

ROYAL BOROUGH DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 19TH MAY, 2021

At 7.00 pm

by

HOLIDAY INN, MANOR LANE, MAIDENHEAD SL6 2RA, ON [RBWM YOUTUBE](#)

SUPPLEMENTARY AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
6.	<p><u>20/03478/FULL - KINGS COPSE HOUSE - ST LEONARDS HILL - WINDSOR - SL4 4AL</u></p> <p>PROPOSAL: Part single part two storey rear extension with x2 rear balconies, x1 external staircase, raising of the eaves and ridge with x1 front dormer, x1 side rooflight, x3 side rooflights and alterations to fenestration.</p> <p>RECOMMENDATION: PERMIT</p> <p>APPLICANT: Mrs Joseph</p> <p>MEMBER CALL-IN: N/A</p> <p>EXPIRY: 30 April 2021</p>	3 - 8

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ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

PANEL UPDATE

Application No.:	20/03478/FULL
Location:	Kings Copse House St Leonards Hill Windsor SL4 4AL
Proposal:	Part single part two storey rear extension with x2 balconies, x1 rear external staircase, raising of the ridge to provide additional habitable space and alterations to fenestration.
Applicant:	Mrs Joseph
Agent:	Mr. J Singh
Parish/Ward:	Windsor Unparished/Clewer And Dedworth East
If you have a question about this report, please contact: Zishan Pervez on 01628 682977 or at zishan.pervez@rbwm.gov.uk	

1. SUMMARY

- 1.1 The Panel Update Report has been compiled as a result of an additional objection received from the occupant at Hollytree House.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report with the additional/amended conditions in section 3 below

2. ADDITIONAL INFORMATION

- 2.1 The Panel Update Report has been compiled as a result of an additional objection received from the occupant at Hollytree House.
- 2.2 The neighbour objections have been responded to below, however the comments do not lead to a change in recommendation.
- 2.3 Two additional conditions are recommended however to protect the privacy of this neighbouring occupant.
- 2.4 Following the original scheme, revised drawings were submitted to overcome the concerns raised. The amended scheme comprises of a part single part two storey rear extension with x2 balconies, x1 external staircase, raising of the ridge height to provide additional habitable space and alterations to fenestration. The amended scheme deletes the previously proposed front dormer, x5 roof lights, x1 staircase, the part single part two storey side extension is set in by 2.5 metres and

reduction of ridge height to accord alleviate design concerns and tree constraints. The application is determined on the basis of the amended scheme.

Comments from Interested Parties

2.5

Additional comments received, summarised as:

Comment	Officer response	Change to recommendation?
<p>There are no tall trees and the low vegetation across our boundary with the application site allows the proposed development to directly overlook 2 habitable rooms and our patio area.</p> <p>The extension maintains a distance of 15.25m not c.18</p> <p>The increased ridge height will significantly impact the daylight and sunlight to our living room and a bedroom and completely shadow our amenity.</p> <p>The proposed development would lead to loss of daylight, sunlight, overlooking and privacy.</p>	<p>The extension is kept well within the confines of the application site and whilst the measurement error is noted, a reasonable distance of c.16m is kept between the edge of the development and the flank wall of Hollytree house which would not significantly deteriorate the quality of amenity space and privacy from what is currently displayed. Furthermore, the development maintains the spaciousness of the plot and as demonstrated by the respected distance between both properties, this avoids the doubt of overlooking/privacy.</p> <p>As the proposed bi-fold doors on the first floor would be taken to act as the primary source of light leading into bed 2 and would provide ample light and outlook for this room. To further secure the interests of Hollytree House and limit the loss of privacy, a condition shall be secured to restrict the first-floor side facing window to be obscured glazed.</p> <p>In addition, the existing upper ground floor flank window currently serving a bathroom and proposed to be serving the new kitchen will also be conditioned requiring the window to be</p>	<p>No, however two additional conditions are recommended to protect the privacy of the neighbouring occupants.</p>

	<p>obscure. Similarly, primary source of light will be obtained through the three rear windows.</p> <p>The proposed upper floor and first floor rear balconies would be installed with opaque glazed screens with the side panels being 1.8m tall. The staircase would lead to the screened balcony only. Given this is the case together with the distance maintained it is considered there would be no significant overlooking. A condition is recommended to ensure the privacy screens are erected prior to occupation of the development.</p> <p>The increase in ridge height would not have a material impact. The new roof would incorporate a pitched roof to avoid a bulky appearance and given the orientation, position of and distance between the properties would not have a harmful impact on sunlight or daylight at neighbouring properties.</p>	
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3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 3.1** 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).

- 3.2** The materials to be used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. The 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

- 3.3** The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the details set out in "Arboricultural and Planning Integration Report: Kings Copse, St Leonard's Hill, Windsor, SL4 4AL 7th April 2021 Ref: GHA/DS/199560:21" 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 approval 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.

- 3.4** The ground floor window serving the Kitchen/Dining room and the first floor window serving bedroom 2 in the east elevation of the dwellinghouse as extended shall be fitted with obscure glass and permanently fixed shut apart from an opening top light and the windows shall not be altered thereafter.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.

- 3.5** The opaque privacy screens shown on the approved plans shall be erected prior to occupation of the development and shall thereafter be retained as approved.

Reason: In order to maintain the privacy of the neighbouring occupiers. Relevant Policy Local Plan H14.

- 3.6** 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.

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