

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

7 March 2018

Item: 1

Application No.:	17/03365/FULL
Location:	4 Sunninghill Road Sunninghill Ascot SL5 7BU
Proposal:	Construction of two storey side extension. Single storey rear extension with basement and single storey front extension.
Applicant:	Mr Gosling
Agent:	Mr Mark Nicholson
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward

If you have a question about this report, please contact: Josh McLean on 01628 796044 or at josh.mclean@rbwm.gov.uk

1. SUMMARY

- 1.1 The application seeks consent for the construction of a two storey side extension, single storey rear extension with basement and single storey front extension.
- 1.2 The proposal is considered to have an acceptable impact on the character and appearance of the site and surrounding area. There would be no adverse impacts resulting from the proposed works on the neighbouring residential amenity.
- 1.3 Amended plans have been received to remove 1 of the proposed four bedrooms. However, as the proposal has not be reduced in scale or footprint, there is nothing to stop the fourth bedroom from being added at a later point. As such the proposal has been assessed as a four bedroom dwelling. The existing site has a parking shortfall of 2 spaces and the increase in bedroom would result in a further 1 space being required. However, taking into account the site conditions, it is not considered that enlargement of the dwelling or the increase of shortfall by 1 space would have a detrimental impact on the public highway in terms of parking provision or increased vehicle movements from the site.
- 1.4 There are a number of Tree Preservation Orders (TPOs) at the front of the site, however the proposed works would not result in any adverse impacts to their health or appearance. The proposed basement extension is located away from the trees at the rear of the site.

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 application has been recommended for approval, it has been referred to Windsor Rural Development Management Panel at the request of Councillor Hilton for the following reason:

"I have been asked by the Sunninghill and Ascot Parish Council to call this application in on their behalf. They state that they object on the grounds of inadequate parking as there was currently no parking provision and parking spaces could not be created. The lack of sufficient information on the possible effect of a basement of adjacent trees was noted and concerns were raised over the construction management."

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the eastern side of Sunninghill Road and consists of a semi-detached, two-storey dwelling. Due to the topography of the land, the dwelling sits higher than the adjacent road and can only be accessed by a pedestrian access at the front of the site. There is no off-street parking provision. The front of the site is screened by a number of trees, some of which a number are protected under Tree Preservation Orders (TPO).
- 3.2 The area surrounding the site is predominately residential with the village of Sunninghill to the south.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application seeks consent for a number of extensions including; two storey side extension, single storey rear extension with basement and single storey front extension. The proposed materials would be to match the existing dwelling.
- 4.2 The site has the following planning history:

Planning reference:	Proposal:	Decision
16/01650/CPD	Certificate of lawfulness to determine whether a single storey rear extension is lawful.	Lawful 27.06.2016

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework

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	Ascot, Sunninghill & Sunningdale Neighbourhood Plan
DG1, H14	P4, T5	N6	NP/EN2-Trees, NP/DG1 – Respecting the Townscape, NP/DG3-Good Quality Design, NP/T1- Parking and Access

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

- 5.3 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 housing applications 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 5 year supply of deliverable housing sites. Following the Regulation 19 consultation on the Submission Version of the Local Plan, the Council intends to formally submit by 31 January 2018. The Borough Local Plan sets out a stepped housing trajectory over the plan period (2013-2033). As detailed in the

supporting Housing Land Availability Assessment a five year supply of deliverable housing sites can be demonstrated against this proposed stepped trajectory.

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

5.4 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 Character and Appearance
- ii Impact on Amenity
- iii Highway Safety and Parking
- iv Impact on Trees

Character and Appearance

6.2 Cumulatively, the proposed extensions would materially increase the footprint and change the overall design and appearance of the existing dwelling. However, as the dwelling sits within a large curtilage, the increase is still considered appropriate and taking into account the landscaping and trees at the front of the site, any views of the dwelling would be very limited. As such, on balance the proposed extensions are not considered to have a detrimental impact on the character and appearance of the existing dwelling, street scene or surrounding area.

