemented. There is also the prospect, that if the RPA is breached for T2, the viability of this tree would also be in doubt. This is unacceptable.
- 6.16 A further breach of the RPA is due to the extended driveway. This is undesirable, as with mature trees, such as T2 and T3, they are unlikely to tolerate changes within their RPA's. The crowns of

T2 and T3 would extend over part of the new section of driveway such that any vehicles parking here would be affected by fallen tree debris, which may result in greater pressure to prune.

- 6.17 It is indicated in the arboricultural report that some tip reduction of branches will be required on two trees, in particular the Hornbeam T2, to give clearance to the proposed garage. The tree would require repeated pruning to maintain a suitable clearance in future years. This would indicate the garage is positioned too close to this tree. The Council did not object to a previous works notification to prune a Hornbeam to give 2m clearance from the building (house), as this was reasonable under the circumstances, the building already being there. However, in allowing the garage, a poorer relationship would be created that would result in pressure to prune the Hornbeam, further than otherwise would be necessary.
- 6.18 Given the above, the proposal does not comply with policies N6 and DG1.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

6 occupiers were notified directly of the application.
 The application was advertised in the Maidenhead Advertiser on 14.9.2017.
 The planning officer posted a notice advertising the application at the site on 12.9.2017.

No comments were received.

The applicant included a letter from a neighbour with the application, which stated that they supported the proposal, especially if new trees were provided.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for refusal - GB2 - The development will have an impact on the openness of the Green Belt and harm the character due to the scale, sitting & design. DG1 - The addition of the garage is considered to be harmful to the character of the surrounding area and impacts on the street scene. C2 - The proposed development fails to either enhance or preserve the character of the conservation area.	6.2-6.9

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Tree Officer	Recommends refusal	6.12-6.18
Conservation Officer	No objection	6.7-6.9

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing layout

- Appendix C – Proposed layout
- Appendix D – Front elevations existing and proposed
- Appendix E – Rear elevations existing and proposed
- Appendix F – Side elevations existing and proposed

Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

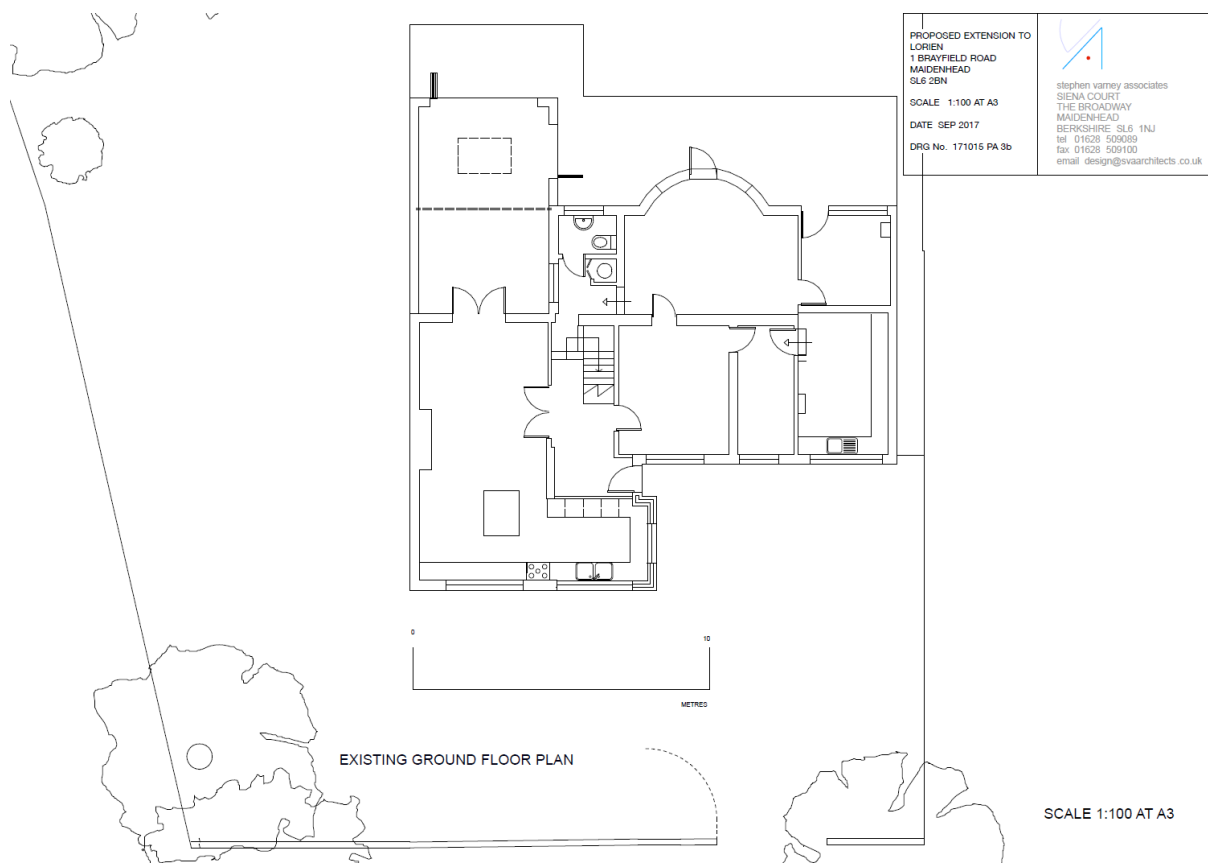
This recommendation is made following careful consideration of all the issues raised through the application. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

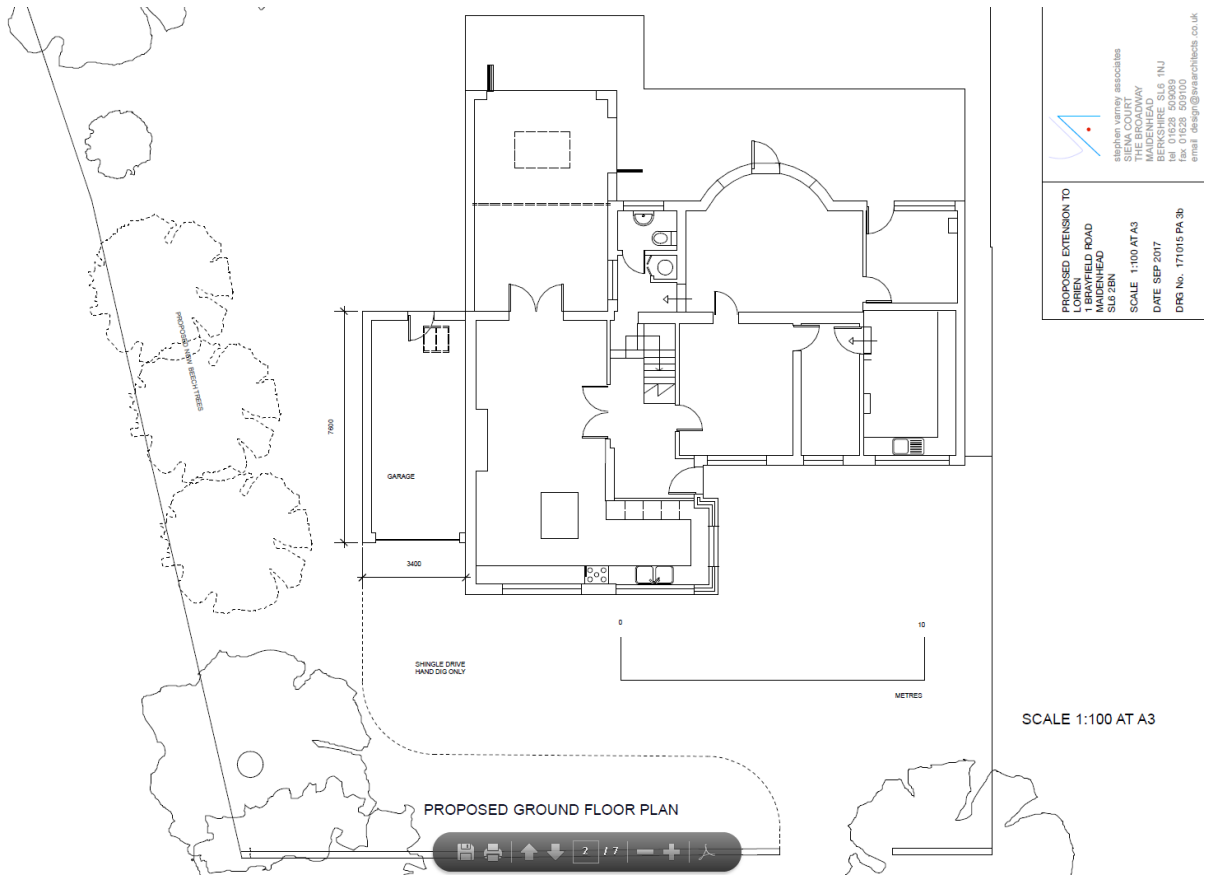
In this case the issues have been unsuccessfully resolved.

9. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The site is in the Green Belt and, cumulatively with other additions to the house already completed, the proposed extension would cause a disproportionate addition over and above the size of the original house contrary to saved Policy GB4 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted June 2003), and Paragraphs 87, 88 and 89 of the National Planning Policy Framework (NPPF). It therefore represents inappropriate development contrary to saved Policy GB1 of the Local Plan and the NPPF. Inappropriate development is by definition harmful to the Green Belt and no very special circumstances exist that clearly outweigh the harm caused by reason of inappropriateness. It would also cause loss of openness to the Green Belt, contrary to Policy GB2 of the Local Plan.
- 2 The impact of the proposal on the existing mature trees on and outside the site which are important to the character of the area and which are protected by being in a Conservation Area were not fully assessed in the accompanying Arboricultural Assessment, as the Root Protection Areas were wrongly plotted. The Local Planning Authority is not satisfied that the proposal would not harm the health and vitality of these trees, and it is likely that it will lead to the loss of those trees which are an important part of the character and appearance of the area. Whilst the proposed garage is shown to breach the RPA of T3, it is clear with a revised RPA the incursion will increase significantly. In addition, the garage may also breach the RPA of T2. In respect of T3, the viability of the tree cannot be secured and therefore it must be expected the tree will be lost should the proposal be implemented. There is also the prospect, that if the RPA is breached for T2, the viability of this tree would also be in doubt. This is unacceptable. A further breach of the RPA is due to the extended driveway. This is undesirable, as with mature trees, such as T2 and T3, they are unlikely to tolerate changes within their RPA's. The crowns of T2 and T3 would extend over part of the new section of driveway such that any vehicles parked here would be affected by fallen tree debris, which may in turn result in greater pressure to prune. It is indicated in the arboricultural report that some tip reduction of branches will be required on two trees, in particular the Hornbeam T2, to give clearance to the proposed garage. The tree would require repeated pruning to maintain a suitable clearance in future years. This would indicate the garage is positioned too close to this tree. The Council did not object to a previous works notification to prune a Hornbeam to give 2m clearance from the building (house), as this was reasonable under the circumstances, the building already being there. However, in allowing the garage, a poorer relationship would be created that would result in pressure to prune the Hornbeam, further than otherwise would be necessary. The proposal is therefore contrary to Policies N6 and DG1 of the Local Plan.







Appendix C



EXISTING FRONT ELEVATION



SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION

<p>PROPOSED EXTENSION TO LORREN WOOD ROAD MADENHEAD SLS 2BN</p> <p>SCALE 1:100 AT A3 DATE SEP 2017 DRG No. 171015 PA 3b</p>	
	<p>stephen venney associates SIENA COURT WINDYBUSH MADENHEAD BERKSHIRE SLS 1NJ Tel: 01298 509000 Fax: 01298 509000 email: design@svaarchitects.co.uk</p>

Appendix D




EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

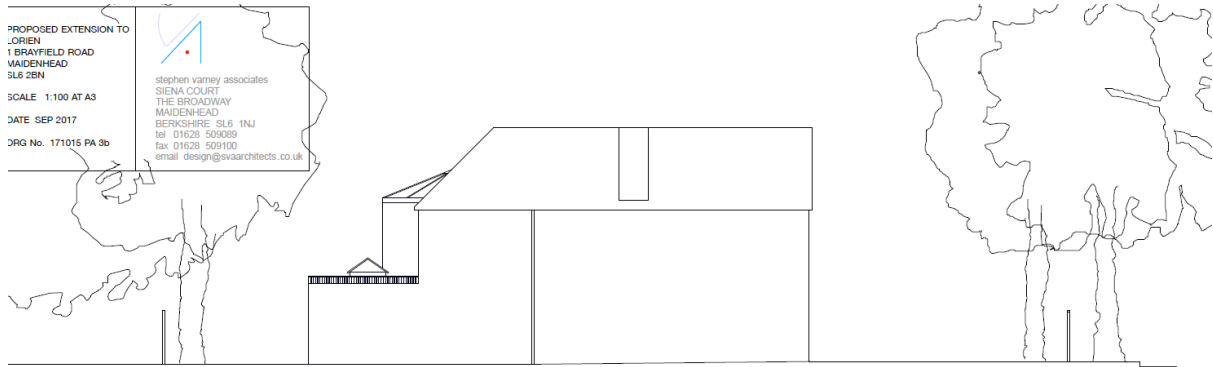
SCALE 1:100 AT A3


 stephen vintery associates
 22 THE BROADWAY
 MAIDENHEAD
 Berkshire SL6 1NJ
 Tel: 01628 509088
 Fax: 01628 509100
 email: design@svaarchitects.co.uk

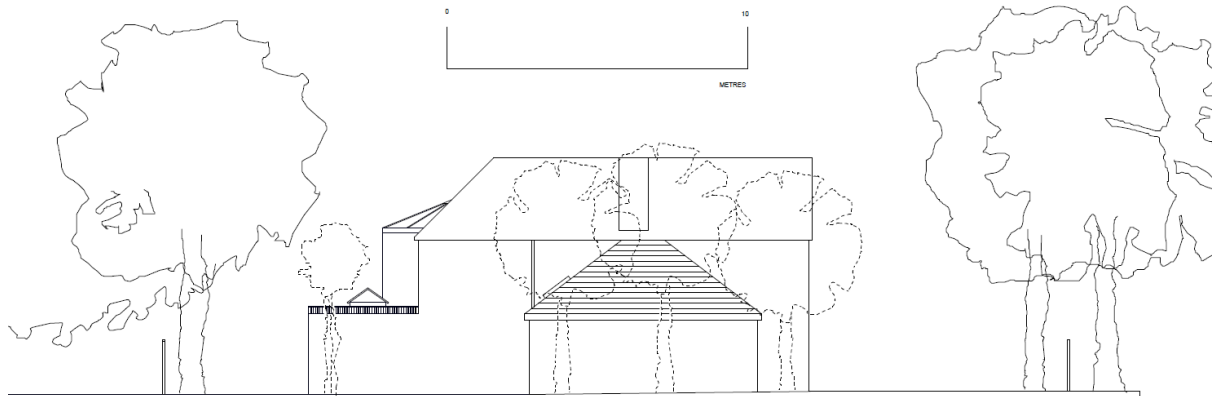
PROPOSED EXTENSION TO
 1 BRAYFIELD ROAD
 MAIDENHEAD
 SL6 2BN
 SCALE 1:100 AT A3
 DATE SEP 2017
 DRG No. 171016 PA 3b

PROPOSED EXTENSION TO
LORRIEN
1 BRAYFIELD ROAD
MAIDENHEAD
SL6 2BN

stephen varney associates
SIENA COURT
THE BROADWAY
MAIDENHEAD
BERKSHIRE SL6 1NJ
tel 01628 509089
fax 01628 509100
email design@svaarchitects.co.uk



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

SCALE 1:100 AT A3

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 October 2017

Item: 8

Application No.:	17/02830/VAR
Location:	Green Trees Widbrook Road Maidenhead SL6 8HS
Proposal:	Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings as approved under planning permission 16/00811 (allowed on appeal) without complying with condition 2 (approved plans) to replace the approved plans with amended plans.
Applicant:	David Howells
Agent:	Not Applicable
Parish/Ward:	Maidenhead Unparished/Maidenhead Riverside Ward

If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 Section 73 of the Town and Country Planning Act (as amended) excludes the reconsideration of issues other than those covered by the condition that is the subject of this application. There have been no changes in planning policy or other material considerations that require matters such as the principle of development to be re-considered.
- 1.2 The proposed amendments do not compromise flood capacity, and would not result in undue harm to the proposed building, its setting, streetscene or wider locality, the health and longevity of retained trees, highway safety, parking provision or neighbouring amenity. The changes referred to are considered not to conflict with the Planning Inspectors conclusions on design and appearance.
- 1.3 At the time of writing, the consultation period is still open and any further representations will be reported in the Panel Update.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises of a plot measuring approximately 0.19 hectares on the southern side of Widbrook Road at the junction with Sheephouse Road. The large detached house, known as Green Trees, has been demolished. A substantial hedge on the side (east) boundary with Sheephouse Road and the rear (south) boundary with no.70 Sheephouse Road has been retained. A wooden fence and vegetation forms the western boundary with Riverdale. The surrounding area is residential in character, mainly comprising of large detached houses. The application site is located approximately 600 metres from the River Thames and located on a dry island surrounded by flood zone 3.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
413782	The erection of a canopy over the front garden path, triple garage with games room over, extension and alteration to the existing garage building to contain indoor swimming pool and the erection of a 6ft high wall on the Widbrook Road frontage.	Approved – 28.04.1982
08/02894/FULL	Trellis type side structure (retrospective)	Approved – 14.01.2009
12/00239/CPD	Certificate of lawfulness to determine whether the development permitted under 413782 has commenced and is lawful	Approved – 15.03.2012
16/00811/FULL	Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings	Refused – 09.09.2016 Appeal Allowed - 04.07.2017
16/03688/FULL	Construction of a new building comprising 12 x 2-bed flats with associated vehicular access, car parking, ancillary buildings comprising car-ports with refuse and cycle storage following demolition of existing dwelling and outbuildings.	Withdrawn - 07.06.2017

