

## WINDSOR URBAN DEVELOPMENT CONTROL PANEL

29 March 2017

Item: 2

<b>Application No.:</b>	17/00042/FULL
<b>Location:</b>	12 Princes Close Eton Wick Windsor SL4 6LZ
<b>Proposal:</b>	Part single, part two storey side and rear extension and provision of 2 No. car parking spaces to the front garden.
<b>Applicant:</b>	Mrs Eves
<b>Agent:</b>	Mr Robert Hillier
<b>Parish/Ward:</b>	Eton Town Council/Eton Wick Ward

**If you have a question about this report, please contact:** Haydon Richardson on 01628 796046 or at haydon.richardson@rbwm.gov.uk

### 1. SUMMARY

- 1.1 The proposed extensions would be of an appropriate scale and design to the host dwelling. The development would have an acceptable impact on the character and appearance of the street scene. Due to their design, size and siting the proposed extensions are unlikely to cause any significant harm to the amenities of the immediate neighbouring properties.

**It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Rayner in the interests of the public.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The proposed development relates to an end terraced dwelling situated on the north side of Princess Close. The exterior of the property is brick and the windows are upvc. The surrounding area is residential comprising semi detached and terraced dwellings.

### 4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application seeks planning permission for a part single, part two storey side and rear extension and provision of two car parking spaces to the front garden. The two storey element of the extension would have a hipped roof set well below the ridgeline of the existing property by around 1.3m. It would be 4m in length and around 4.1m in width. The two storey part of the proposals is proposed to be sited off the boundary with No. 10 Princes Close by 1.9m and around 2.3m from the boundary with No. 14. There will two single storey extensions; the first being a flat roof extension to the utility/store and the other being part of the kitchen/family room within the main two storey element. Both single storey elements extend to the neighbouring boundaries. As a result of the extension a new window is proposed within the existing flank wall at first floor level. The works would be finished in brick with upvc openings to match the existing dwelling.

4.2

Application No.	Description	Decision and date
17/00041	Certificate of lawfulness to determine whether a hip to gable roof extension, rear dormer and 2 No. front roof light's to facilitate a loft conversion is lawful	Approved - 03/02/17

### 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
Local Plan	DG1, H14, P4

These policies can be found at:

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](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 5.1

## 6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Impact of the proposal on the character and appearance of the area and host dwelling
- ii impact on the amenities of neighbours
- iii impact on parking

### Impact of the proposal on the character and appearance of the area and host dwelling

6.2 National Planning Policy Framework, Section 7 (Requiring Good Design) advises that all development should seek to achieve a high quality of design. Policy H14 (1) states 'extensions should not have any adverse effect upon the character or appearance of the original property or any neighbouring properties, nor adversely affect the street scene in general'. This policy is considered to be in compliance with the NPPF.

6.3 The proposed extension would be a maximum of 4m in length and 7m in height. In views from the street the two storey element would be visible. However, it is considered that its size would not close any important gaps, and it would be subservient to the main house because the roof would be set down from the main ridge and because it would be an acceptable length when viewed against the original house. The single storey elements will extend to the boundaries of the plot but there would still be sufficient space around the existing and extended house resulting in an appropriate building to plot size ratio. The extensions would respect the design of the original house and would be constructed in matching materials (see Condition 2). It is considered that the proposals comply with both local and national planning policies.

### Impact on Neighbouring Amenity

6.4 The properties most likely to be impacted by the proposed development are 45 Queens Road and No's 10 and 14 Princes Close.

6.5 The ground floor element of the extension would be sited next to the boundary shared with No.10 Princes Close. The window closest to the proposed extension is 1.6m away from this boundary and serves a kitchen. Due to the distance of the extension from the kitchen window, its depth and 2.9m eaves height, the ground floor extension would not cause any significantly harmful overbearing impact or loss of light to the window. In addition, the single storey element would not significantly harm the outdoor living space to this neighbouring house. The first floor element would be set away 2m from the shared boundary and would not cross the 45 degree line from the centre point of the first floor window and would therefore be in compliance with the access to light guidelines set out in the Local Plan. It would also be a sufficient distance so as not to significantly harm outdoor living space in terms of outlook and overshadowing. No windows are proposed in

the first floor of the extension and as such there would not be any impact in terms of privacy. It is considered necessary and reasonable to withdraw rights to insert first floor windows in the flank elevation of the extension because if windows were inserted there would be a loss of privacy because of the proximity to the rear facing windows of the neighbouring house and the garden (see Condition 4). The rear facing French doors at first floor level are sited such that there would not be any significant harm from overlooking; all gardens within Princes Close experience an acceptable level of overlooking from existing first floor windows, as would be expected in a suburban location.

- 6.6 The proposed utility/store room extension would be sited next to the flank wall of the rear extension to the neighbouring house of No.14 Princes Close. Due to its size and siting the extension it will not have a harmful impact on the neighbouring amenities. The two storey rear extension would be set off of the boundary shared with no.14 by approximately 2.3m which would be sufficient separation to ensure that there would not be any significantly harmful impact to both indoor and outdoor living conditions. No windows are proposed in the first floor of the extension and as such there would not be any impact in terms of privacy. A new window is proposed at first floor level in the wall of the original house; to ensure that there would not be any significant overlooking to the neighbouring house a condition is recommended requiring this window to be fitted with obscure glass (see Condition 5). It is considered necessary and reasonable to withdraw rights to insert first floor windows in the flank elevation of the extension because if windows were inserted there would be a loss of privacy because of the proximity to the rear facing windows of the neighbouring house and the garden (see Condition 4). The rear facing French doors at first floor level are sited such that there would not be any significant harm from overlooking.
- 6.7 The two storey element of the proposed extension includes a Juliet Balcony. The balcony would be approximately 13m from the garden owned by No.45 Queens Road and over 17m from the rear wall of this neighbouring house. Due to the separation distances it is considered that the relationship would be acceptable. In addition, due to this relationship the proposal would not harm the outlook or lead to any overshadowing. Given that No.43 Queens Road is further to the West of No.45, it is considered that the relationship would also be acceptable to this other property on Queens Road.
- 6.8 Overall it is considered that there would be no significant harm caused to the immediate neighbouring properties and as such the proposals comply with national and local planning policies.

### **Parking**

- 6.9 The proposal would not affect the number of bedrooms in the dwelling which will remain as three. Two parking spaces are proposed which would comply with the Council's Parking standards and Policies DG1 and P4 of the Local Plan.

## **7. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

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

Comment		Where in the report this is considered
1.	43 Queens Road: The proposed Juliet balcony would lead to overlooking and a loss of privacy to our rear amenity space.	6.7
2.	45 Queens Road: The Juliet balcony would lead to overlooking and a loss of privacy.	6.7

### **Other consultees and organisations**

Consultee	Comment	Where in the report this is considered
Eton Town Council	The proposal is considered to be gross over development of the site, considering the additional building being erected in the garden. The Juliet balcony would overlook neighbouring properties.	<p>The outbuilding being constructed at the rear of the property is not a relevant to the determination of the planning application. The impact of the extensions on the character and appearance of the area is assessed at paragraph 6.3</p> <p>See paragraphs 6.5, 6.6 and 6.7 regarding overlooking.</p>

Several letters were received during the process of the application regarding the outbuilding currently being constructed at the rear of the property. The outbuilding is not a consideration in the determination of this application; as such the concerns raised have not been included in this report.

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing Plans and Elevations
- Appendix C – Proposed Plans and Elevations
- Appendix D – Site Plan with Parking Layout

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 NPFF.

In this case the issues have been successfully resolved.

## 9. 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 match those of the existing building unless first otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 No window(s) shall be inserted at first floor level in and above the side elevations of the extension without the prior written approval of the Local Planning Authority.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
- 4 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing 0712/16/04 . 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 could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 5 The first floor window(s) in the South elevation of the original house shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
- 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.