Impact on Amenity

6.3 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. Small single storey extensions are proposed to the front and rear of the dwelling in proximity to the neighbouring boundary but taking into account their scale and design, they are not considered to detrimentally reduce the neighbouring amenity.

Highways Safety and Parking

6.4 The site is located to the east of the B3020 Sunninghill Road and is only accessed via a pedestrian path at the front of the site. There is no off-street parking provision which serves the property.

6.5 The existing dwelling is a 3 bedroom house which would normally require 2 parking spaces to be provided. With no vehicular access to the site, the property has a parking shortfall of 2 spaces. The scheme proposes various extensions which would involve the increase in the number of bedrooms from 3 to 4. Based on the Borough's Parking Strategy (2004), a 4 bedroom dwelling would generate a demand for a further 1 parking space, which would increase the site's parking requirement to 3 spaces. The agent has submitted amended plans to remove the fourth bedroom from the proposed floorplans and provide a study in its place. However, this does not remove

concerns that this room could be converted into a bedroom at a point in the future. The application is therefore assessed on the basis of a four bedroom dwelling.

- 6.6 Given that the site has a parking shortfall of 2 spaces, it is not considered that an increase of the parking shortfall by 1 space would result in a material change to the site or result in significantly increased vehicle movements per day. Neighbourhood Plan policy T1.2 requires that development proposals must, wherever possible, provide adequate parking on site and must not rely on street parking. Given the difference between levels of the street and the site, on-site parking may not be feasible the stretch of the Sunninghill Road directly outside the site is marked with double yellow lines so it is not possible to park on the street.
- 6.7 For these reasons, it is considered that the proposal would not result in detrimental material change in terms of highways and would not have a detrimental impact on the highways or pedestrian safety.

Impact on Trees

- 6.8 At the front of the site, there is a row of existing landscaping and trees which lies between Sunninghill Road and the existing dwelling. A number of these trees along the front are protected under Trees Preservation Order (TPO). There are further trees sited along the side and rear boundaries of the site.
- 6.9 The proposed extensions would not involve the loss or alteration of any existing trees on site. The proposed basement is sufficiently located away from the trees at the rear of the site and its construction is not considered to adversely impact their health or appearance.
- 6.10 It is noted that the access to the site is only achievable through a pedestrian access to the front of the site which would involve passing by the TPO trees, any adverse mitigation could be reduced through tree protection barriers being installed prior to commencement of works and remaining throughout the construction period. A condition (see condition 4) will be attached to the planning consent which would seek the details and positioning of these barriers to ensure that no damage is caused during the construction phases.
- 6.11 The proposal is not considered to adversely impact any trees on site and as such is considered compliant with Local Plan N6 and Neighbourhood Plan NP/EN2.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application. No objections were received.

The planning officer posted a notice advertising the application at the site on 08.11.2017.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Society for the Protection of Ascot & Environs	<p>The Society for the Protection of Ascot and Environs (SPAЕ) objects to the above application because of insufficient parking provision, conflicting with NP/SV1.</p> <p>The proposed dwelling will have four bedrooms, against the present three. There appears to be no formal parking provision at present and therefore there will be a deficit of three spaces, if the development was to proceed.</p> <p>The site is on the busy, parking-constricted Sunninghill Road/High Street, where on road parking is either very limited or proscribed. Pressure for additional on-street</p>	6.4 to 6.7

	parking in this heavily trafficked location must be prevented. SPAЕ respectfully requests RBWM to refuse this application	
Sunninghill & Ascot Parish Council	Objections on the grounds of inadequate parking as there is currently no parking provision and parking spaces could not be created. The lack of sufficient information on the possible effect of a basement on adjacent trees was noted and concerns were raised over the construction management. The committee requested that the application was called in front of the Windsor Rural Development Management Panel should the Borough be minded to approve it.	6.4 to 6.7 6.8 to 6.11