- 4.1 The proposal seeks to vary planning permission 16/00811/FULL (allowed on appeal) for the erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings without complying with condition 2 (approved plans) to replace the approved plans with amended plans as follows:

	Approved Plans - 16/00811/FULL	Amended Plans
Site layout	WID/1311_101 rev. G	1311.PLN.301
Widbrook and Sheephouse Road elevations	WID/1311_102 rev. E	1311.PLN.302
South and East elevations	WID/1311_103 rev. B	1311.PLN.303
Ground and First Floor Plans)	WID/1311_104 rev. D	1311.PLN.304
Second Floor and Roof Plans	WID/1311_105 rev. D	1311.PLN.305
Car ports, bin store and cycle store	WID/1311_106	1311.PLN.306

- 4.2 The changes to the proposal shown on the amended plans are as follows:

Widbrook Road Elevation

- Widening of ground floor projecting element and balcony over at eastern end
- Removal of first floor balcony and lean-to-canopy at ground floor
- Removal of chimney and addition of timber feature to projecting gable
- Addition of hanging tiles instead of brick at first floor
- Widening of ground floor projecting element and balcony over at western end

Sheephouse Road Elevation

Repositioning of windows at the northern end to be sited more centrally, and render to first floor instead of brick

1. Addition of gable roof and timber feature, removal of render to ground floor and reduction in width of windows to projecting element at the northern end
2. Alteration of window style of full height windows
3. Hanging tiles and brickwork instead of render to projecting element at southern end

South (rear) Elevation

4. Addition of screen panel to balcony instead of continuation of the wall

East (Rear) Elevation

5. Removal of render at southern end
6. Widening of full height windows

General

7. Addition of a gate to vehicular access (to comply with condition 10)
8. Alteration to car parking layout and increase in hardstanding adjacent to the bin store
9. Integration of previously detached bin and bicycle stores with car ports, and an increase in size of the bin and bicycle stores.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections 6, 7, 10 and 11.

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Flood Risk
DG1, H10, H11	P4, T5	N6	F1

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Acceptable housing development	HO2, HO3, HO5
Manages flood risk and waterways	NR1
Acceptable impact on trees	NR2
Makes suitable provision for infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council will prepare a report which summaries the issues raised in the representations and sets out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents will then be submitted to the Secretary of State for examination by the Planning Inspectorate. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Interpretation of Policy F1

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Section 73 Amendment
- ii Flood Risk
- iii Design and Appearance
- iv Trees
- v Highway Safety and Parking
- vi Residential Amenity

Section 73 Amendment

6.2 Section 73 of the Town and Country Planning Act (as amended) specifically excludes the reconsideration of issues other than those covered by the condition that is the subject of this application, and there have been no changes in planning policy or other material considerations that require matters such as the principle of development to be considered as part of this amended application.

Flood Risk

6.3 The widening of the ground floor projecting element at the eastern and western end of the Widbrook Road elevation would increase the footprint of the proposed building by approximately 4sqm, while the increase in scale of the bin and bicycle stores would result in an increase in footprint by approximately 6.5sqm. However, given its location on a 'dry island' the proposal is not considered to compromise flood capacity.

Design and Appearance

6.4 The widening of the ground floor projecting element at the eastern and western end of the Widbrook Road elevation, and addition of a gable roof on the Sheephouse Road elevation would increase the footprint, and bulk and mass of the proposed building. However, the increase in footprint would be approximately 4sqm, and in terms of bulk and mass the additional volume would amount to approximately 7.8 cubic metres. Therefore, the increase in scale is considered not to result in an addition that is disproportionately over and above the approved building. Together with the conventional siting and form the proposal in this respect is not considered to be

visually intrusive or obtrusive to the proposed building, streetscene or wider locality. The proposed removal of the chimney, and changes to the windows, privacy screen, render, hanging tiles and timber decoration on the proposed building are considered to be minor and would not result in significant changes to the overall visual appearance of the building.

- 6.5 The proposed bin and bicycle stores would each increase in length by 1.5m and in width by 0.5m and integrated with the car ports, incorporating the dual, hipped roof form. Due to the relatively modest scale and conventional form the larger, integrated bin and bicycle stores are considered not to be disproportionate or incongruous, and would therefore not detract from the main building, streetscene or wider locality. There are examples of gates along Widbrook Road and so the proposed gate would not be an alien feature on Widbrook Road. The alterations to the car parking layout would not result in a material increase hardstanding (9sqm) and therefore not considered to be unduly harmful to the setting of the proposed building, the verdant, green character of Widbrook Road or the wider area.
- 6.6 The changes referred to are not considered to conflict with the Planning Inspectors conclusions on design and appearance.

Trees

- 6.7 In comparison with the approved scheme there would be an increase of approximately 9 square metres of hardstanding and approximately 3 square metres in built footprint within the Root Protection Area (RPA) of the pine tree (T8) sited within the adjoining site at Riversdale as a result of the amended bin store. This would result in a potential loss of roots and available rooting environment vital to sustain the health and stability of the pine tree, which is over and above the approved scheme, and no protection or mitigation details were submitted. However, following negotiation the applicants submitted an updated tree protection plan. Together with the arboricultural information submitted with the original application the updated tree protection plan provides sufficient details that would ensure that the pine tree can be successfully retained as part of the amended proposal. It is noted in the tree protection plan the details for the no dig construction and the no dig surfacing are only indicative and will be subject to engineering design, but this can be secured by condition. (see condition 6).

Highway Safety and Parking

- 6.8 The proposed gates will be set back approximately 7m from the back edge of the adopted carriageway, which is in line with the Council's highway standards. This would allow a vehicle to fully pull off the carriageway before gates are opened without affecting highway safety and free flow of traffic on Widbrook Road.
- 6.9 There are no increase in the number of flats or number of bedrooms and there are no changes to the number of car parking spaces proposed (22 spaces), which compiles with Council's current car parking standards of 1 space for a 1-bed flat and 2 spaces for a 2-bed flat. 6m manoeuvrability is also provided to the front of each bay to enable a vehicle to enter and exit the site in forward gear. As such, there are no objections to the proposed alterations to the parking layout.
- 6.10 The amended bin store is of sufficient size and would enable improved access by residents and bin collectors. The proposed bicycle store would accommodate 12 bicycle parking spaces, which is in line with the Council's current bicycle parking standards.
- 6.11 There is no increase in the number of flats or number of bedrooms as a result of proposed the amendments and so there is no anticipated increase in the number of estimated number of trips to and from the site generating additional impact on local roads.

Residential Amenity

- 6.12 Due to the modest increase in bulk and mass of the main building as a result of the widening of the ground floor projecting element at the eastern and western end of the Widbrook Road elevation and the addition of a gable roof on the Sheephouse Road elevation, and the modest increase in bulk and mass of the bin and bicycle stores, the proposal is not considered to result in undue loss of light or visual intrusion to neighbouring properties.
- 6.13 The addition of a screen panel elevation instead of continuation of the wall on the south elevation to the proposed balcony on the east elevation is considered to be sufficient in screening oblique views to no. 70 Sheephouse Road. The enlarged windows are not considered to result in an increase the number or alter the types of views and so there are no significant concerns over loss of privacy in this respect.
- 6.14 There is no increase in the estimated number of cars or trips to and from the site as there is no increase in the number of flats or bedrooms. Therefore it is not considered that the proposed amendments would result in additional noise and disturbance to warrant refusal of this application.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

At the time of writing public consultation is still open. 2 letters have been received and summarised below and any further representations will be reported in an update.

Comment	Where in the report this is considered
1. Flats not in keeping with the character of the area	Para. 6.2, 6.4
2. Noise and disturbance from increase in cars, and increase in congestion	Para. 6.11, 6.14
3. Loss of privacy due to elevated views which are over and above the height of a standard house	Para. 6.13
4. Previous application was refused on grounds of overdevelopment and this application makes no improvements on this matter	Para. 6.2, 6.4
3. Flood risk is a material consideration in determining planning applications and therefore must be taken into account and refused on this issue	Para. 6.2, 6.3

Other Consultees

At the time of writing consultation is still open therefore any comments from Environmental Protection and the Lead Local Flood Authority (SUDS) will be reported in an update.

Consultee	Comment	Where in the report this is considered
Local Highway Authority	No objection subject to amended conditions relating to the gates from the highway and bin and cycle stores to be carried out in accordance with the approved details.	Noted and agreed.
Trees	No objection subject to condition additional condition relating to tree protection details.	Noted and agreed.

9. APPENDICES TO THIS REPORT

1. Appendix A – Site location plan and site layout
2. Appendix B – Approved plans under 16/00811/FULL
3. Appendix C – Amended plans

Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced before the 4rd July 2020.
Reason: To accord with the provisions of the original consent and sections 73 and 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development above slab level shall take place until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
- 4 Prior to the occupation of any flat a Flood Evacuation Plan, binding on the applicants or the successors in title, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented upon the first occupation of the dwellings hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the Local Planning Authority
- 5 Prior to any equipment, machinery or materials being brought onto the site, details of the method of "no dig construction", shown on drawing SH20371-03, shall be submitted to and approved in writing by the Local Planning Authority
- 6 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include full details of the no dig construction and no dig surfacing. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority
- 7 No development above slab level shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial

completion of the development and retained thereafter in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.

- 8 No flat shall be occupied until the access and vehicle parking areas have been constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.
- 9 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing, ref: 1311.PLN.306 received on the 13 September 2017. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
- 10 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing ref: 1311.PLN.306 received on 13 September 2017. These facilities shall be kept available for use in association with the development at all times.
- 11 Any gates provided shall open away from the highway and be set back a distance of at least 7 metres from nearside edge of the carriageway of the adjoining highway as shown on drawing number ref: 1311.PLN.301 received 13 September 2017.
- 12 The existing access to the site of the development shall be stopped up and abandoned immediately upon the new access being first brought into use. The footways and verge shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
- 13 The details shown on the Site Set Up Plan, ref: 1311_DF_D100, dated 6 July 2017, and Construction Method Statement, dated July 2017, approved under 17/02345/CONDIT shall be adhered to through the construction period for the development.
- 14 No development shall take place until full details of the proposed surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. These shall include: demonstration of compliance with the appropriate non-statutory technical standards for sustainable drainage systems (March 2015); full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert & cover levels, and drawings as appropriate; full calculations demonstrating that the 1 in 100 year plus climate change design standard can be achieved, by the proposed surface water drainage system, based on infiltration rates determined by intrusive ground investigations on the site, undertaken in accordance with BRE Digest 365 and; full details of the maintenance arrangements for the development, covering every aspect of the proposed surface water drainage system. The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing, and maintained thereafter.
- 15 Details of the pergolas and privacy screens, that is their height, intended position and material finish, and which are to be provided at first floor balcony to the east elevation of the building shall be submitted to and agreed by the Local Planning Authority before they are erected as part of it.
- 16 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Informatives

- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, and Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.

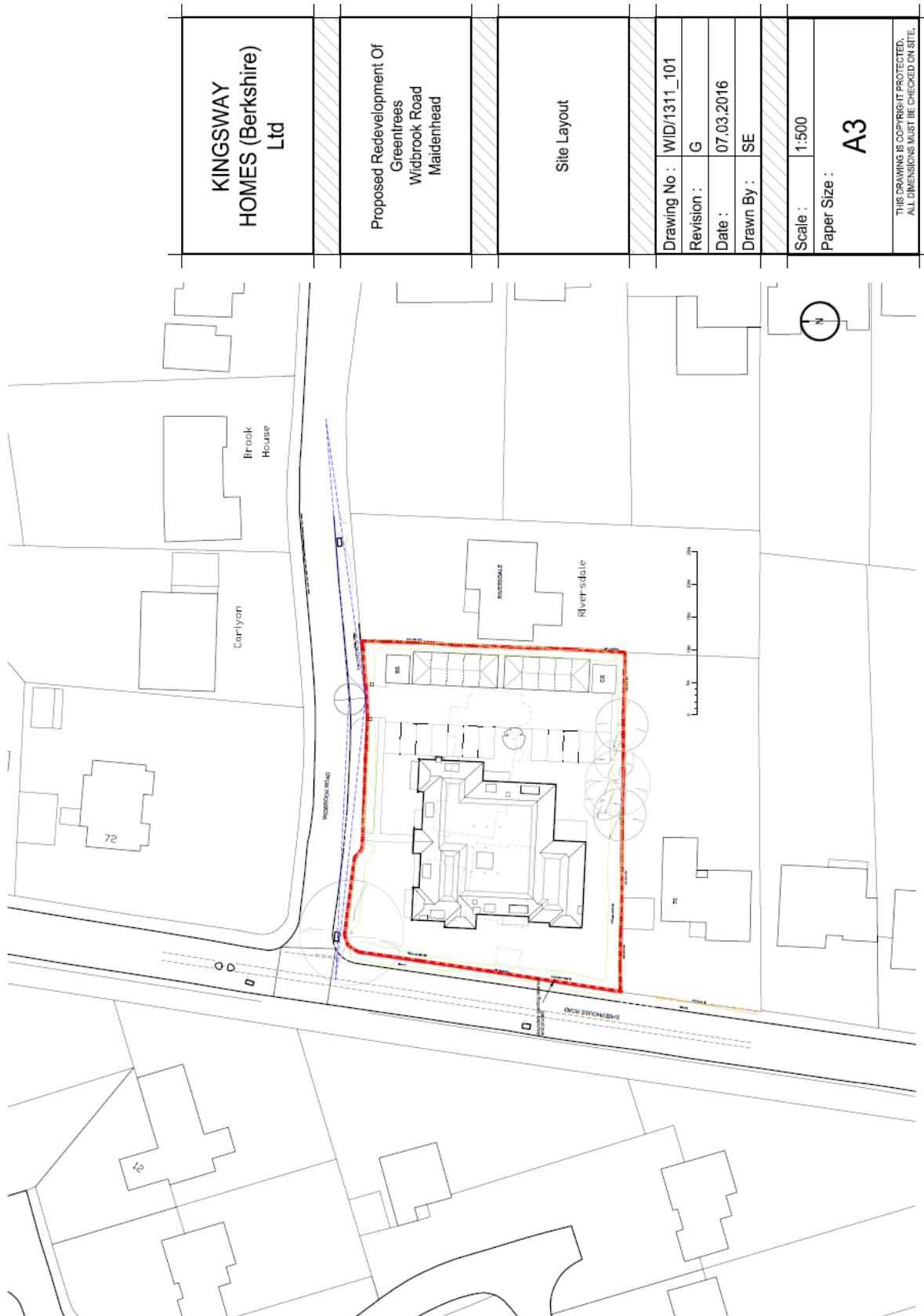
- 2 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 3 No builder's materials, plant or vehicles related to the implementation of the development should be parked / stored on the public highway so as to cause an obstruction at any time.

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Appendix A – Site location plan and site layout

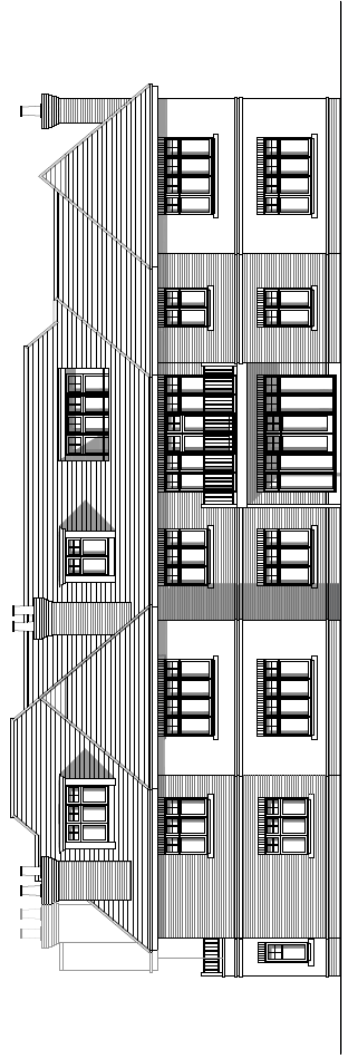


Appendix B – Approved plans under 16/00811/FULL





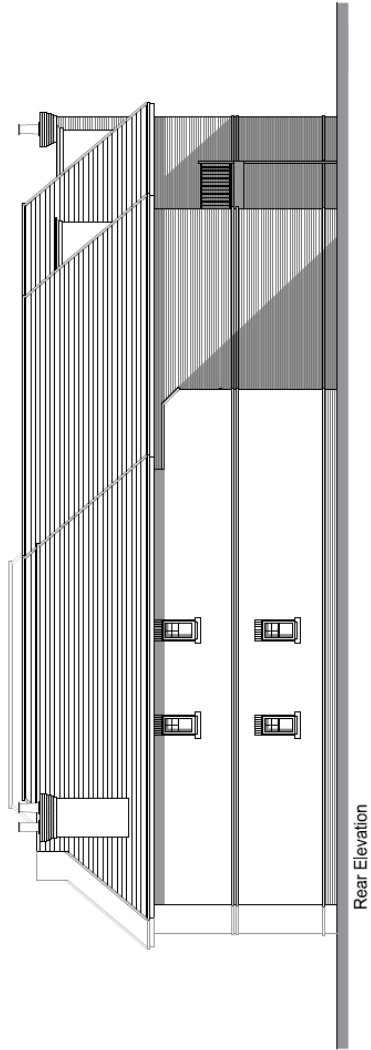
Widbrook Road Elevation



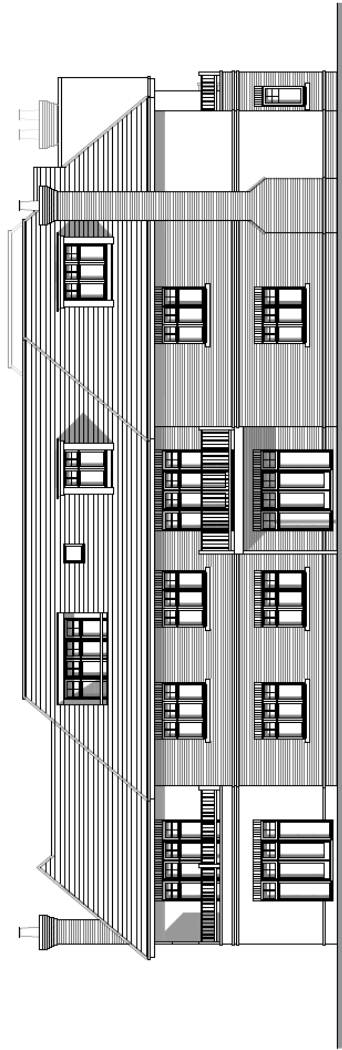
Sheephouse Road Elevation



KINGSWAY HOMES (Berkshire) Ltd	
Proposed Redevelopment Of Greentrees Widbrook Road Maidenhead	
Elevations Sheet 1	
Drawing No :	WID/1311_102
Revision :	E
Date :	25.02.2016
Drawn By :	SE
Scale :	1:100
Paper Size :	A2
<small>THIS DRAWING IS COPYRIGHT PROTECTED. ALL DIMENSIONS MUST BE CHECKED ON SITE.</small>	



Rear Elevation



Side Elevation



KINGSWAY HOMES (Berkshire) Ltd	
Proposed Redevelopment Of Greentrees Widbrook Road Maidenhead	
Elevations Sheet 2	
Drawing No :	WID/1311_103
Revision :	B
Date :	28.07.2016
Drawn By :	SE
Scale :	1:100
Paper Size :	A2
THIS DRAWING IS COPYRIGHT PROTECTED. ALL DIMENSIONS MUST BE CHECKED ON SITE.	



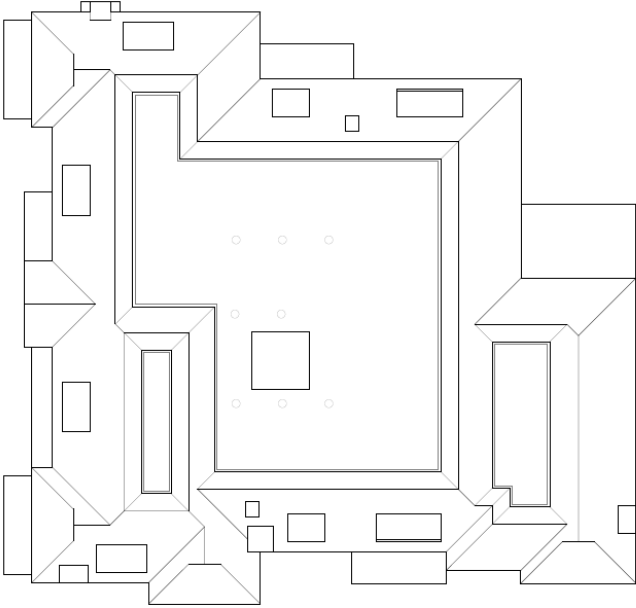
First Floor Plan



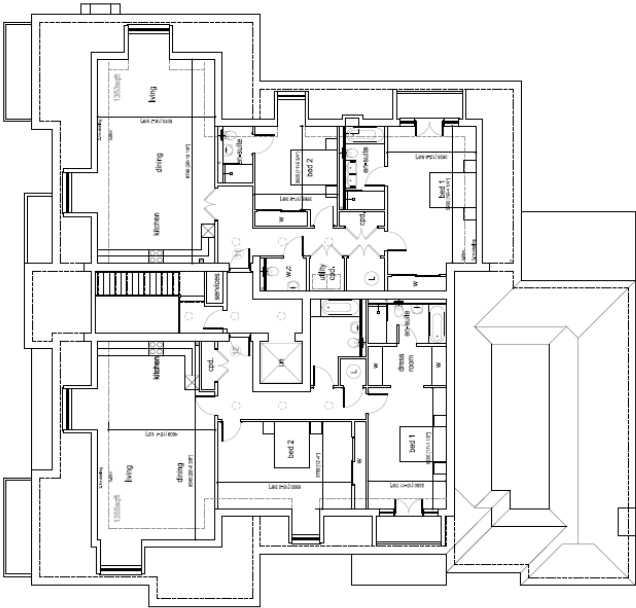
Ground Floor Plan



KINGSWAY HOMES (Berkshire) Ltd	
Proposed Redevelopment Of Greenmees Wildbrook Road Maidenhead	
Ground Floor & First Floor Layout	
Drawing No.:	WID/1311_104
Revision:	D
Date:	25.02.2016
Drawn By:	JSE
Scale:	1:100
Paper Size:	A1
THE DRAWING IS COPYRIGHT PROTECTED AND PERMISSION MUST BE OBTAINED IN WRITING	



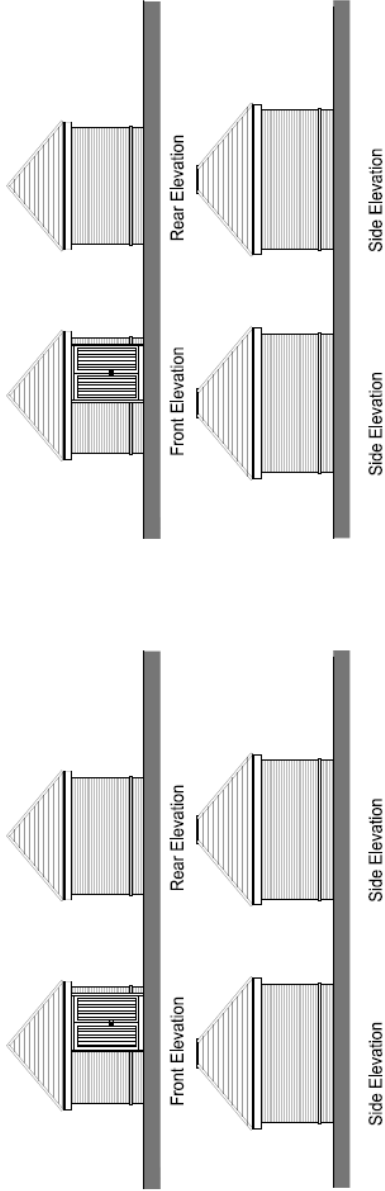
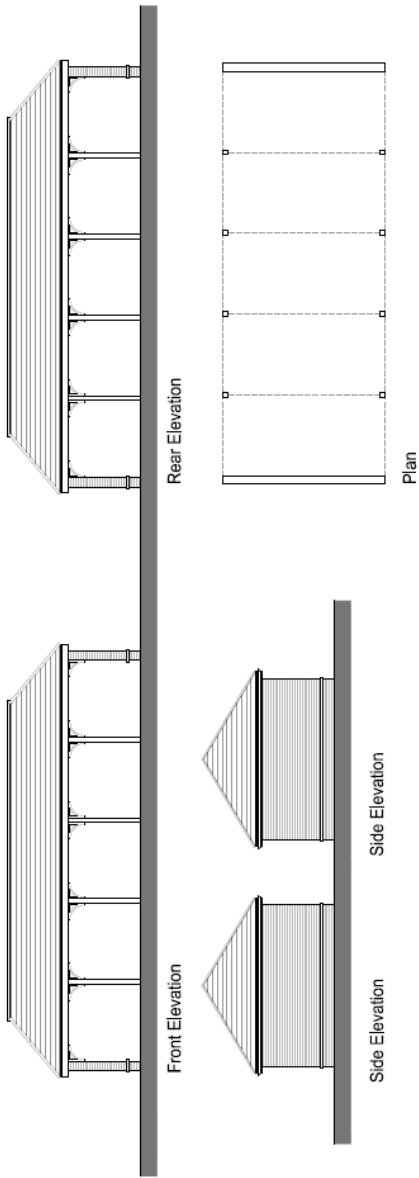
Roof Plan



Second Floor Plan

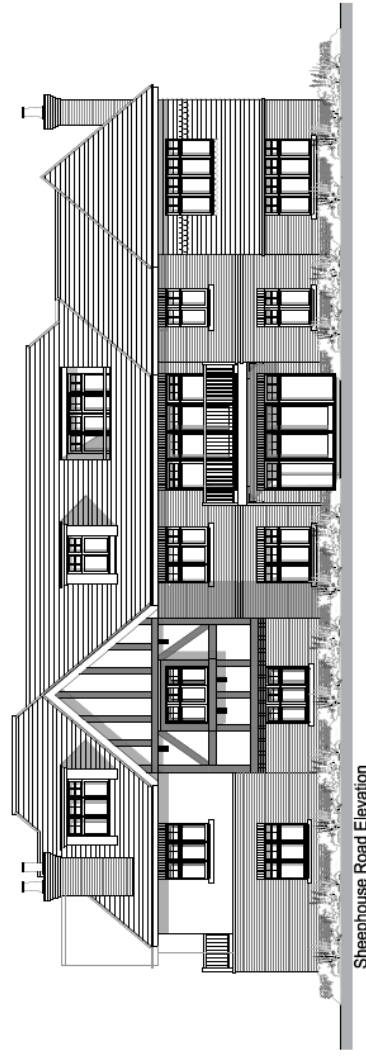
KINGSWAY HOMES (Berkshire) Ltd	
Proposed Redevelopment Of Greenmees Wickham Road Maidenhead	
Second and Roof Plan	
Drawing No.:	WID/311_105
Revision:	D
Date:	25.02.2018
Drawn By:	SE
Scale:	1:100
Paper Size:	A1
THE DRAWING COPYRIGHT PROTECTED. ALL RIGHTS RESERVED BY THE DRAWING OFFICE.	





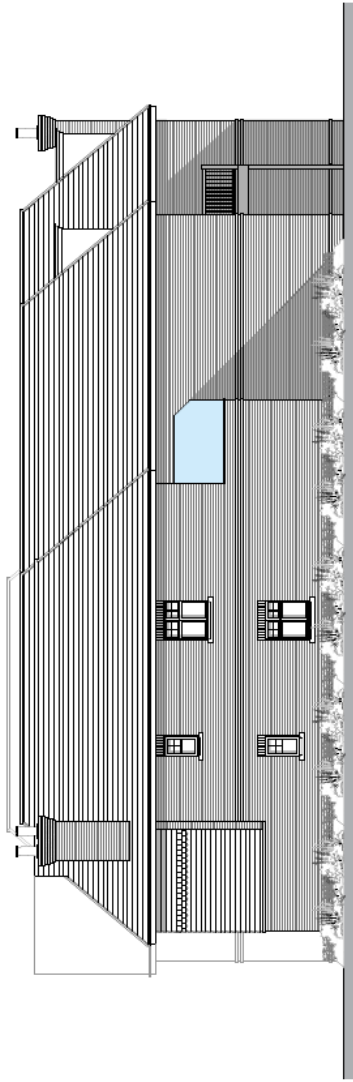
KINGSWAY HOMES (Berkshire) Ltd	
Proposed Redevelopment Of Greentrees Widbrook Road Maidenhead	
Car Port, Bin Store & Cycle store plans	
Drawing No :	WID/1311_108
Revision :	-
Date :	21.03.2016
Drawn By :	SE
Scale :	1:100
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THIS DRAWING IS COPYRIGHT PROTECTED. ALL DIMENSIONS MUST BE CHECKED ON SITE.	

Appendix C – Amended plans

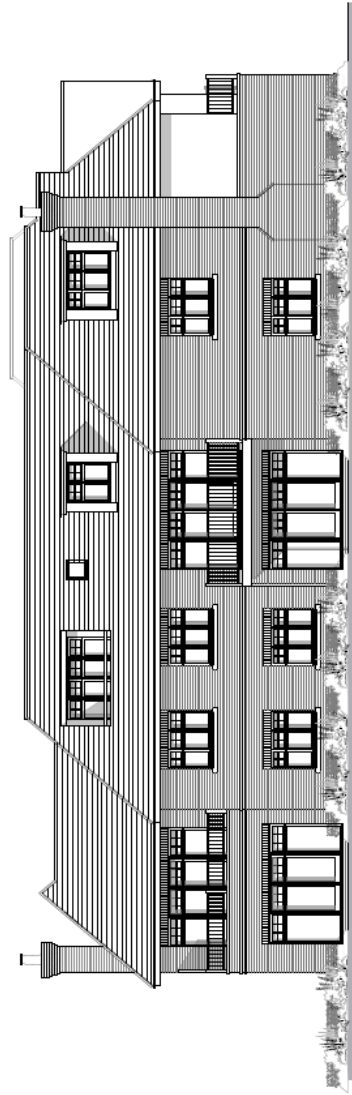


Project	Greenhills, Widbrook Road
Location	Maerlthead
Client	Elevations
Date	05.09.2017
Scale	1:100 (1:200)
Sheet	35
Drawing number	1311.PLN.302
Revision	-

SHANLY HOMES
 Architects & Planners
 100-100 Greenhills Road
 Greenhills, Dublin 14
 Tel: 01-844-8947
 Email: info@shanly.com



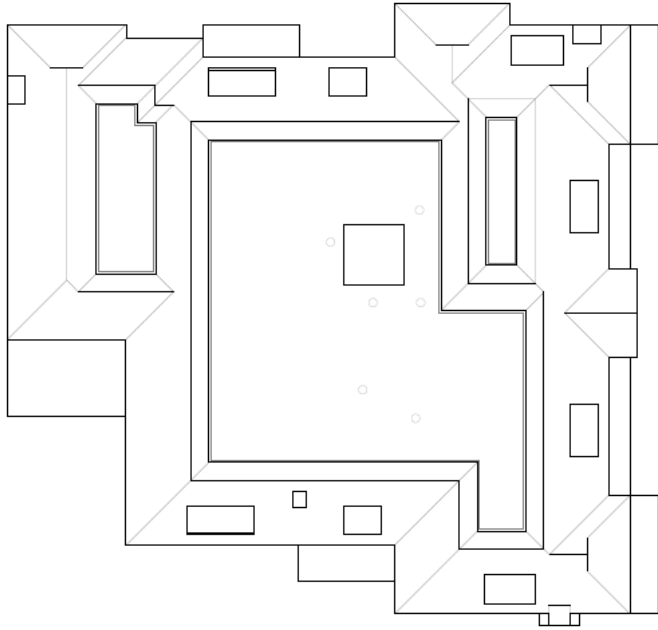
South Elevation



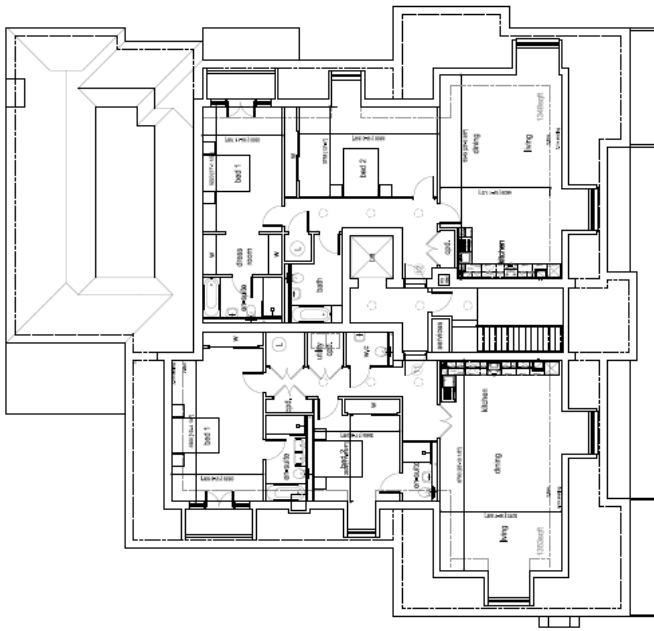
East Elevation



revision	date	drawn by	checked by
	05.08.2017	1311.PLN.303	
<p>project Greenlens, Wilbrook Road Maidenhead</p> <p>client Elevations</p> <p>scale 1:100 (1:200) sheet SE</p> <p>drawing number 1311.PLN.303</p>			
<p>SHANLY HOMES 10000 Lakeside Drive, Greenlens, Maidenhead, Berkshire, RG2 9AT, UK Tel: 01344 873211 Fax: 01344 873212 Email: sales@shantlyhomes.co.uk</p>			



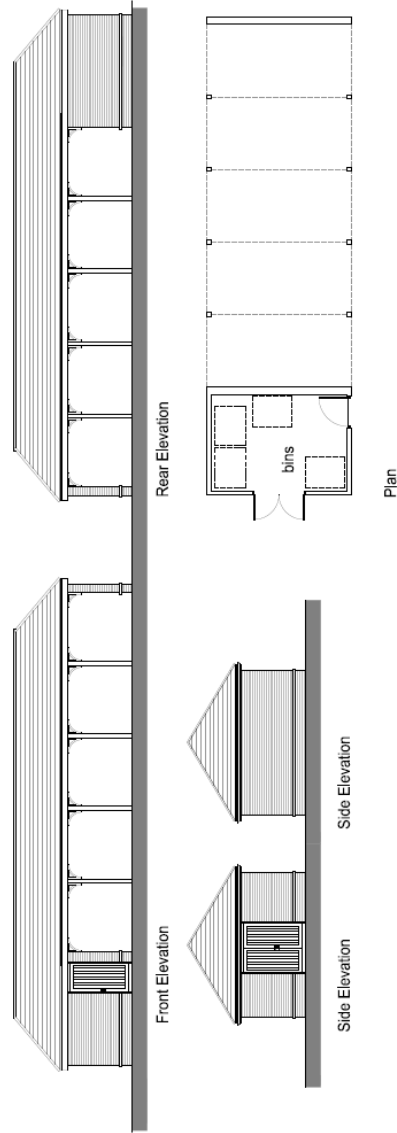
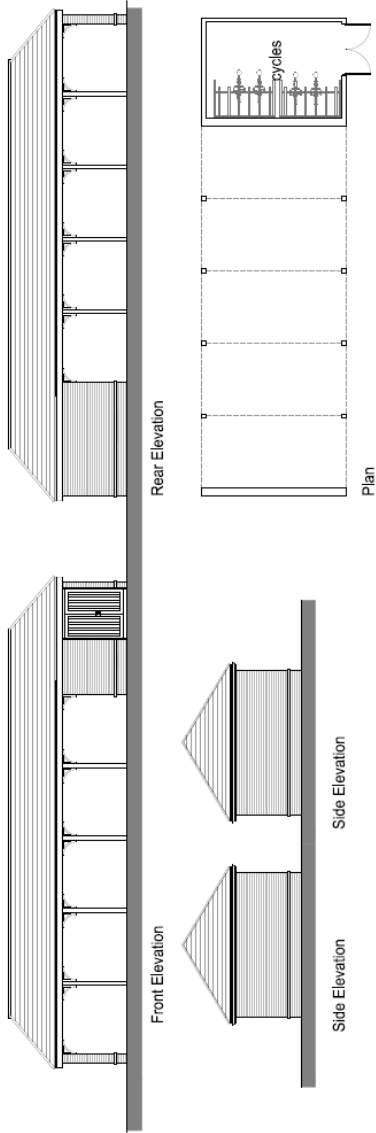
Roof Plan



Second Floor Plan

SHANLY JONES ARCHITECTS 10001 E. 15th Avenue Suite 200 Greenwood, Colorado 80120 Phone: 303.751.2200 Fax: 303.751.2201 www.shanlyjones.com	
Project: Greenwood, Wadsworth Road Macderhead	Sheet: Second Floor Layout and Roof Plan
Date: 05.09.2017	Scale: 1:100 (1:200)
Drawing No: 13111.PLIN.305	Revision: -





Project: Greenbush, Wadbrook Road
Madisonville

Client: Car Ports, Bins and Cycles

Date: 05.09.2017

Scale: 1/4" (0) 1" (200)

Sheet: 1311.PLN.306

Revision: -

SHANLY HOMES
Shanly, Anthony & Son, Incorporated
1000 S. 10th St., Suite 100
Madisonville, TN 37050
615.532.2222

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

Planning Appeals Received

15 September - 13 October 2017

MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at <https://acp.planninginspectorate.gov.uk/> Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 17/60089/REF **Planning Ref.:** 17/01026/FULL **PIns Ref.:** APP/T0355/W/17/3182668
Date Received: 14 September 2017 **Comments Due:** 19 October 2017
Type: Refusal **Appeal Type:** Written Representation
Description: Removal of existing tree to form new access road off Altwood Road to 59 Altwood Road (Windy Ridge).
Location: **Windyridge 59 Altwood Road Maidenhead SL6 4PN**
Appellant: Mr S Thorn **c/o Agent:** Mr Duncan Gibson 74 Parsonage Lane Windsor Berkshire SL4 5EN

Ward:
Parish: Hurley Parish
Appeal Ref.: 17/60092/REF **Planning Ref.:** 17/01012/FULL **PIns Ref.:** APP/T0355/D/17/3182376
Date Received: 21 September 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Detached outbuilding (retrospective).
Location: **2 Wellington Cottages Warren Row Road Warren Row Reading RG10 8QX**
Appellant: Mr And Mrs Phil And Donna Cavell **c/o Agent:** Ms Irum Khan IQ Planning Consultants 4 Kendor Avenue Epsom Surrey KT19 8RH

Ward:
Parish: Cookham Parish
Appeal Ref.: 17/60094/REF **Planning Ref.:** 17/01193/FULL **PIns Ref.:** APP/T0355/D/17/3182812
Date Received: 26 September 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of a timber outbuilding/tree house - retrospective
Location: **Dean Grange Terrys Lane Cookham Maidenhead SL6 9RS**
Appellant: Mr & Mrs P. Griffin **c/o Agent:** Mr James Lambert James Lambert Architects Ltd 50 Kingsway Place London EC1R OLU

Ward:
Parish: Bisham Parish
Appeal Ref.: 17/60095/REF **Planning Ref.:** 17/01445/FULL **PIns Ref.:** APP/T0355/D/17/

Date Received:	26 September 2017	Ref.:	3181841
Type:	Refusal	Comments	Not Applicable
Description:	First floor rear extension	Due:	
Location:	Rosemount Burchetts Green Road Burchetts Green Maidenhead SL6 6QS		
Appellant:	Mr Robert Creer c/o	Agent:	Mr Justin Coles Coles Designs 17 Stratford Drive Wooburn Green High Wycombe HP10 0QQ

Appeal Decision Report

15 September - 13 October 2017

Maidenhead

Appeal Ref.: 17/60021/ENF **Enforcement Ref.:** 16/50445/ENF **Plns Ref.:** APP/T0355/C/16/3
164340

Appellant: Mr Samuel Driver **c/o Agent:** Mr Sam Eachus Kernon Countryside Consultants Ltd
Greenacres Barn Purton Stoke Swindon Wiltshire SN5 4LL

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement Notice, siting of a metal container without planning permission.

Location: **Land Between Lightlands Lane And Strande View Walk And Strande Lane
Cookham Maidenhead**

Appeal Decision: Dismissed **Decision Date:** 18 August 2017

Main Issue: Ground B: a clear indication that the container has a degree of permanence in that it has not moved and there is no clear intention for it to be moved. As a matter of fact and degree, its siting constitutes a building operation, which is operational development. Appeal fails Ground C: the siting of the container does constitute operational development which is not permitted by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the appeal site is less than 5 hectares. Appeal fails Ground A: The development is contrary to national and development plan policy and for the reasons given above. The Inspector concluded that the appeal on ground (a) should be dismissed. Ground G: The appellant has made no reasoned argument as to why an on-site facility is essential and the notice does not require the container to be replaced even if the siting of a caravan at the appeal site were to be acceptable, which is not under consideration in this appeal. Whilst the container would need to be moved using specialist equipment, possibly by a contractor, this would not be an unduly complex operation requiring an extended period and 7 days would be sufficient time to arrange for the removal of the container. Appeal fails

Appeal Ref.: 17/60065/REF **Planning Ref.:** 16/03903/CLA **Plns Ref.:** APP/T0355/W/17/3175665
Appellant: Mr Geoffrey Copas - Copas Farms **c/o Agent:** Mr John Hunt Pike Smith And Kemp Rural And Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: (Class Q) part change of use from an agricultural building to a dwellinghouse (C3) and associated operational development
Location: **Agricultural Building At Lower Mount Farm Whyteladyes Lane Cookham Maidenhead**
Appeal Decision: Allowed **Decision Date:** 3 October 2017
Main Issue: The Inspector found that the proposed development would comply with the permitted development criteria set out in Class Q.1 of Schedule 2, Part 3 of the Order and would not require prior approval under Class Q.2. As such it would be permitted development. The operation of the Order is not restricted by the existing planning condition of the 2009 permission, as it does not contain the wording 'and for no other purpose', 'only' or 'for no other use'. Costs were awarded against the Council, as it has not properly taken into account the relevant legal judgments. Indeed, in its cost rebuttal it continues to rely upon only part of the Dunoon judgment. The Inspector therefore found that unreasonable behaviour resulting in unnecessary expense, as described in the PPG, has been demonstrated and an award of costs is justified.

Appeal Ref.: 17/60066/REF **Planning Ref.:** 17/00478/FULL **Plns Ref.:** APP/T0355/W/17/3174647
Appellant: Mr Ian Parkinson **c/o Agent:** Mr Kaleem Janjua M C S Design Architectural Services 53 Westmead Windsor SL4 3NN
Decision Type: Delegated **Officer Recommendation:** Refuse
Description: Construction of a pair of 3 bedroom semi detached dwellings following the demolition of existing bungalow.
Location: **23 Havelock Road Maidenhead SL6 5BJ**
Appeal Decision: Dismissed **Decision Date:** 3 October 2017
Main Issue: The main issues are the effect of the proposed development upon (i) the character and appearance of the area and (ii) highway safety and the free flow of traffic. Inspector supported first issue and agreed proposed development would have an impact on the character and appearance of the area. Inspector did not support second issue as he considered that it is reasonable to accept that a room shown as a study was to be used as a study rather than a bedroom. Also considered that although not in the accessible area of Maidenhead that there was nearby means of public transport. Whilst he agreed that there might be manoeuvring issues, he did not consider that this would result in on-street parking and detrimental impacts on highway safety as the road is not busy. Inspector did not consider that the proposal due to the identified harm constituted sustainable development and therefore there was no presumption in favour of sustainable development.

Appeal Ref.: 17/60072/REF **Planning Ref.:** 16/03508/FULL **Plns Ref.:** APP/T0355/W/17/3 174874

Appellant: Mrs Maire Buttimer **c/o Agent:** Mr Paul Dickinson Paul Dickinson And Associates
Highway House Lower Froyle Hants GU34 4NB

Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Construction of x4 2bed and x5 1bed flats with access to Braywick road and Greenfields following demolition of existing dwelling

Location: **23 Braywick Road And Land To The Rear Providing Access From Greenfields Maidenhead**

Appeal Decision: Allowed **Decision Date:** 4 October 2017

Main Issue: The Inspector considered that the proposal would both reflect the essential characteristics of the row of houses along Braywick Road, and harmonise with the design approved at Nos. 25 and 27. In terms of its siting, scale and design, the proposal would be consistent with the general scale and character of the neighbouring development. The proposal would have no unacceptably harmful effect on the character of the street scene.

Appeal Ref.: 17/60073/NON DET **Planning Ref.:** 16/02354/LBC **Plns Ref.:** APP/T0355/Y/17/3175201

Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Consent for change of use of ground floor from commercial to 2x two bedroom apartments

Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**

Appeal Decision: Dismissed **Decision Date:** 5 October 2017

Main Issue: The Inspector described the submitted plans as sketchy, inaccurate and incomplete, and noted that the proposed alterations, based on inadequate survey plans, were inaccurately shown: it was therefore difficult to assess the detail of what was proposed let alone its impact on the building. The Heritage Statement did not identify the significance of the Grade II Listed Building and there was no evidence that appropriate expertise had been used by the applicant to prepare the scheme or to assess its impact on the heritage asset. The insertion of additional windows would undermine the essentially simple industrial character of the building and the conversion to flats would likely result in the remaining original stable block flooring being lost. The proposed works would obscure key features of the building, making it impossible to understand the original form and use of the building. The proposed alterations would be so extensive and so damaging to the special interest of the stable building that they would cause substantial harm to the significance of the building as a heritage asset.

Appeal Ref.: 17/60074/NON DET **Planning Ref.:** 16/02340/LBC **Plns Ref.:** APP/T0355/Y/17/3175168

Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Consent for replacement of glass conservatory with a three storey rear extension to create 2 x 1 No. bedroom flats and 1 No. studio flat with amendments to fenestration

Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**

Appeal Decision: Dismissed **Decision Date:** 5 October 2017

Main Issue: The Inspector described the submitted plans as sketchy, inaccurate and incomplete, and noted that the proposed alterations, based on inadequate survey plans, were inaccurately shown: it was therefore difficult to assess the detail of what was proposed let alone its impact on the building. The Heritage Statement did not identify the significance of the Grade II Listed Building and there was no evidence that appropriate expertise had been used by the applicant to prepare the scheme or to assess its impact on the heritage asset. The proposed works would obscure key features of the building, making it impossible to understand the original form and use of the building. The proposed alterations would be so extensive and so damaging to the special interest of the stable building that they would cause substantial harm to the significance of the building as a heritage asset.

Appeal Ref.: 17/60075/NON DET **Planning Ref.:** 16/02352/FULL **Plns Ref.:** APP/T035/W/17/3175196

Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Change of use of ground floor from commercial to 2x two bedroom apartments

Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**

Appeal Decision: Dismissed **Decision Date:** 5 October 2017

Main Issue: The Inspector described the submitted plans as sketchy, inaccurate and incomplete, and noted that the proposed alterations, based on inadequate survey plans, were inaccurately shown: it was therefore difficult to assess the detail of what was proposed let alone its impact on the building. The Heritage Statement did not identify the significance of the Grade II Listed Building and there was no evidence that appropriate expertise had been used by the applicant to prepare the scheme or to assess its impact on the heritage asset. The insertion of additional windows would undermine the essentially simple industrial character of the building and the conversion to flats would likely result in the remaining original stable block flooring being lost. The proposed works would obscure key features of the building, making it impossible to understand the original form and use of the building. The proposed alterations would be so extensive and so damaging to the special interest of the stable building that they would cause substantial harm to the significance of the building as a heritage asset. The Listed Building and its special features would not be preserved or enhanced and the contribution that it makes to the character and appearance of the Conservation Area would be seriously undermined such that it would cause less than substantial harm to the significance of this designated heritage asset. No evidence of the appropriate marketing of the building was demonstrated.

Appeal Ref.: 17/60076/NON DET **Planning Ref.:** 16/02350/FULL **Plns Ref.:** APP/T0355/W/17/3175140

Appellant: Mr Safian Majeed 52 Braywick Road Maidenhead SL6 1DA

Decision Type: Committee **Officer Recommendation:** Would Have Refused

Description: Replacement of glass conservatory with a three storey rear extension to create 2 x 1 No. bedroom flats and 1 No. studio flat with amendments to fenestration

Location: **Pappadums 3 Nicholsons Lane Maidenhead SL6 1HR**

Appeal Decision: Dismissed **Decision Date:** 5 October 2017

Main Issue: The Inspector described the submitted plans as sketchy, inaccurate and incomplete, and noted that the proposed alterations, based on inadequate survey plans, were inaccurately shown: it was therefore difficult to assess the detail of what was proposed let alone its impact on the building. The Heritage Statement did not identify the significance of the Grade II Listed Building and there was no evidence that appropriate expertise had been used by the applicant to prepare the scheme or to assess its impact on the heritage asset. The proposed works would obscure key features of the building, making it impossible to understand the original form and use of the building. The proposed alterations would be so extensive and so damaging to the special interest of the stable building that they would cause substantial harm to the significance of the building as a heritage asset. The Listed Building and its special features would not be preserved or enhanced and the contribution that it makes to the character and appearance of the Conservation Area would be seriously undermined such that it would cause less than substantial harm to the significance of this designated heritage asset.

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Agenda Item 7

By virtue of paragraph(s) 1, 3, 5, 7, 7a, 7b, 7c of Part 1 of Schedule 12A of the Local Government Act 1972.

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Agenda Item 8

By virtue of paragraph(s) 1, 3, 5, 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

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