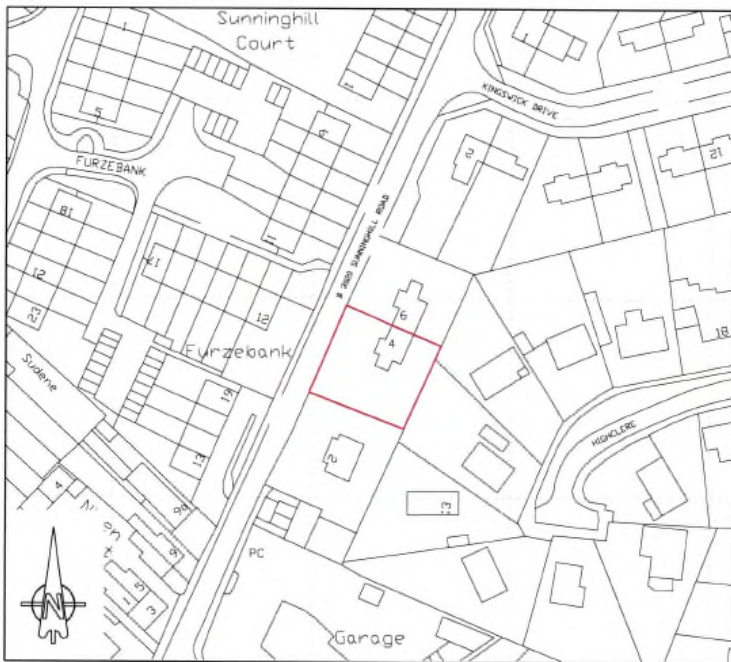
8. APPENDICES TO THIS REPORT

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

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 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 application 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 Prior to the commencement of any works of demolition or 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.
- 4 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the existing TPO trees at the front of the site, shall be submitted to and approved in writing by the Local Planning Authority. 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
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 5 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.

APPENDIX A –LOCATION PLAN AND BLOCK PLAN



LOCATION PLAN

SCALE 1:1250

KEY:

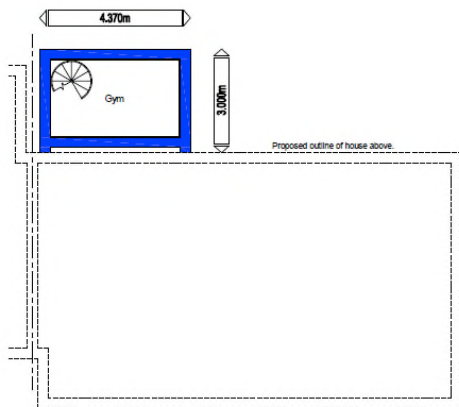
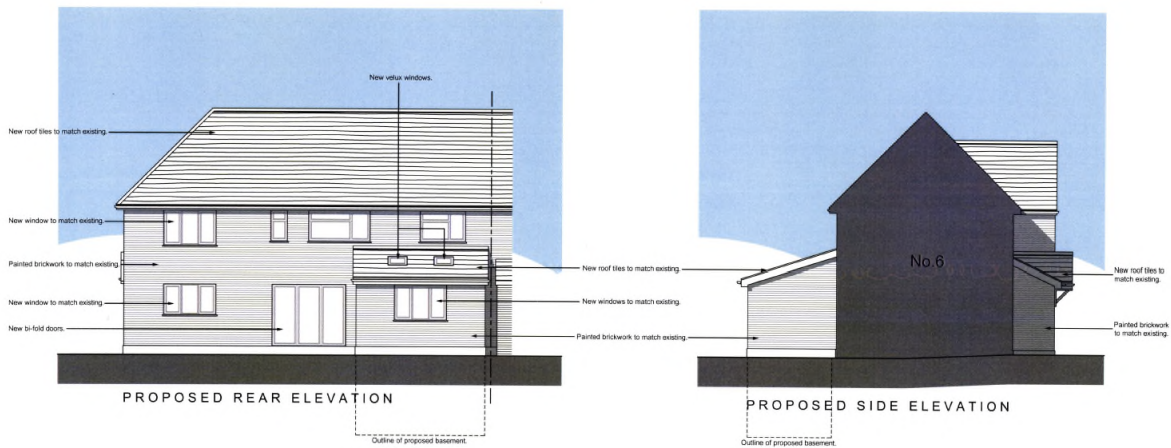
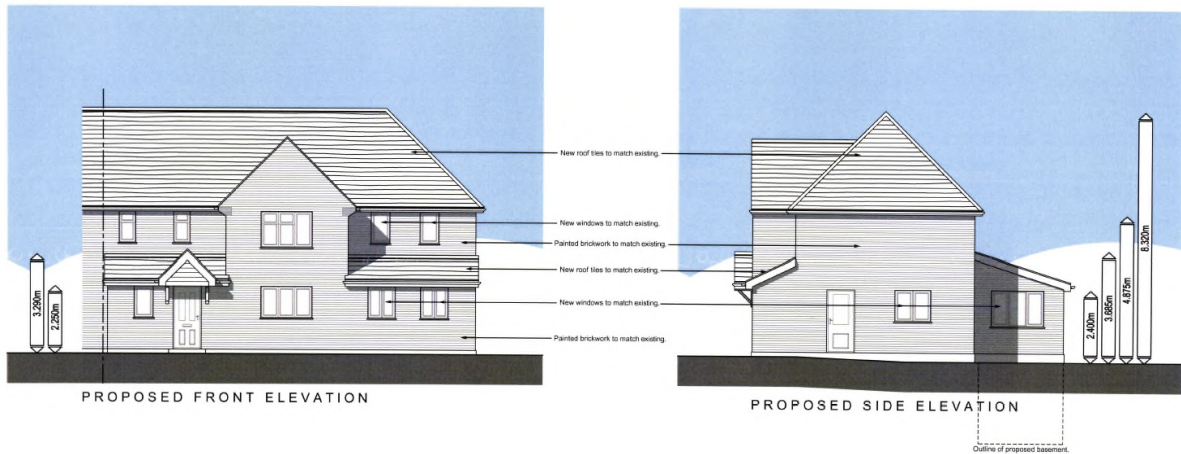
 = Site Boundary



SITE PLAN

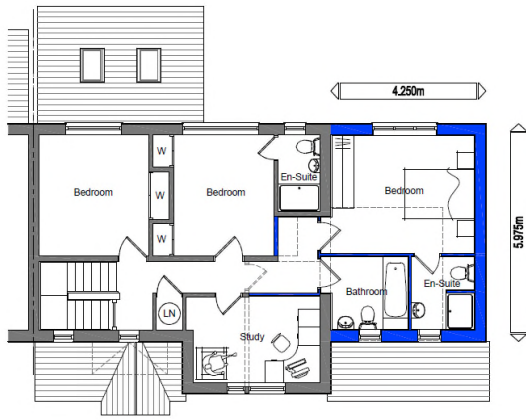
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APPENDIX B – ELEVATIONS AND FLOOR PLANS

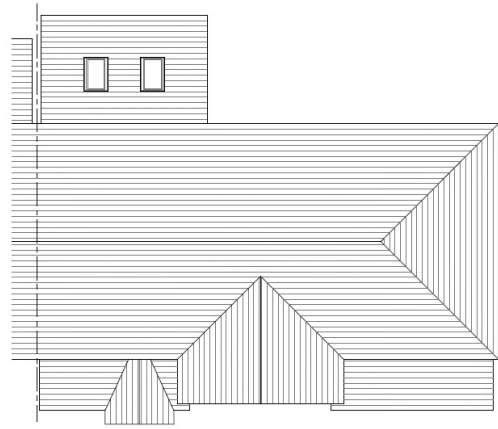


PROPOSED BASEMENT PLAN

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN