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NOTICE OF MEETING



WINDSOR RURAL DEVELOPMENT CONTROL PANEL

will meet on

WEDNESDAY, 13TH JANUARY, 2016

At 7.00 pm

in the

WRAYSBURY PRIMARY SCHOOL, WELLEY ROAD, WRAYSBURY, STAINES, TW19 5DJ,

TO: MEMBERS OF THE WINDSOR RURAL DEVELOPMENT CONTROL PANEL

COUNCILLORS CHRISTINE BATESON (CHAIRMAN), COLIN RAYNER (VICE-CHAIRMAN), GEORGE BATHURST, MALCOLM BEER, DAVID HILTON AND JOHN LENTON

SUBSTITUTE MEMBERS

COUNCILLORS SAYONARA LUXTON, JOHN STORY, LYNDA YONG, MICHAEL AIREY, DR LILLY EVANS AND LYNNE JONES

Karen Shepherd - Democratic Services Manager - Issued: Tuesday, 5 January 2016

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 or contact the Panel Administrator **Wendy Binmore** 01628 796 251

Fire Alarm - In the event of the fire alarm sounding or other emergency, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Congregate in the Town Hall Car Park, Park Street, Maidenhead (immediately adjacent to the Town Hall) and do not re-enter the building until told to do so by a member of staff.

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
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 from the previous meeting.	7 - 8
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Director of Development & Regeneration / Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/web/dc_public_apps.htm or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	9 - 64
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Essential Monitoring Reports.	65 - 66

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' GUIDANCE NOTE

DECLARING INTERESTS IN MEETINGS

DISCLOSABLE PECUNIARY INTERESTS (DPIs)

DPIs 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 license 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.

PREJUDICIAL INTERESTS

This is an interest which a reasonable fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs your ability to judge the public interest. That is, your decision making is influenced by your interest that you are not able to impartially consider only relevant issues.

DECLARING INTERESTS

If you have not disclosed your interest in the register, you **must make** the declaration of interest at the beginning of the meeting, or as soon as you are aware that you have a DPI or Prejudicial Interest. If you have already disclosed the interest in your Register of Interests you 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 discussion or vote at a meeting.** The term 'discussion' has been taken to mean a discussion by the members of the committee or other body determining the issue. You should notify Democratic Services before the meeting of your intention to speak. In order to avoid any accusations of taking part in the discussion or vote, you must move to the public area, having made your representations.

If you have any queries then you should obtain advice from the Legal or Democratic Services Officer before participating in the meeting.

If the interest declared has not been entered on to your Register of Interests, you must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Agenda Item 3

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 16 DECEMBER 2015

PRESENT: Councillors Colin Rayner (Vice-Chairman), George Bathurst, Malcolm Beer and David Hilton

Also in attendance: Councillor Derek Wilson.

Officers: Neil Allen, Melvin Andrews, Wendy Binmore, Jenifer Jackson and Sarah L. Smith.

APOLOGIES FOR ABSENCE

Apologies were received from Councillors Christine Bateson and John Lenton.

DECLARATIONS OF INTEREST

Cllr Beer - Declared a personal interest in item 15/02624 as he is a member of Old Windsor Parish Council and was in attendance when this application was discussed. He had come to Panel with an open mind.

Cllr Hilton – Declared a personal interest in items 15/02450 and 15/02473 as he was a Member of the Sunninghill and Ascot Parish Council’s Planning Committee. He had not attended the Parish Council meeting when these items were under consideration so would remain in this meeting and vote on the matters. Cllr Hilton’s wife Chairs the Sunninghill and Ascot Parish Council’s Planning Committee and she was speaking on items both of the items.

Cllr Rayner – Declared a personal interest in item 15/02624 as he personally knew the applicants wife. He did not take part in the discussion or vote and left the room during the discussion.

MINUTES

RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 18 November 2015 be approved.

PLANNING APPLICATIONS (DECISION)

<u>Application</u>	<u>Applicant and Proposed Development</u>
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15/02450	Mr Barter – Millgate: Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas as approved under planning permission 13/03515 without complying with condition 18 (demolition of outbuildings) to include the retention of The White House and The Wee Flat at Former Englemere House, Englemere Estate, Kings Rids, Ascot – THE PANEL VOTED UNANIMOUSLY that: the application be deferred for the reasons as listed below:
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- **Defer for officers to advise whether there are any planning policies on urbanisation and intensification of use of the site and the village character of the site that apply to this**

development (Officers to look at all policies but, the concern of the Councillors was that the proposal was contrary to the NP which seeks to protect the area from urbanisation).

(The Panel were addressed PCllr Barbara Hilton).

- *15/02473 Mr Barter – Millgate: Conversion of The White House and The Wee Flat from offices into residential dwellings at The White House and Wee Flat, Englemere Estate, Kings Ride, Ascot – **THE PANEL VOTED UNANIMOUSLY that: the application be DEFERRED to go back to Panel with 15/02450**

(The Panel were addressed by PCllr Barbara Hilton).

- 15/02624 Mr Howells – Shanly Homes Limited: Construction of 15 semi-detached and detached houses with associated access, garages, parking, access road and landscaping following demolition of existing properties as per planning permission 13/00042 and 15/00904/VAR without complying with condition 9 (vehicle parking), 11 (access) and 14 (hard/soft landscaping) and 17 (approved plans) to substitute approved plans and amendments to wording of condition 14 at 8-11 Newton Lane, Old Windsor, Windsor – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED and granted planning permission subject to the conditions listed in Section 9 of the main report.**

(The Panel were addressed by David Howells the agent).

ESSENTIAL MONITORING REPORTS (MONITORING)

Details of all Planning Appeals Received were noted.

The meeting, which began at 7.00 pm, finished at 8.00 pm

CHAIRMAN.....

DATE.....

Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Rural Panel

13th January 2016

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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.	15/02450/VAR	Recommendation	PERM	Page No.	9	
Location:	Former Englemere House Englemere Estate Kings Ride Ascot							
Proposal:	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas as approved under planning permission 13/03515 without complying with condition 18 (demolition of outbuildings) to include the retention of The White House and The Wee Flat							
Applicant:	Mr Barter - Millgate	Member Call-in:	N/A	Expiry Date:	23 December 2015			
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Item No.	2	Application No.	15/02473/FULL	Recommendation	DLA	Page No.	21	
Location:	The White House And Wee Flat Englemere Estate Kings Ride Ascot							
Proposal:	Conversion of The White House and The Wee Flat from offices into residential dwellings							
Applicant:	Mr Barter - Millgate	Member Call-in:	N/A	Expiry Date:	15 September 2015			
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Item No.	3	Application No.	15/03090/FULL	Recommendation	PERM	Page No.	47	
Location:	The Little House Charters Road Sunningdale Ascot SL5 9QF							
Proposal:	Redevelopment of site to provide 6 x 3 bedroom apartments							
Applicant:	Kebbell Homes Ltd	Member Call-in:	N/A	Expiry Date:	27 October 2015			
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Appeals Decision Report							Page No.	63

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

13 January 2016

Item: 1

Application No.:	15/02450/VAR
Location:	Former Englemere House Englemere Estate Kings Ride Ascot
Proposal:	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas as approved under planning permission 13/03515 without complying with condition 18 (demolition of outbuildings) to include the retention of The White House and The Wee Flat
Applicant:	Mr Barter - Millgate
Agent:	Not Applicable
Parish/Ward:	Sunninghill And Ascot Parish
If you have a question about this report, please contact: Alistair De Joux on 01628 685729 or at alistair.dejoux@rbwm.gov.uk	

1. SUMMARY

- 1.1 This report considers one of two applications arising from the same project for the redevelopment of a large Green Belt site, which as permitted will provide for a replacement building to accommodate 17 apartments. Planning permission for the new building along with the demolition of most the existing buildings was granted in June 2014 (RBWM ref. 13/03515/FULL). Condition 18 of that permission essentially requires that the buildings shown to be removed on the approved drawings shall be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site

- 1.2 This application proposes to relax this requirement by allowing the development to be completed without complying with this condition and instead to allow for the two buildings that are the subject of the application to be retained. The second application for the site that is being reported to this meeting, planning ref. 15/02473/FULL, proposes the conversion of these buildings into residential use.

- 1.3 It is considered that the retention of these two buildings would not alter the balance of built development at the site from appropriate development in the Green Belt, as assessed under planning ref. 13/03515/FULL, to make it inappropriate. Accordingly, the proposal is supported by officers.

- 1.4 This application was considered by Members at the Windsor Rural Panel meeting of 16th December 2015, when members raised concerns regarding potential for intensification in use of the site and urbanisation and requested further advice from officers as to whether there are any other planning policies that could apply to this development. This issue is considered at 6.14. The approval of a separate application for a small additional building at the site (planning reference 15/02555/FULL), which is noted in the table at paragraph 4.2.

It is recommended the Panel authorises the Borough Planning Manger	
1.	To grant planning permission subject to satisfactory completion of a Deed of Variation as noted at para. 6.12 of this report and with the conditions listed in Section 9 of this report.
2.	To refuse planning permission if a Deed of Variation has not been satisfactorily completed by 1st March 2016, for the reason that the proposal would not have secured the amenity improvements and off-site affordable housing contribution

made provided in the extant permission for 17 apartments at the site.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager 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 property consists of a partially completed apartment building as approved under planning permission 13/03515/FULL, in landscaped grounds of about 12 acres that are located to the south-west of Heatherwood Hospital and a little over one kilometre from the centre of Ascot village. The site also includes three existing ancillary buildings in the north-eastern part of the site; these include 'The White House' and 'The Wee Flat' which are subject to this application, along with a squash court which is currently being refurbished to accommodate an archive and library associated with the former ownership of the property by Lord Roberts (1832 – 1914; owned Englemere House from 1903 until his death).
- 3.2 The site takes its access from King' Ride's (the A332), which forms the sites northern boundary. The Waterloo to Reading railway line also runs adjacent to a site boundary, to the south, while the western boundary is shared with detached dwellings in large gardens located on the adjacent cul-de-sac known as Englemere Park.
- 3.3 A neighbouring cluster of similar small two-storey office buildings, directly adjacent to the buildings subject to this application but outside the application site, appear to have once formed part of the Englemere House complex. One of these effectively makes the space between 'The White House' and 'The Wee Flat' into a courtyard by closing a third side of an existing cobbled space between them; this neighbouring building bears an old label 'The Groom's Flat' on the wall facing into this courtyard space, while some of the other buildings suggest by their form that they could have been stables in the past. These adjacent building are now in office use.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This application would provide for two buildings that are in sound condition to be retained at the site. This could allow them to continue in their current class B1 office use or, if the second application that is being reported to the meeting is approved alongside this one, (planning ref. 15/02473/FULL); the two buildings could then be converted into residential use.
- 4.2 Relevant planning history is as follows:

Ref.	Description	Decision and Date
13/02640/CLASSJ	Change of use of building and outbuildings for offices to 17 flats	Permitted, 07 November 2013
13/03515/FULL	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas.	Permitted, 20 June 2014
14/01952/CONDIT	Details required by conditions 7, 8, 9, 12, 14, 15, 17 and 19 of planning permission 13/03515/FULL.	Part approved part refused, 18 August 2014. The approved matters were those required for conditions 7 (i) (soft landscaping, 8 (external materials), 9 (finished slab levels and roof

		heights), 12 (planning for an ageing population) and 14 (refuse and recycling store)
14/01984/CONDIT	Details required by conditions 2, 3, 4, 5 and 6 of planning permission 13/03515/FULL.	Part approved part refused, 20 August 2014. The approved matters were those required for condition 5 (construction management plan).
14/02768/CONDIT	Details required by condition 2 (historic records), 3 (construction contract), 4 (biodiversity), 5 (construction management plan) and 6 (tree protection) of planning permission 13/03515/FULL.	Approved, 12 September 2014
14/02798/CONDIT	Details required by condition 7 (landscaping scheme), 10 (code for sustainable home), 15 (landscape management plan), 17 (gates) and 19 (outdoor lighting) of planning permission 13/03515/FULL for the redevelopment of the site to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas	Approved, 31 October 2014
15/02068/FULL	Erection of ancillary storage building, following demolition of five existing storage buildings	Permitted, 28 August 2015
15/02473/FULL	Conversion of The White House and The Wee Flat from offices into residential dwellings	Currently under consideration
15/02555/FULL	Erection of ancillary building to house plant associated with swimming pool	Permitted, 15 December 2015

4.3 When the 2013 application was made, it envisaged demolition not only of Englemere House but also of all of its ancillary buildings, as part of the Green Belt case for the proposal. As noted above, the three main ancillary buildings were (and are) the two buildings in Class B1 office use that are now the subject of this application together with the squash court building, which dates from the 1930s. However, the property's historical associations were identified during the course of the application as an important aspect of the redevelopment, and it was decided that demolition of the main building at the site would only be acceptable if a repository for archives and artefacts of historic interest and significance from Englemere House could be retained at the site. The squash court building was chosen as a suitable building for this use, as it has some historic interest as an early example of its type, and such use was provided for within the planning decision by condition 2 in the permission, which provided for *"...recording and interpreting the historic interest and significance of the building, including on-site preservation in the former squash court building or in another location on-site as agreed, archive records and any artefacts of note (to be agreed as part of this condition) from the demolished buildings. The details shall include details of reasonable public access arrangements to this building for a minimum of four days per year, and for access at other times by appointment with the Management Company for persons carrying bona fide historic research."*

4.4 Condition 18, the subject of this application, also provides for retention of the squash court building, stating that:

Unless otherwise first agreed in writing, within one month of the substantial completion of the development the buildings shown to be removed on the approved drawings shall, with the exception of the squash court building (or any other building agreed for the

purposes of condition 2 in this Decision), be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site.

4.5 Construction of the main building is well advanced, although it is likely to be another six months before works are completed. While retention of the squash court building has now been approved through conditions submitted in respect to condition 2 (as per the submission noted in the table above), this proposal would allow the two buildings known as ‘The White House’ and ‘The Wee Flat’ to be retained.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework: Sections 6, 7, 9, 11 and 12.

Royal Borough Local Plan

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

	Design and layout	Green Belt	Housing mix and design	Protected trees	Highways and parking
	✓	✓	✓	✓	✓
Local Plan	DG1	GB1, GB2	H8, H10, H11	N6	P4, T5
Neighbourhood Plan	NP/DG2, NP/DG3		NP/H2	NP/EN2	NP/T1

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

- Sustainable Design and Construction
- Planning for An Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment – view using link at paragraph 5.2
- RBWM Parking Strategy – view using link at paragraph 5.2

5.5 Following deferral on 16th December officers have considered whether any other policies could apply, none additional to the original report has been identified.

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- Whether the proposal would be appropriate development in the Green Belt, and if not whether there are any very special circumstances that would clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness and any other harm caused by the proposed development.
- Impacts on the amenities of neighbouring occupiers.
- Car parking and highway safety.
- Whether any planning policies on urbanisation and intensification of use of the site and the village character of the site apply to this development.

Green Belt

6.2 In assessing this application, officers have considered:

- whether the retention of the two buildings would result in the overall redevelopment of the site becoming inappropriate development in the Green Belt,
 - whether it would result in a loss of Green Belt openness, and
 - whether it would conflict with the purposes of including land within the Green Belt.
- 6.3 During the course of assessing application reference 13/03515/FULL to redevelop Englemere House, impacts on Green Belt openness were assessed with reference to both the floorspace and volumes of the building proposed against those intended for demolition. It was considered in the report for this application that, even though the application proposed their demolition, the impact of retaining these buildings would not be so great as to render the development inappropriate in Green Belt terms. Since then, two additional permissions were granted in 2015, each for one additional small building, and if either or both of them area implemented this would add to the floor area and volume in the main planning permission for the site. The two applications, as noted in Section 4 above, are RBWM reference 15/02068/FULL (a storage building) and 15/02555/FULL (a plant building for the swimming pool). Taken together with the approved apartment building, these would result in an 18% increase in floor area and a volumetric increase of 11%. With the retention of the buildings in this application, the corresponding figures would be 29% in floor area and 22% in volume. (In arriving at these calculations, it is noted that the increases in both footprint and volume at the time of the 2013 / 14 application were inadvertently overstated in the report, with the result that the impacts of retaining the buildings are even less than they were thought to be at that time, notwithstanding that the case was made by the reporting officer at that time for the retention of the buildings being considered here.)
- 6.4 Having regard to Local Plan policies and guidance in the NPPF on what constitutes appropriate development in the Green Belt, it is not considered that the retention of the two buildings, along with the addition of the two recently approved buildings as noted above, would alter the balance of built development at the site from what was considered to be appropriate Green Belt development at the time of the June 2014 permission, such that the overall redevelopment of the site would now be inappropriate in Green Belt terms. As such, it is considered that the first test noted at 6.2 above is satisfied in this application.
- 6.5 While the Parish Council has objected on grounds of no very special circumstances (VSC) having been demonstrated that would allow the buildings to be retained the above discussion demonstrates that no such case is required, because the retention of the buildings would not constitute inappropriate development in Green Belt terms.
- 6.6 Turning to whether the proposal would result in a loss of Green Belt openness, as noted already the two buildings are located directly adjacent to a cluster of office buildings which are just across the site boundary. The layout of this cluster of buildings is such that the White House and the Wee Flat have the appearance of having once been an integral part of the cluster. Due to the wooded nature of this part of the Englemere site, the buildings are not open to view from anywhere other than these neighbouring buildings and even then, the locations of adjacent windows ensures that they are not prominent in such views. There would be some limited views from upper floor windows in the new Englemere house, when it is occupied, but these would be screened by surrounding trees and such views as would be seen would be as part of the cluster of adjacent office buildings. It is not therefore considered that the demolition of this pair of buildings would add to Green Belt openness in any way that has significance beyond the immediate vicinity of this cluster, and conversely, it is therefore considered that the proposal would not result in any significant loss of openness.
- 6.7 As to whether there would be any conflict with the purposes of including land within the Green Belt, NPPF 80 notes five purposes for making this designation, three of which are relevant here as they relate to the Green Belt with this part of the Borough:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another; and
 - to assist in safeguarding the countryside from encroachment.

6.8 The retention of the two buildings would not conflict with any of these purposes.

Impacts on the amenities of neighbouring occupiers

6.9 The neighbouring occupiers are limited to the adjacent existing offices and future occupiers of the new apartments with the new Englemere House. As noted above, views of the buildings will be limited, and the retention of the existing building would result in no impact on the amenities of these properties.

Car parking and highway safety

6.10 The car parking and turning areas are acceptable, with two spaces provided for each apartment and an additional 10 visitor spaces provided. The Council's Highways Officer offers no objection to the proposals, although a number of conditions are requested.

Other material considerations

6.11 The Council's Arboricultural Co-ordinator as commented that, if there is insufficient parking space and new bays are sought on the site, there may be an implication for trees. Protection of trees is an important aspect of the character of the site, and condition 12 as recommended below would ensure that no such adverse impacts would arise from any future wish for additional car parking to be provided in association with the retained buildings, (this is a reworking of condition 16 from the original permission, 13/03515/FULL).

6.12 The application would require a Deed of Variation to the existing Section 106 obligation to be completed, to make it applicable to this application. In addition, the accompanying application for a change of use of the buildings to residential use, planning application reference 15/02473/FULL, would also require a Section 106 obligation to be completed, to fund off-site affordable housing units. This is set out in further detail in the report for that application.

6.13 There are no changes to other matters considered in the assessment of planning application reference 13/03515/FULL. The conditions recommended below reiterate the matters in the decision for the extant permission, taking into account the details that have since been addressed in the approval of details required by some of the conditions. Some of the conditions having been satisfied for example condition 3 which relates to ensuring that contracts were in place before demolition of the old Englemere House took place, so do not reappear in this recommendation.

Whether any planning policies on urbanisation and intensification of use of the site apply to this development

6.14 This application was considered by Members at the Windsor Rural Panel meeting of 16th December 2015, when members requested further advice from officers as to whether there are any planning policies on urbanisation and intensification of use of the site. Neither the NPPF, the RBWM Local Plan or the Neighbourhood Plan include any specific policies that relate to urbanisation of a Green Belt site; however, the key Green Belt arguments for the proposal are set out above at 6.2 - 6.8.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Eight occupiers were notified directly of the application, and the planning officer posted a statutory notice advertising the application at the site on 1st September 2015.

No letters had been received either supporting or objecting to the application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objections as no special circumstances for the removal of the condition had been given and the condition was part of the original planning approval.	6.5
Natural England	No comments.	Noted.
Environment Agency	The application has a low environmental risk and the Agency therefore has no comments.	Noted.
Lead Local Flood Authority	In view of the nature of this proposal (the variation of Condition 18 to allow retention of The White House and The Wee House) the Lead Local Flood Authority has no comment to make on this application.	Noted.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Highway Officer	The retention of 'The White House' and 'The Wee Flat' will have no highway implications subject to adequate parking and turning facilities being retained.	6.8
Tree Officer	No objections to the retention of The White House and the Wee Flat. However, the future conversion to residential may have an implication for trees, for example, if there is insufficient parking space and new bays are sought on the site.	6.11

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Existing layout plan showing the relationship of the buildings to the adjacent

existing buildings and the approved development at the site.

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 NPPF.

In this case the issues have been successfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The tree protection for the redevelopment shall be maintained as approved under 14/02768/CONDIT 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 prior 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 and N6.
2. Prior to the first occupation of the development, details of soft and hard landscaping to be provided in the area around the buildings to be retained shall have been submitted to and approved in writing by the Local Planning Authority. The landscaping of the rest of the site shall be carried out in accordance with the details approved under planning submissions 14/01952/CONDIT (soft landscaping) and 14/02798/CONDIT (hard landscaping), and the approved details shall be implemented in full no later than the first planting season following the substantial completion of the development and retained in accordance with those details. Details to be provided for the area around the buildings to be retained shall include the routing of all underground services outside the root protection areas of retained trees, any additional boundary treatment, the numbers and grades of each plant species / variety selected, means of planting and aftercare. 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 prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1 and N6.
3. The details for recording and interpreting the historic interest and significance of the former Englemere House within the former squash court building, including archive records and artefacts from the demolished buildings shall be provided in accordance with the details provided for under planning reference 14/02768/CONDIT prior to the first occupation of apartments at the development and then retained as such, unless other arrangements are first submitted to and approved in writing by the Local Planning Authority. Provision of public access to the squash court building for a minimum of four days per year and at other times by appointment with the Management Company for persons carrying bona fide historic research, as also provided for under planning reference 14/02768/CONDIT, shall also be retained on a permanent basis unless other arrangements are approved in writing by the Local Planning Authority.
Reason: In the interests of retaining a record and if appropriate artefacts associated with the non-designated heritage asset. Relevant Policy - NPPF paragraph 135.
4. The habitat provision and improvements within the development site shall continue to be implemented and shall then be retained as provided for in the details previously approved by the Local Planning Authority under planning reference 14/02768/CONDIT.
Reason: In order to comply with advice in the National Planning Policy Framework 2012.
5. Unless any other relevant details are first approved in writing by the Local Planning Authority, all demolition and construction traffic including cranes and all materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated within the site as

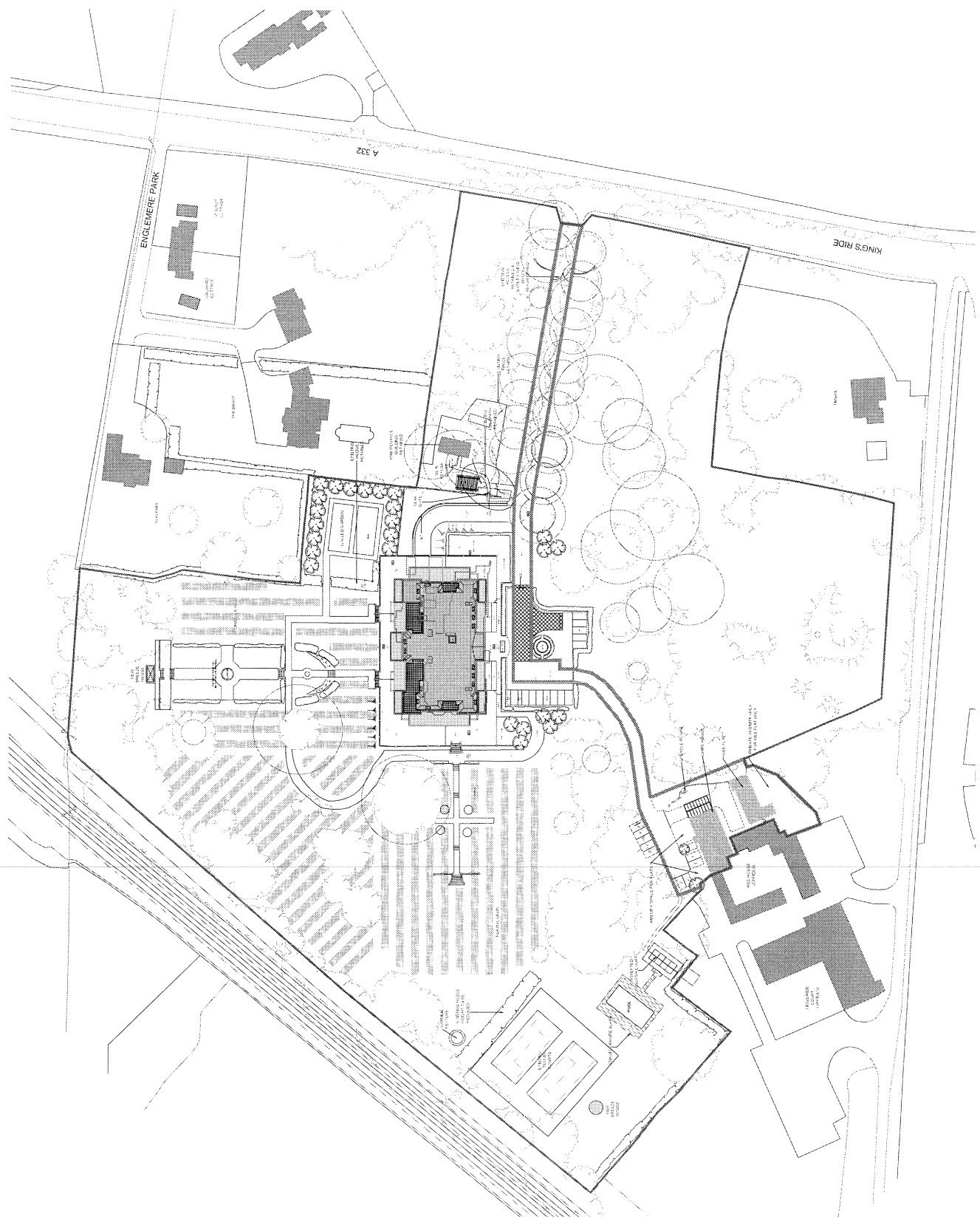
previously approved by the Local Planning Authority under planning reference 14/01984/CONDIT, and the approved details shall be continue to implemented and maintained for the duration of the works being undertaken for the purposes of the approved redevelopment.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policy - Local Plan T5.

6. The development shall be completed in accordance with the details of external materials as previously approved under approved under planning permission 14/01952/CONDIT, and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy Local Plan DG1; Neighbourhood Plan NP/DG2 and NP/DG3.
7. Finished floor levels and roof levels shall be constructed and maintained as previously approved under planning permission 14/01952/CONDIT, and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy Local Plan DG1; Neighbourhood Plan NP/DG2 and NP/DG3.
8. The development shall be completed prior to the first occupation of the development in accordance with the details of provision for the ageing population, as required by the Council's Planning for an Ageing Population SPD and as previously approved under approved under planning permission 14/01952/CONDIT, and maintained in accordance with the approved details.
Reason: To ensure that the development is suitable for future occupiers, and to comply with the Requirements of the Planning for an Ageing Population SPD.
9. The development shall be completed in accordance with the refuse bin storage area and recycling details that were previously approved under approved under planning permission 14/01952/CONDIT prior to the first occupation of the development, and maintained in accordance with the approved details.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5 and DG1.
10. No outdoor lighting may be provided at the site other than in accordance with the details previously approved by the Local Planning Authority under planning reference 14/02798/CONDIT, unless alternative details have first been submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented and maintained in accordance with the approved details.
Reason: To provide a development that is complementary to the Green Belt location. Relevant Policies - Local Plan DG1, GB1 and GB2.
11. No part of the development shall be occupied until the gate and access management have been provided in accordance with the details previously approved by the Local Planning Authority under planning reference 14/02798/CONDIT.
Reason: To ensure that the free flow of traffic is safely managed. Relevant Policies - Local Plan P4 and T5.
12. The hard surface vehicle access and manoeuvring areas shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. No additional hard standing shall be installed without the written permission of the Local Planning Authority first having been maintained.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document, and to protect important trees that contribute to the visual amenities of the site. Relevant Policies - Local Plan N6 and Neighbourhood Plan NP/EN2 and NP/DG5.

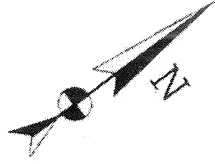
13. No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the 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, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
14. Following completion of the development, the management of the landscaped setting of the buildings shall be implemented and maintained in accordance with the details approved by the Local Planning Authority under planning reference 14/02798/CONDIT.
Reason: To ensure the long term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area. Relevant Policies - Local Plan DG1 and Neighbourhood Plan NP/DG2 and NP/DG3.
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.

APPENDIX A

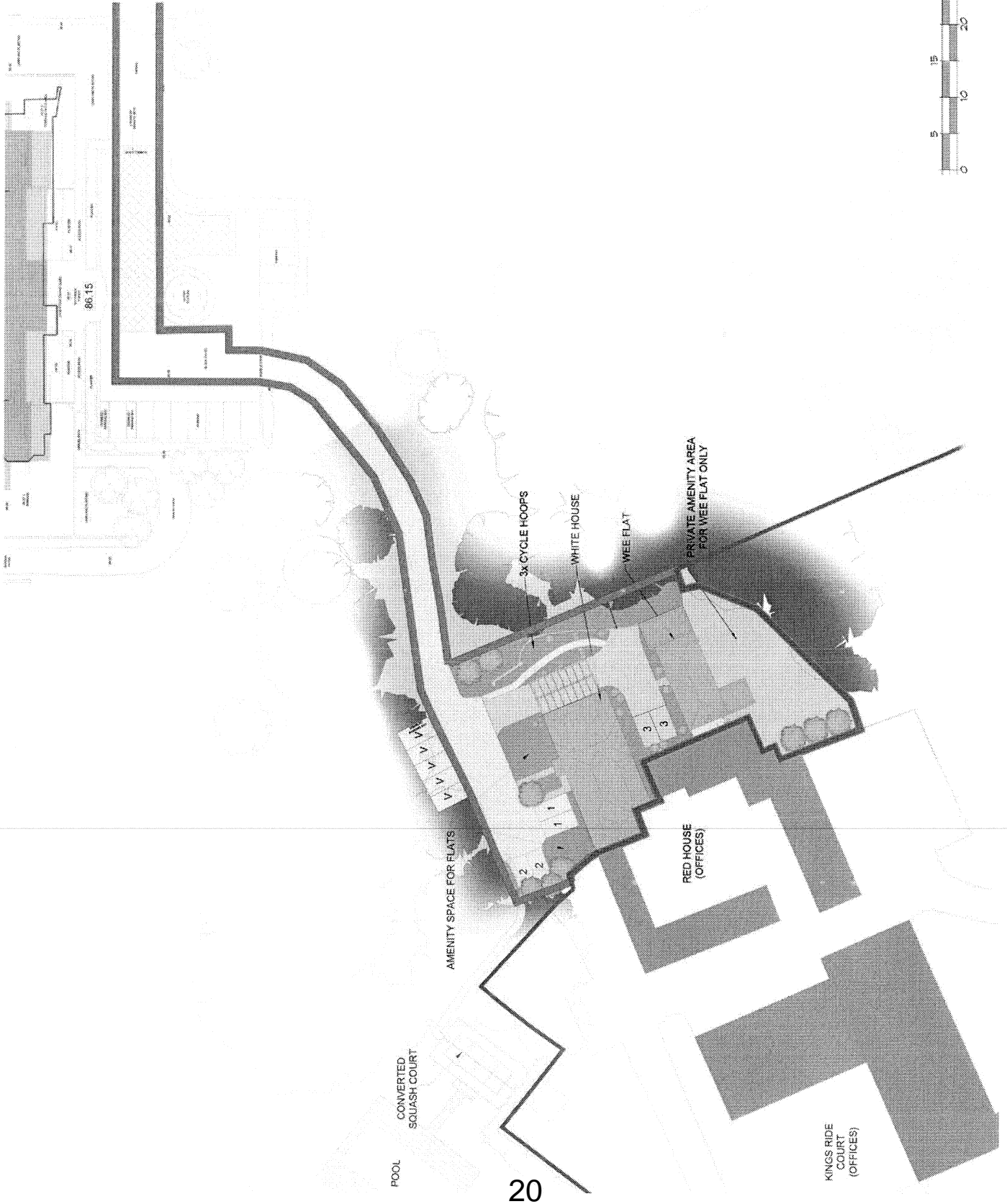
Project: ENGLEMERIE
AS/LOT
Drawing Title: SITE LOCATION PLAN
REPLACEMENT PROPOSAL
Date: 2024
Scale: 1:1000
Project No: 2024-001
Drawing No: 2024-001-01
Revision: 1



APPENDIX B.



Project: ENGLAND
Client: ASSOCIATED
Site Plan: REFURBISHMENT PROPOSAL
Date: 2018-03-15
Project No: 19711
Drawing No: 200-00-100



WINDSOR RURAL DEVELOPMENT CONTROL PANEL

13 January 2016

Item: 2

Application No.:	15/02473/FULL
Location:	The White House And Wee Flat Englemere Estate Kings Ride Ascot
Proposal:	Conversion of The White House and The Wee Flat from offices into residential dwellings
Applicant:	Mr Barter - Millgate
Agent:	Not Applicable
Parish/Ward:	Sunninghill And Ascot Parish

If you have a question about this report, please contact: Alistair De Joux on 01628 685729 or at alistair.dejoux@rbwm.gov.uk

1. SUMMARY

- 1.1 This report considers one of two applications arising from the same project for the redevelopment of a large Green Belt site, which as permitted will provide for a replacement building to accommodate 17 apartments (planning permission ref. 13/03515/FULL). The application proposes the conversion of two buildings know as 'The White House' and 'The Wee Flat' into residential use, to provide three residential units in all.
- 1.2 Subject to conditions, it is considered that the conversion of these two buildings would not alter the balance of built development at the site, as assessed under planning ref. 13/03515/FULL, to make it inappropriate. The conversion would provide three additional residential units through the acceptable reuse of buildings that would otherwise be demolished, and the proposal is supported in principle.
- 1.3 While the site area is limited to the buildings together with their curtilage, car parking and shared access, they form part of the larger Englemere House property and have therefore been assessed as subject to the affordable housing requirements of Local Plan policy H3. A financial contribution towards off-site provision would therefore be required.
- 1.4 The site is located within 5 km of the Thames Basin SPA, and it would be necessary to provide for mitigation of impacts of additional residents. A condition can be included in any permission to secure this provision.
- 1.5 This application was considered by Members at the Windsor Rural Panel meeting of 16th December 2015 alongside application reference 15/02450/VAR which also relates to the Englemere site. Members deferred a decision on this application until further advice on 15/02450/VAR had been received. This report is substantially the same as considered at the previous meeting, but incorporates matters included in the update report for the December meeting along with a number of relatively minor amendments to the plans being considered.

It is recommended the Panel authorises the Borough Planning Manager

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|----|--|
| 1. | To grant planning permission on the satisfactory completion of an undertaking to secure an appropriate level of off-site affordable housing contributions and with the conditions listed in Section 9 of this report. |
| 2. | To refuse planning permission if an undertaking to secure off-site affordable housing contributions in Section 7 of this report has not been satisfactorily completed, or if substantial progress towards this has not been made, by 1st March 2016. |

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager 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 buildings proposed for conversion are located within the landscaped grounds of Englemere House, which is a partially completed apartment building as approved under planning permission 13/03515/FULL. The 'The White House' and 'The Wee Flat' are located in the north-eastern part of the site, directly adjacent to a neighbouring cluster of two-storey office buildings that are located just outside the application site.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This application would provide for the conversion of two buildings at the site, 'The White House' and 'The Wee Flat' to provide three residential units. 'The White House' would be converted into two flats, while 'The Wee Flat' would be converted to a detached three bedroom house.
- 4.2 Two car parking spaces would be provided for each of the proposed dwellings. There are also five spaces available adjacent to the buildings, which would be shared spaces that are also available for anyone wishing to access the Englemere archive in the squash court building.
- 4.3 Relevant planning history is as follows:

Ref.	Description	Decision and Date
13/02640/CLASSJ	Change of use of building and outbuildings for offices to 17 flats	Permitted, 07 November 2013
13/03515/FULL	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas.	Permitted, 20 June 2014
14/01952/CONDIT	Details required by conditions 7, 8, 9, 12, 14, 15, 17 and 19 of planning permission 13/03515/FULL.	Part approved part refused, 18 August 2014. The approved matters were those required for conditions 7 (i) (soft landscaping, 8 (external materials), 9 (finished slab levels and roof heights), 12 (planning for an ageing population) and 14 (refuse and recycling store)
14/01984/CONDIT	Details required by conditions 2, 3, 4, 5 and 6 of planning permission 13/03515/FULL.	Part approved part refused, 20 August 2014. The approved matters were those required for condition 5 (construction management plan).
14/02768/CONDIT	Details required by condition 2 (historic records), 3 (construction contract), 4 (biodiversity), 5 (construction management plan) and 6 (tree protection) of planning permission 13/03515/FULL.	Approved, 12 September 2014

14/02798/CONDIT	Details required by condition 7 (landscaping scheme), 10 (code for sustainable home), 15 (landscape management plan), 17 (gates) and 19 (outdoor lighting) of planning permission 13/03515/FULL for the redevelopment of the site to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal of hardstanding areas	Approved, 31 October 2014
15/02068/FULL	Erection of ancillary storage building, following demolition of five existing storage buildings	Permitted, 28 August 2015
15/02450/VAR	Redevelopment to provide 17 apartments with basement car park and associated works following demolition of existing buildings and removal	Currently under consideration
15/02555/FULL	Erection of ancillary building to house plant associated with swimming pool	Permitted, 15 December 2015

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework: Sections 6, 7, 9, 11 and 12.

Royal Borough Local Plan

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

	Design and layout	Green Belt	Housing affordability, mix and design	Protected trees	Highways and parking
	✓	✓	✓	✓	✓
Local Plan	DG1	GB1, GB2, GB3, GB8	H3, H8, H10, H11	N6	P4, T5
Neighbourhood Plan	NP/DG2, NP/DG3		NP/H2	NP/EN2	NP/T1

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

- Thames Basins Heaths SPA
- Sustainable Design and Construction
- Planning for An Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment – view using link at paragraph 5.2
- RBWM Parking Strategy – view using link at paragraph 5.2

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- (i) Whether the proposal would be appropriate development in the Green Belt, and if not whether there are any very special circumstances that would clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness and any other harm caused by the proposed development.
- (ii) The design and appearance of the buildings
- (iii) Contribution towards housing stock and towards affordable housing
- (iv) Impacts on the amenities of neighbouring occupiers
- (v) Impacts on the Thames Basins Heaths SPA
- (vi) On-site wildlife impacts
- (vii) Impacts on trees
- (viii) Car parking and highway safety

Green Belt

6.2 The accompanying application, reference 15/02450/VAR, sets out a case that the Green Belt impacts of retaining the two buildings are acceptable. The discussion below at Para's 6.4 - 6.6 repeats Para's 6.2 – 6.4 in that report:

6.3 In assessing this application, officers have considered:

- whether the retention of the two buildings would result in the overall redevelopment of the site becoming inappropriate development in the Green Belt,
- whether it would result in a significant detrimental loss of Green Belt openness, and
- whether it would conflict with the purposes of including land within the Green Belt.

6.4 During the course of assessing application reference 13/03515/FULL to redevelop Englemere House, impacts on Green Belt openness were assessed with reference to both the floorspace and volumes of the building proposed against those intended for demolition. It was considered in the report for this application that, even though the application proposed their demolition, the impact of retaining these buildings would not be so great as to render the development inappropriate in Green Belt terms. Since then, two additional permissions were granted in 2015, each for one additional small building, and if either or both of them area implemented this would add to the floor area and volume in the main planning permission for the site. The two applications, as noted in Section 4 above, are RBWM reference 15/02068/FULL (a storage building) and 15/02555/FULL (a plant building for the swimming pool). Taken together with the approved apartment building, these would result in an 18% increase in floor area and a volumetric increase of 11%. With the retention of the buildings proposed in this application, the corresponding figures would be 29% in floor area and 22% in volume. (In arriving at these calculations, it is noted that the increases in both footprint and volume at the time of the 2013 / 14 application were inadvertently overstated in the report, with the result that the impacts of retaining the buildings are even less than they were thought to be at that time, notwithstanding that the case was made by the reporting officer at that time for the retention of the buildings being considered here).

6.5 Having regard to Local Plan policies and guidance in the NPPF on what constitutes appropriate development in the Green Belt, it is not considered that the retention of the two buildings, along with the addition of the two recently approved buildings as noted above, would alter the balance of built development at the site from what was considered to be appropriate Green Belt development at the time of the June 2014 permission, such that the overall redevelopment of the site would now be inappropriate in Green Belt terms. As such, it is considered that the first test noted at 6.2 above is satisfied in this application.

6.6 This application also would result in small additions to both buildings. In considering these additional elements the NPPF sets out extensions or alterations that do not result in a disproportionate increase over the original building are appropriate in the Green Belt.

The changes proposed are, at the Wee Flat:

- A single storey extension would be provided at the rear of the building, and includes a first floor terrace. This is largely over the site of a recently-demolished lean-to extension.
- The garage to be converted to habitable accommodation (a dining room). However the conversion of the flat roof of this part of the building for use as a terrace has now been deleted from the proposal.
- The additional built volume would result in an 11% increase for this building. (This does not take into account the volume of the small lean-to extension, which has already been demolished.)

and at the White House:

- Rear facing windows within what appears to be a roof extension to the original building would be blocked up to prevent any intervisibility between the room that they serve and the dwelling to be provided in the neighbouring 'Wee Flat'.
- Within the same apparent roof extension, a front-facing dormer would be added. The additional volume would be negligible.

6.7 Taking the two buildings together, the overall increase in volume is under 5%. This is considered to be acceptable, and the changes are therefore considered to be appropriate in the Green Belt and in accordance with advice in the NPPF and Local Plan Policies GB3 and GB8.

6.8 The Parish Council has objected on grounds of no very special circumstances having been demonstrated. However, this is not required because the proposals do not constitute inappropriate development in Green Belt terms.

The design and appearance of the buildings

6.9 The design of the buildings would be substantially unchanged from the form of the existing building. Changes include those noted above, with internal alterations required to both buildings and, at the White House, an additional front door that would be provided to the left of the existing front door, to be incorporated into the projection formed by an existing bay window.

6.10 Changes to the Wee Flat are considered to be acceptable in terms of their appearance, subject to satisfactory materials being approved for the detailing of windows, terrace railings and other screens. The changes to the Wee Flat are also acceptable, including the amended design of the front-facing dormer at the White House to make it more sympathetic to the late Victorian style of the building (refer to drawings at Appendix C).

Contribution towards housing stock and towards affordable housing

6.11 The proposed dwellings would provide a house with approximately 93 sq.m. of accommodation, and two flats of 181 sq.m. and 111 sq.m. Both Local Plan policy H8 and Neighbourhood Plan policy NP/H2 encourages the provision of houses for smaller households, so the provision of a house of this size is a particularly beneficial aspect of the proposals. Overall, the proposals would add to the stock of housing within the Borough, including smaller residential units as sought by the above policies.

6.12 While the site area is limited to the buildings together with their curtilage, car parking and shared access, they form part of the larger Englemere House property and have therefore been assessed as subject to the affordable housing requirements of Local Plan policy H3. A financial contribution towards off-site provision should therefore be provided. In the application for the new apartment building, the applicants advanced a case that the cost of providing new units at that time for affordable occupation in this location (as opposed to buying them on the open market) would be in the region of £200,000 per unit. This was accepted in that instance, resulting in a payment of £400,000 being made through the section 106 planning obligation for the development towards off-site affordable housing. This was the equivalent of 12% of the full provision under Policy H3 for this site.

- 6.13 The applicants have made an offer based of £44,000 based on a comparison of the floor areas between the 2014 permission and this application. However, this approach offer is not considered to be acceptable, for reasons explained below; even if it is, building costs have escalated very significantly since the time of the 2013 application and for that reason the figure offered would need to be revised upwards.
- 6.14 The starting point is the requirement for affordable housing set out in Policy H3 of the local plan. This proposal with the previously consented scheme (13/03515/FULL) is a total of 20 units on site with the affordable housing requirement equalling 6 units. This requires a reassessment of the previous contribution against what would be the current requirement. This should be based on the open market value of the comparative property, have regard for the residual land value and acquisition and servicing costs which would then give a financial contribution for the scheme based on the policy requirement of 30% affordable housing across the wider site. From this figure the contribution already secured should be deducted. It will be open to the applicant to make a case that the level of contribution sought is not viable by submitting a full viability appraisal.
- 6.15 Negotiations are continuing on this issue, and it is understood that the applicant is commissioning a viability appraisal to support a case for not making a Policy H3 compliant contribution. This will need to be reviewed before a final position can be arrived at, and progress towards this will be reported in an update for the meeting where this application will be considered.
- 6.16 In negotiations to date, the applicants have noted that the Class J certificate allowing conversion of the buildings could have been implemented without any affordable housing requirement. While this is acknowledged, that provided a fall-back position in the event that the 2013 application had not been approved. Class J has now been replaced by the similar (although permanent) provisions of Class O in the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), but this mechanism would not cover the current proposals due to the inclusion of extensions that are not covered by the GPDO provisions.
- 6.17 Planning permission would need to be granted only if a Section 106 obligation is completed that makes an appropriate level of provision, as noted in the recommendation at Section 1 of this report.

Impacts on the amenities of neighbouring occupiers

- 6.18 There would be no overlooking from the proposed terraces at 'The Wee Flat', due to the enclosed nature of the rear part of the site and, in the case of the side terrace, the removal of rear facing first floor windows at 'The White House'. The two buildings are approximately 8m apart, and this existing layout does mean that there is some potential for intervisibility between them. This does result from an existing situation, and is noted that there would have been no control over this intervisibility if the 2013 Class J certificate had been implemented. Some of this potential overlooking has been eliminated in this proposal by the intended removal of existing rear facing windows in the White House. Additional layout drawings have been submitted since the December report was written for this application, which better illustrate the extent of intervisibility between habitable room windows within the two buildings. These include the ground and first floor drawings shown in the context of the actual layout of and relationship between the two buildings (refer to Appendix F). At ground floor level, a kitchen at Flat 1 and the breakfast room in the house ('The Wee Flat') would be 8.5m apart, and at first floor level the same dimension applies between a kitchen and bedroom. A more acutely angled view between bedrooms would be over a distance of 11.5m. While these relationships are unlikely to be considered acceptable in a new building development, particularly for the first floor accommodation, this is an existing situation utilising buildings of some age and in this instance it is considered to be acceptable as the properties this relationship would be fully apparent to prospective buyers. Future occupiers would be free to protect their own privacy by using curtains or blinds. Other direct views can be mitigated against by utilising a standard condition requiring bathroom windows to be obscure glazed. Overall, the relationship between the proposed dwellings is acceptable.

- 6.19 There is no objection on grounds of impacts on the amenities of residents at the new Englemere House, as the separation distances between the White House and the closest windows are in the order of 30m. Any views between windows would also be filtered through retained trees, resulting in there being no significant impacts as a result of the proposals on the privacy of future occupiers of either building.

Impacts on the Thames Basins Heaths SPA

- 6.20 The Thames Basin Heaths Special Protection Area (the SPA) was designated in 2005 to protect and manage the ecological structure and function of the area to sustain the nationally important breeding populations of three threatened bird species. The Council's Thames Basin Heaths SPD (Part 1) sets out the preferred approach to ensuring that new residential development provides adequate mitigation, which for residential developments of between one and 49 additional housing units on sites located over 400 metres and up to 5 kilometres from the SPA, is based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). The application site is within this 0.4 - 5km buffer zone around the SPA.
- 6.21 The local authorities that surround the SPA, along with Natural England and other partners have established the Thames Basin Heaths Joint Strategic Partnership to agree the long-term protection of the SPA while allowing necessary residential development. The affected local authorities have formed a Joint Strategic Partnership Board, which has developed and endorsed the Thames Basin Heaths Special Protection Area Delivery Framework (February 2009). The document does not form part of the Development Plan, but it does provide the agreed basis for a formulation across the whole of the SPA and the Council's Thames Basin Heaths SPD is consistent with the Delivery Framework. The Council has provided for the implementation of this approach by securing a SANG within the local area, which along with the SAMM project can provide the required mitigation for the impact of additional residential development on the SPA.
- 6.22 The scope for pooling section 106 financial contributions for the purposes of SPA mitigation has been removed by the introduction of Community Infrastructure Levy (CIL) regulations. A new mechanism to provide similar mitigation is now being used by the Council, to require the applicant to make provision for SPA mitigation prior to the commencement of works, which can be achieved either by provision of a SANG or by making financial contributions towards the SAMM and SANG discussed above by entering into a Section 111 agreement under the Local Government Act.

On-site wildlife impacts

- 6.23 While no wildlife survey was provided with the application, since the report for the December Panel meeting was written, details have been provided of surveys of the two buildings that were undertaken in February 2013 and May 2014. The Council's ecologist has reviewed these details, and has commented that no further survey work or mitigation in relation to bats is necessary.

Trees

- 6.24 The report for the December Panel meeting noted that the Arboricultural Co-ordinator's had concerns with the overhanging of trees over the garage roof at The Wee Flat. The terrace previously intended on this roof has now been deleted (amended drawings are at Appendix C). Subject to the conditions recommended below, there is no objection to this proposal related to impacts on trees.

Car parking and highway safety

- 6.25 The car parking and turning areas are acceptable, with two spaces provided for each apartment along with provision of visitor spaces. The Council's Highways Officer offers no objection to the proposals, subject to the conditions recommended below being satisfied.

Other material considerations

6.26 A study of any additional heritage features that may relate to the history of Englemere House, which could either be retained in the conversions or included in the on-site collection / archive at Englemere House, has been requested. Condition 3 as recommended below reiterates this requirement.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Eight occupiers were notified directly of the application, and the planning officer posted a statutory notice advertising the application at the site on 1st September 2015.

No letters had been received either supporting or objecting to the application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objections on the grounds of overdevelopment within the Green Belt. The committee considered this application in conjunction with application 15/02450 as a condition within the planning approval.	6.9

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Highway Officer	<p>There will be no highway objections subject to the inclusion of appropriate conditions.</p> <p>Road classification Kings Road forms part of the A332 a primary distributor highway running through the Borough. At the application site it is subject to a 40mph speed restriction, there are footways on the opposite side of the carriageway only.</p> <p>Site Location / Visibility Splays No change from the arrangements permitted under planning approval 13/03515/FULL.</p> <p>Parking Requirements The proposed 2 x 2 bedroom flats together with a 1 x 3 bedroom house have a total parking and turning requirement of 6 spaces (2 per dwelling) these are clearly shown on Drawing Number ENG-SP-100 with no revisions. The drawing also indicates 5 visitor parking spaces one of which is designated as a disabled bay.</p> <p>Cycle Requirements 3 cycle hoops are indicated on Drawing Number ENG-SP-100 with no revisions. It should be noted to maximise their</p>	6.26

	<p>use they should be covered.</p> <p>Refuse Provision</p> <p>The refuse management scheme permitted under planning approval 13/03515/FULL will be extended to include these dwellings.</p> <p>Vehicle Movements / per day:</p> <p>The proposed dwellings have the potential to produce between 14 and 28 vehicle movements per day.</p>	
Tree Officer	<p>The existing garage of the Wee Flat comes up to the boundary of the woodland protected by TPO 019/2012. The crowns of a couple of the trees overhang the garage roof. Converting the flat roof to form a terrace will bring people in closer conflict with the trees. There will be heavy shading of this terrace. There will be leaf and other debris fall which will result in the need to clean the terrace on a regular basis. There will be continued growth and branches may physically obstruct areas of the terrace. This will lead to pressure to detrimentally prune and/or remove the nearest trees to the terrace. To avoid the conflict, the terrace should be deleted. There should be no windows on the first floor western elevation. Provided the above can be achieved, I would have no objections to the proposal.</p>	6.25
Ecologist	There are no objections to the proposed development.	

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Proposed site layout
- Appendix C - Proposed elevations and floor plans
- Appendix D - Class J layout (planning reference 13/02640/CLASSJ)
- Appendix E - Existing elevations and floor plans
- Appendix F - Drawing showing the layout of and relationship between the two buildings

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 NPPF.

In this case the issues have been successfully resolved, (or in the case of affordable housing contribution, are capable of being 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. Prior to commencing any works associated with this application, an Arboricultural Method Statement specific to this scheme and the construction method statement must be submitted and approved in writing by the Local Planning Authority. The Tree Protection Plan and Arboricultural Method Statement must be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3

and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations. Thereafter the works shall be carried out in accordance with the approved details until completion of the development.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area? Relevant Policies - Local Plan DG1, N6.

3. Prior to the commencement of any works of conversion, details shall be submitted to and approved in writing by the Local Planning Authority to include:
 - (i) A survey of the buildings by a heritage consultant to identify any features associated with the history of Englemere House that are of historic interest and significance, and
 - (ii) appropriate means of retaining the identified features either in the converted buildings or in the on-site archive at the Englemere House property. The approved details shall then be implemented and approved.

Reason: In the interests of retaining a record and if appropriate artefacts associated with the non-designated heritage asset. Relevant Policy - NPPF paragraph 135.
4. No development shall take place until a scheme for the mitigation of the effects of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the delivery of Suitable Alternative Natural Greenspace (SANG) and for provision towards Strategic Access Management and Monitoring (SAMM). In the event that the proposal is for the physical provision of SANG, the SANG shall be provided in accordance with the approved scheme before any dwelling is occupied. Reason: To ensure that the development, either on its own or in combination with other plans or projects, does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010.
5. No development shall take place until samples of the materials to be used on the external surfaces of the development, including any new fenestration, rainwater goods, claddings and terrace railings or barriers, 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.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1 and Neighbourhood Plan NP/DG3.
6. No development 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 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 prior written consent to any variation.

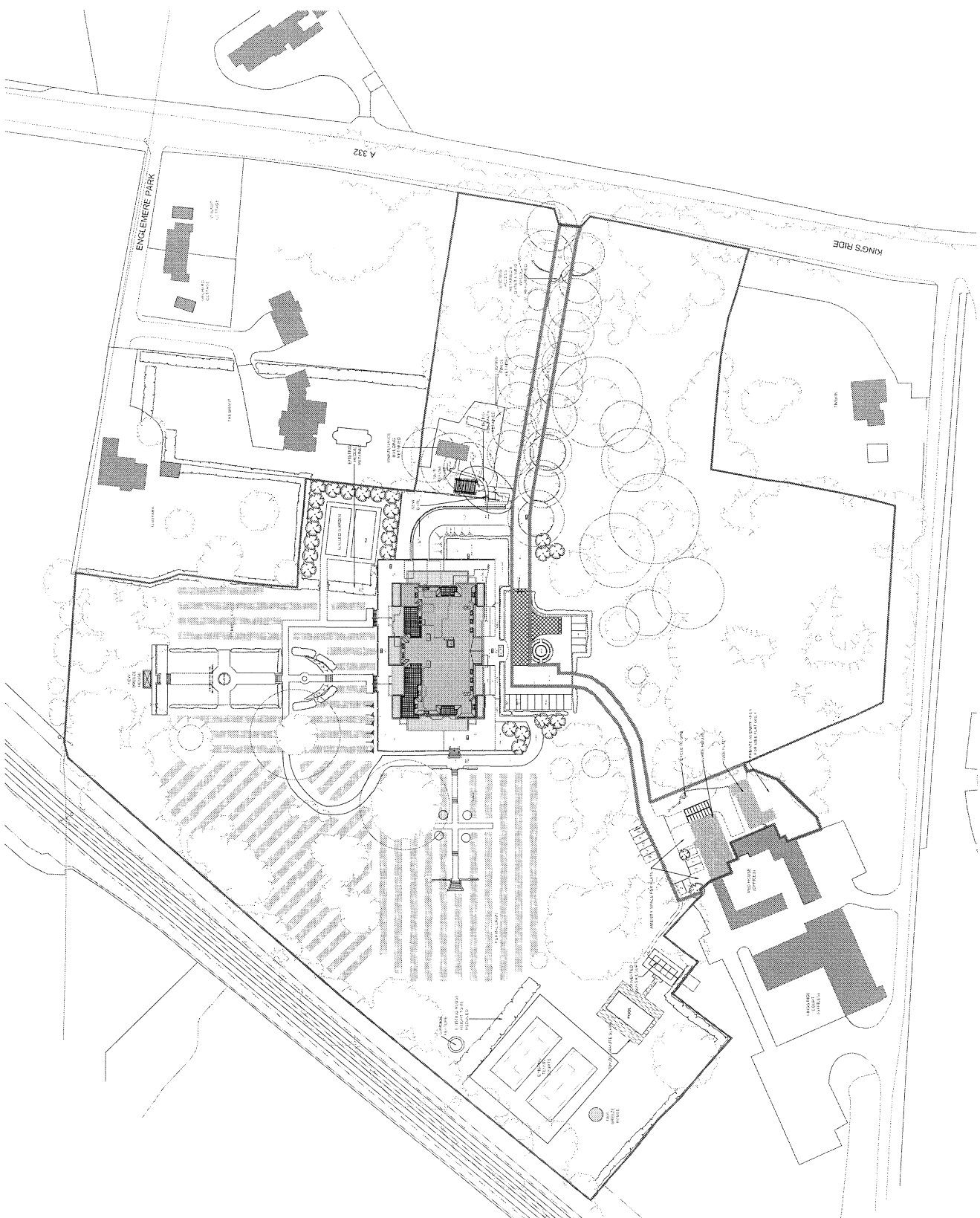
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
7. No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior 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 same size and species unless the Local Planning Authority gives its prior written consent to any variation.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.
8. No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.

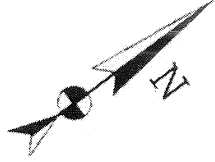
9. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
10. No part of the development shall be occupied until a refuse bin storage area and recycling 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 be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.
11. The hard surface vehicle access and manoeuvring areas shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. No additional hard standing shall be installed without the written permission of the Local Planning Authority first having been maintained.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document, and to protect important trees that contribute to the visual amenities of the site. Relevant Policies - Local Plan N6 and Neighbourhood Plan NP/EN2 and NP/DG5.
12. All of the bathroom windows 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 Policy - Local Plan H14.
13. The flat roof area of the single storey element of 'The Wee Flat' shall not be used as a balcony, roof garden, terrace or similar amenity area 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.
14. No further window(s) shall be inserted in the side or facing elevations of either building subject to this planning permission without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policy - Local Plan H11.
15. Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (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 dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, GB4.
16. 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

Project: ENGLEMERIE
ASSET:
Drawing Title: THE LOCATION PLAN
SUPPORTING PRELIMINARY
APPROVALS
Date: 2024
Project No: 2202-003
Drawing No: 18722
Revision: 001-01/1/24

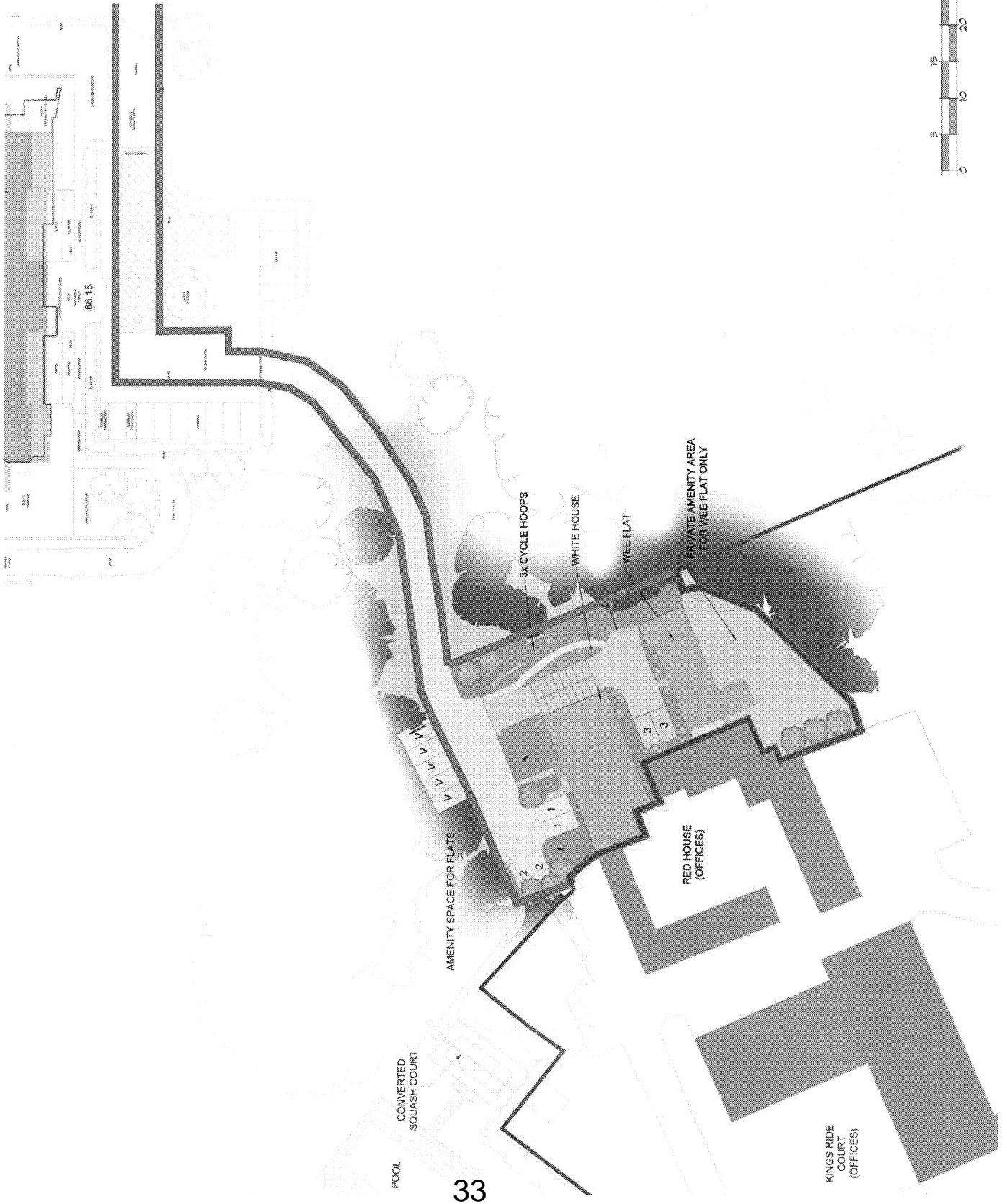


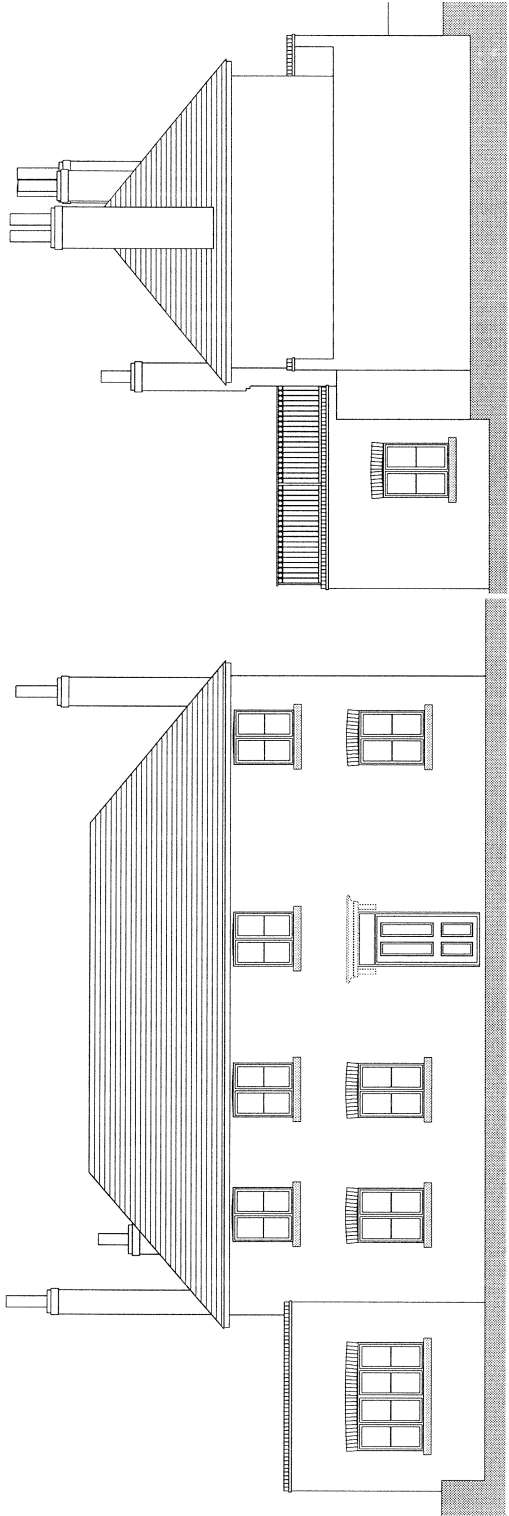
APPENDIX B.



AREA: ENGLAND
ASCOOT
Drawing No: 1924/14
Date: 20/11/13
Project No: 1924/14
Drawing No: 1924/14-103

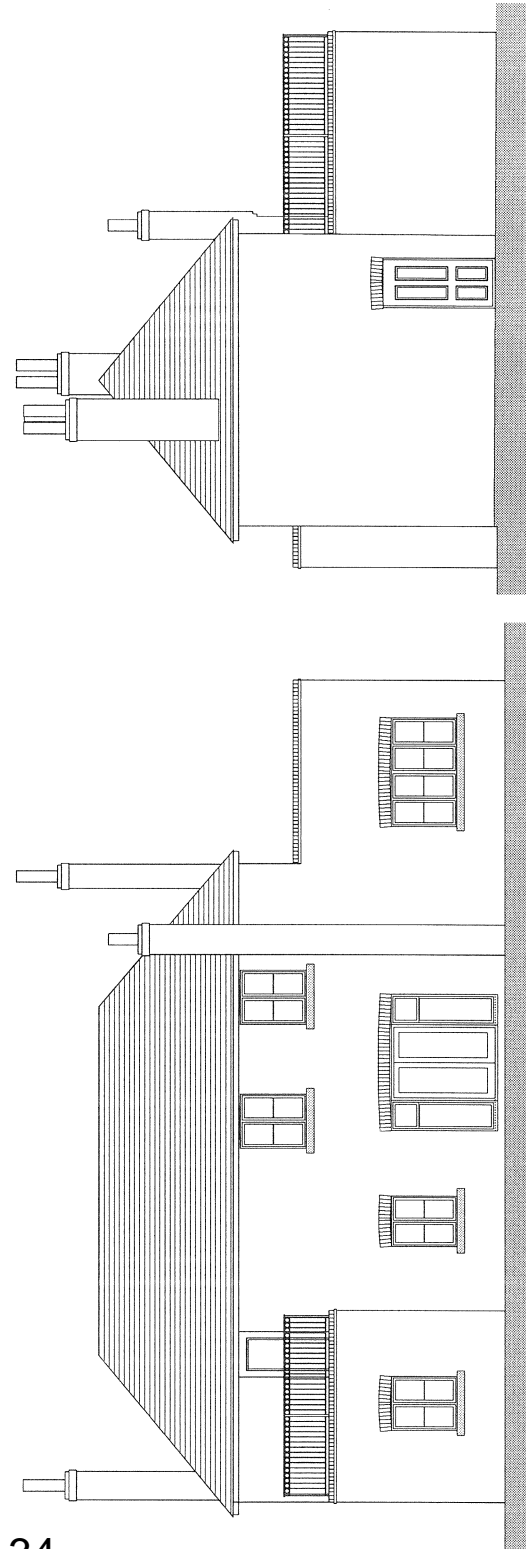
REVISIONS
No. Description
1.00





FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

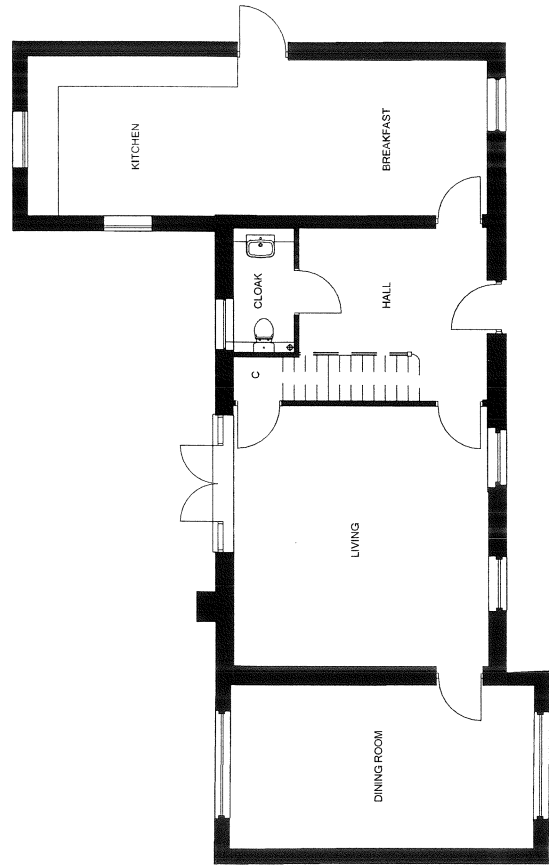
SIDE ELEVATION

Project: Englemere Refurbishment
 Drawing Title: Wee Flat
 Proposed Elevations

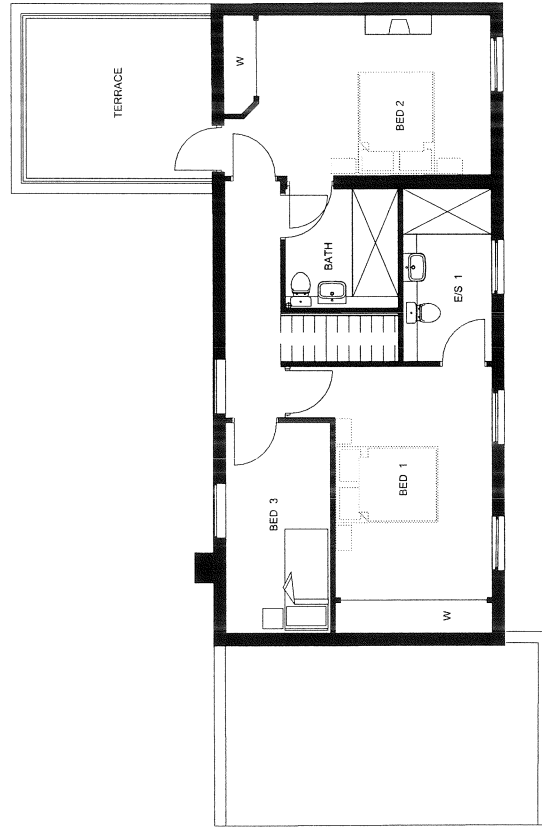
Date: JAN 2015
 Scale: 1:100@A3
 Project No: ER-02
 Drawn by: JD
 Check by: GM
 Revision: A

MILLGATE
 MILLGATE HOUSE RUSCOMBE LANE TWYFORD,
 BERKSHIRE RG10 9AJ
 Tel: 0118 934 334 Fax: 0118 934445





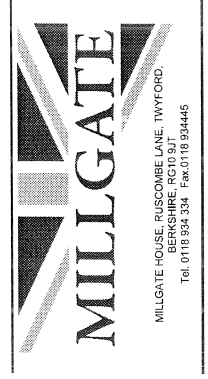
GROUND FLOOR PLAN

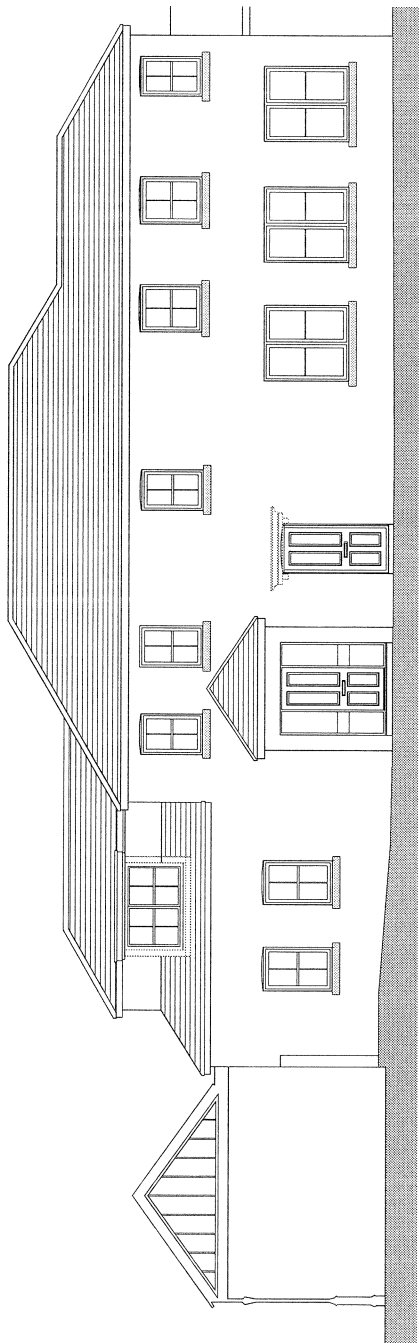


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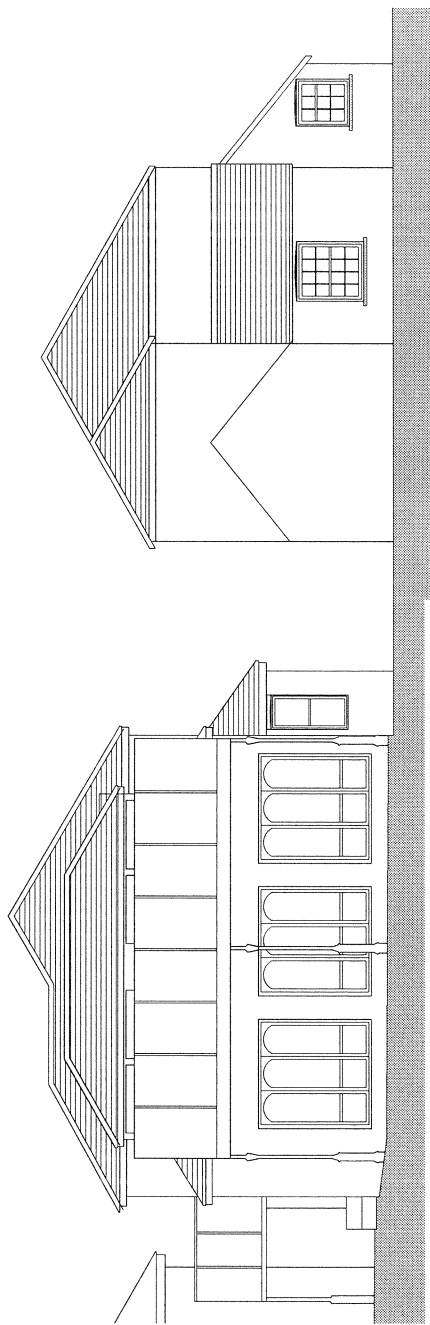
Project
Englemere Refurbishment
Drawing Title
Wee Flat
Proposed Floor Plans

Date	Scale	Drawn by	Checked by
JAN 2015	1:100@A3	JD	GM
Project No	Drawing No	Revision	
	ER-01	A	





FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION



Project
Englemere Refurbishment
Drawing Title

White House

Proposed Elevations-Front and sides

Date
JAN 2015

Scale
1:100@A3

Drawn by
JD

Check by
GM

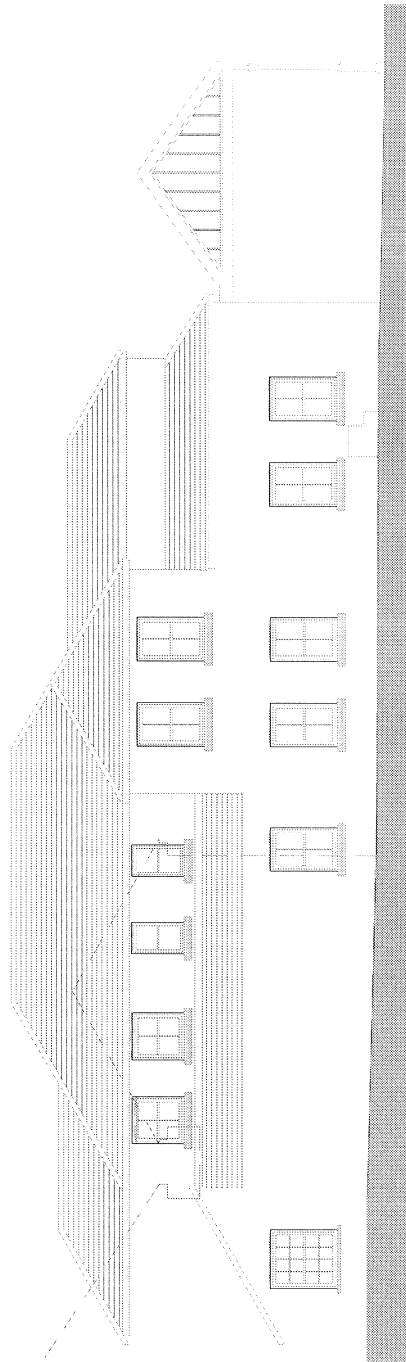
Project No
-

Drawing No
ER-04

Revision
A



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BERKSHIRE, RG10 9JT
Tel. 0118 934 334 Fax. 0118 934445



REAR ELEVATION

Project: Englemere Refurbishment
 Drawing Title: White House
 Proposed Elevations- Rear

Date	Scale	Drawn by	Check by
JAN 2015	1:100@A3	JD	GM
Project No	Drawing No	Revision	
-	ER-05	-	



MILLGATE HOUSE, RUSCOMBE LANE, TWYFORD,
 BERKSHIRE, RG11 9JT
 Tel: 0118 934 334 Fax: 0118 934445



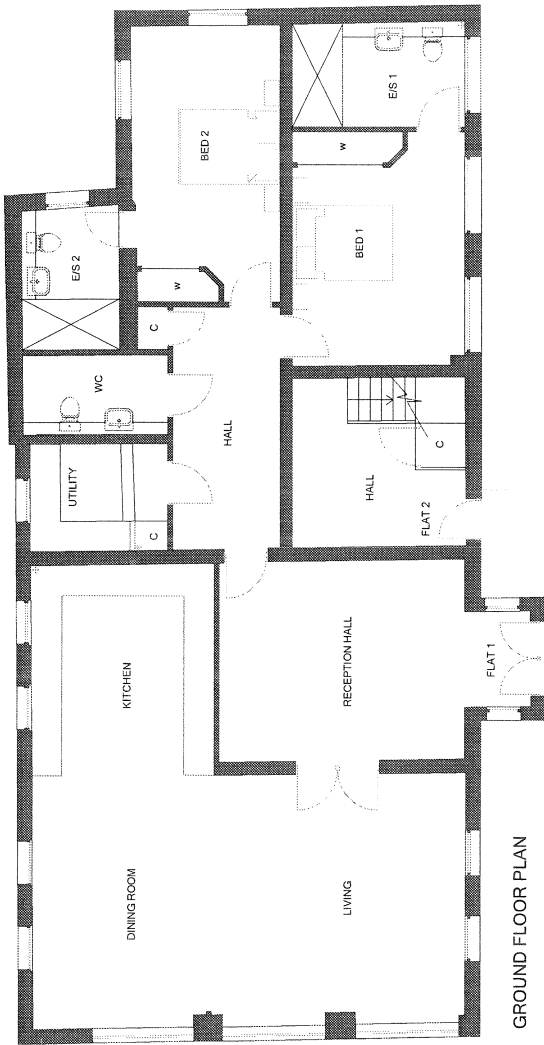
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 Drawing Title: White House
 Proposed Floor Plans

Date: JAN 2015
 Project No: _____
 Scale: 1:100@A3
 Drawing No: ER-03
 Drawn by: JD
 Check by: GM
 Revision: _____



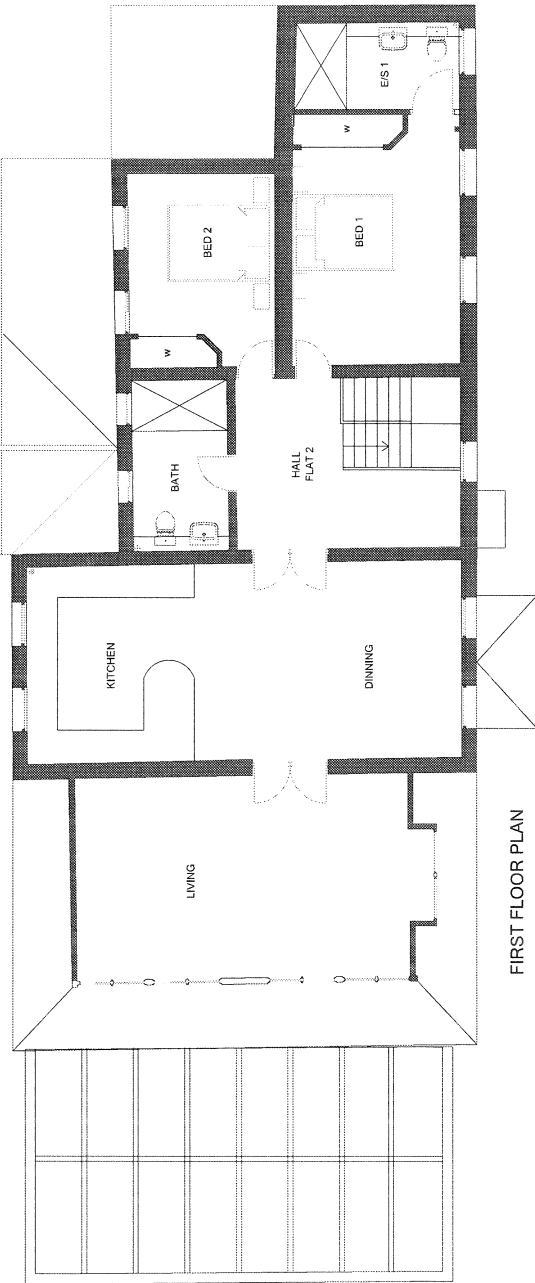
MILLGATE HOUSE, RUSCOMBE LANE, TWYFORD,
 OXFORDSHIRE, OX9 3JG
 Tel: 0118 894 334 Fax: 0118 894445

LINE OF NEIGHBOURING BUILDING



GROUND FLOOR PLAN

LINE OF NEIGHBOURING BUILDING

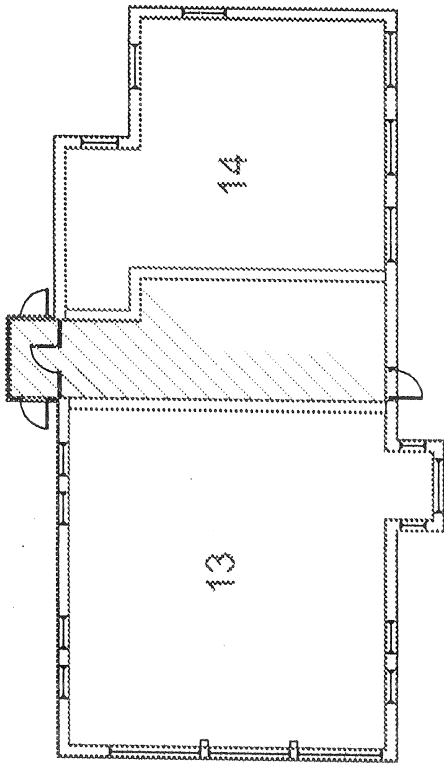


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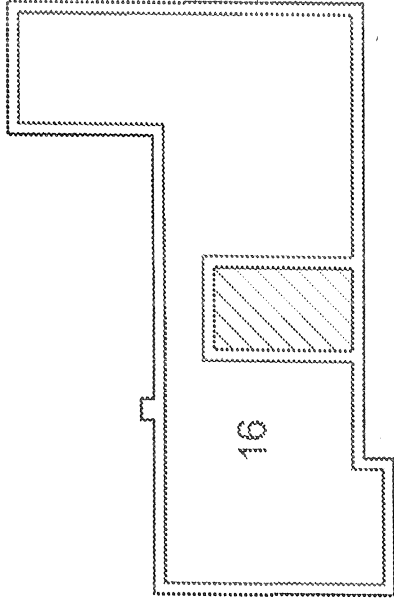


White House

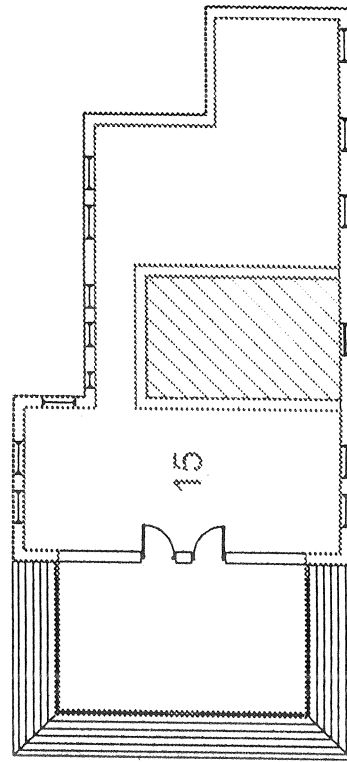
Wee Flat



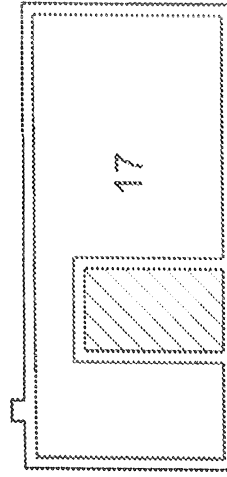
EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

APPENDIX D.

*Indicative layout for conversion of the buildings
 Under 13/02640/CLASSJ (hatched areas would have provided common
 access).*

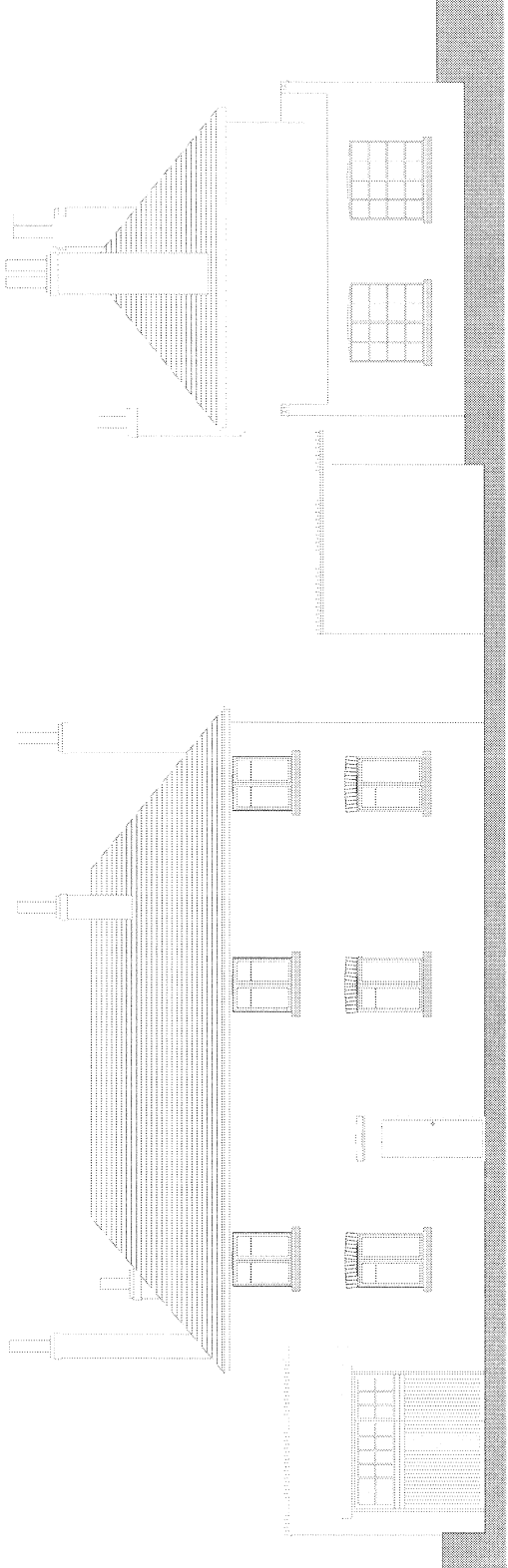
APPENDIX E.

Project
Englemere Refurbishment
Drawing Title
Wee Flat
Existing Elevations

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Scale
1:100@A3
Project No
-
Drawn by
JD
Drawing No
ER-31
Checked by
GM
Revision
-

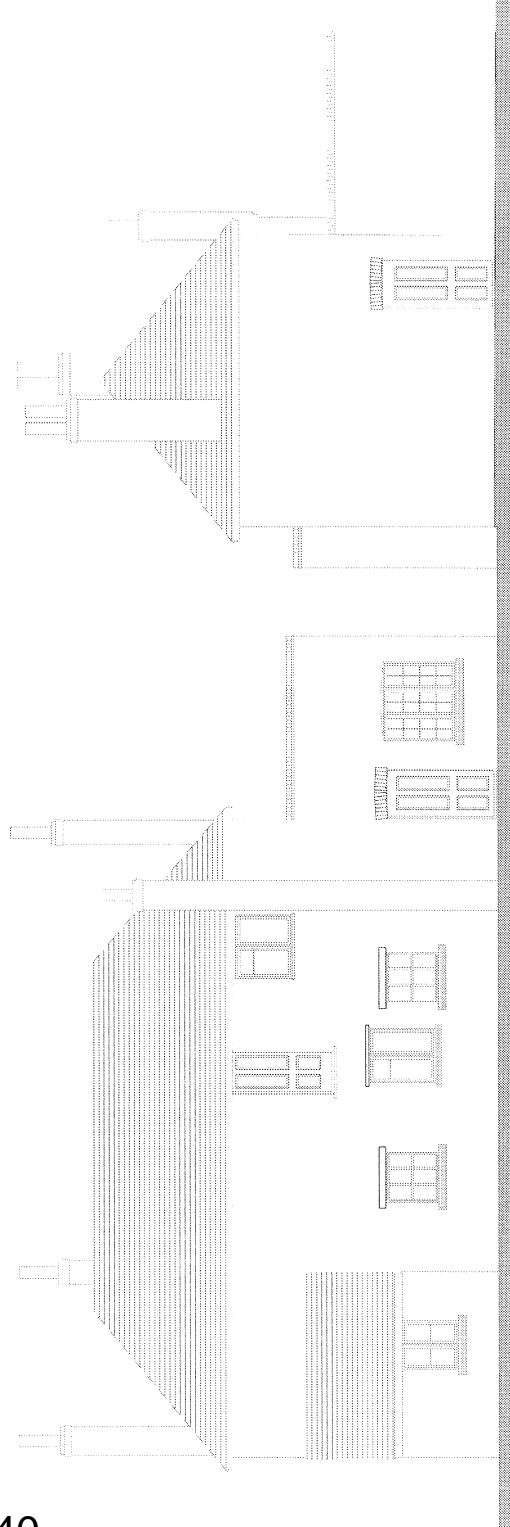


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BERKSHIRE, RG10 9JF
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SIDE ELEVATION

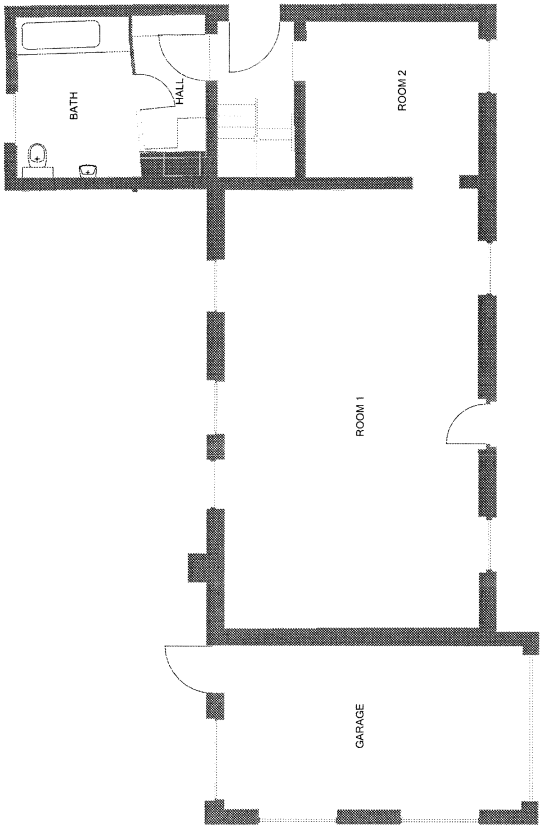
FRONT ELEVATION



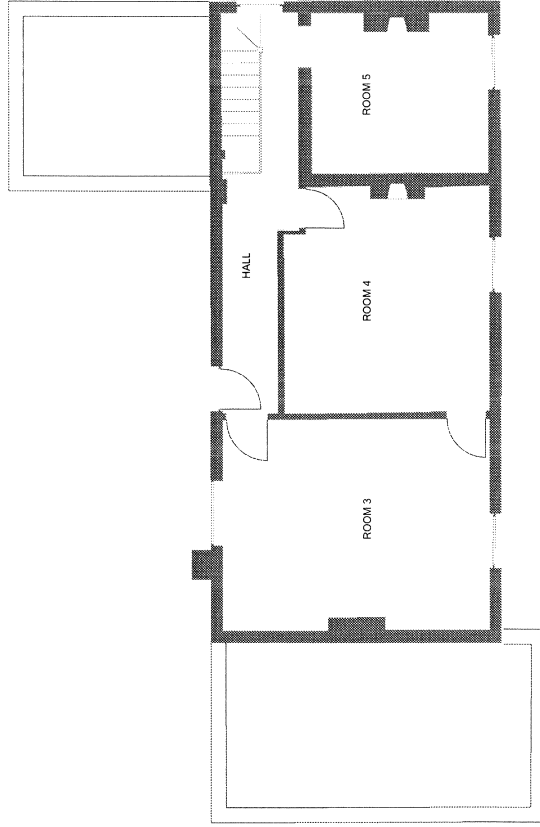
SIDE ELEVATION

REAR ELEVATION





GROUND FLOOR PLAN

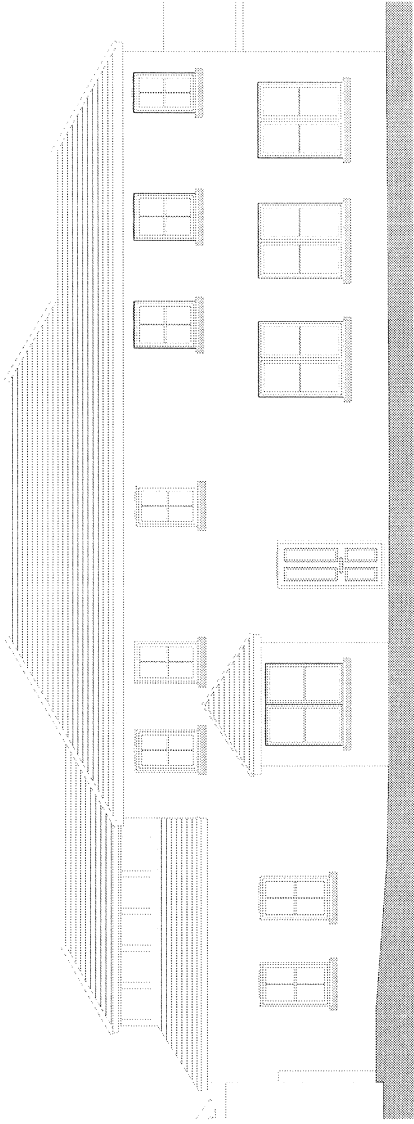


FIRST FLOOR PLAN

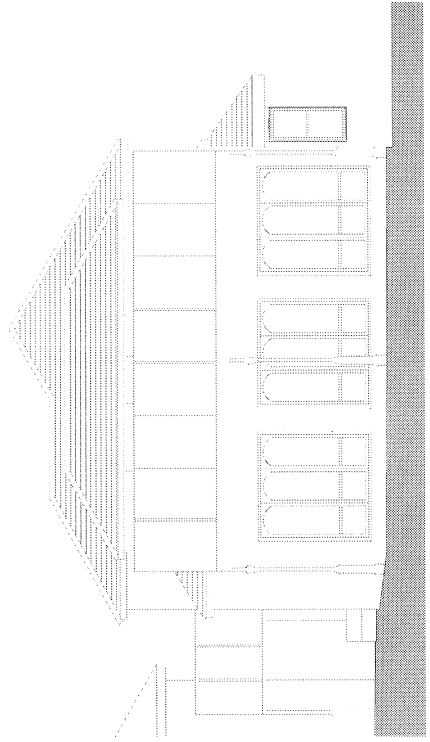
Project
Englemere Refurbishment
Drawing Title
Wee Flat
Existing Floor Plans

Date	Scale	Drawn by	Check by
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Project No	Drawing No	Revision	
-	ER-30	-	





FRONT ELEVATION



SIDE ELEVATION

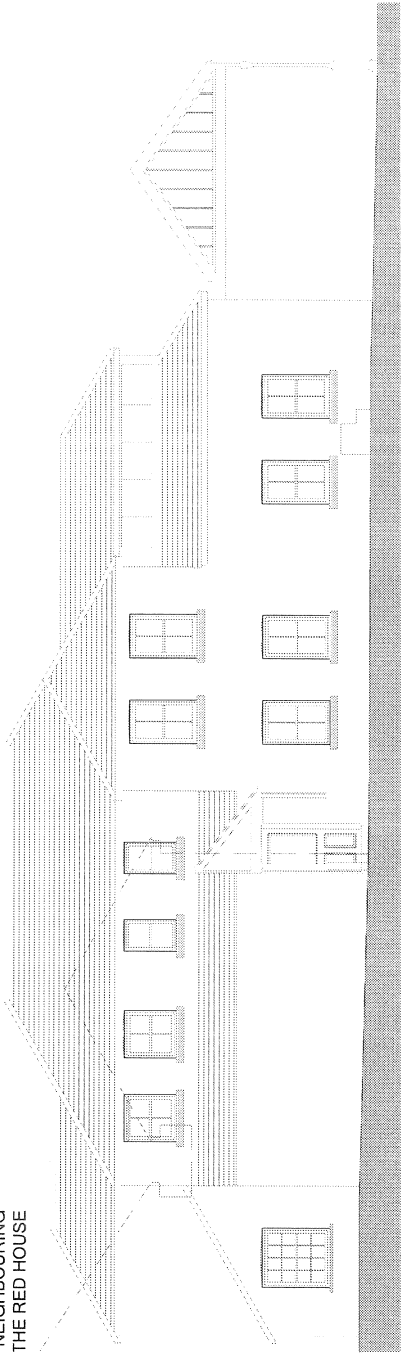


Project
Englemere Refurbishment
Drawing Title
White House
Existing Elevations

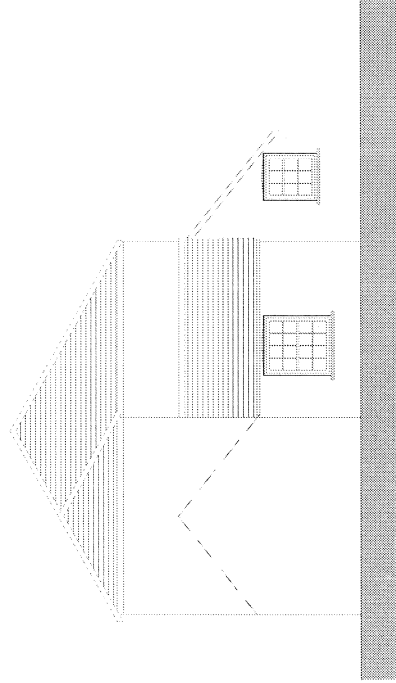
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Project No	Drawing No	Revision	
	ER-41		

MILLGATE HOUSE, BRUSCOVE LANE, TWYFORD,
DORSET, BH11 1AT
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NEIGHBOURING
THE RED HOUSE



REAR ELEVATION



SIDE ELEVATION



Project
Englemere Refurbishment

Drawing Title

White House
Existing Elevations

Date

JAN 2015

Scale

1:100@A3

Project No

ER-42

Drawn by

JD

Check by

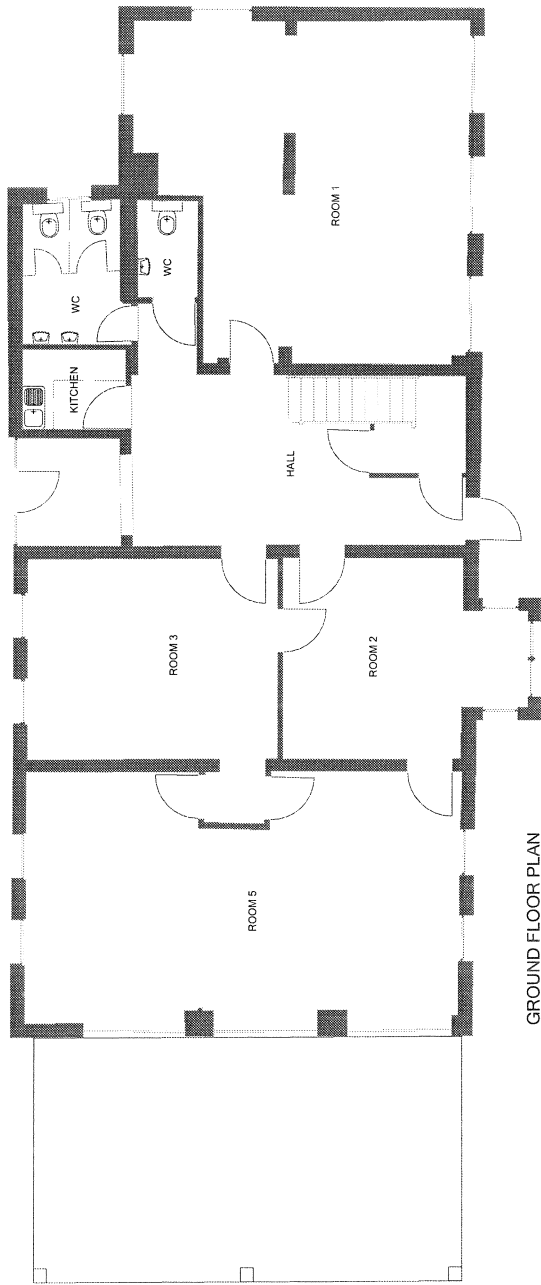
GM

Revision

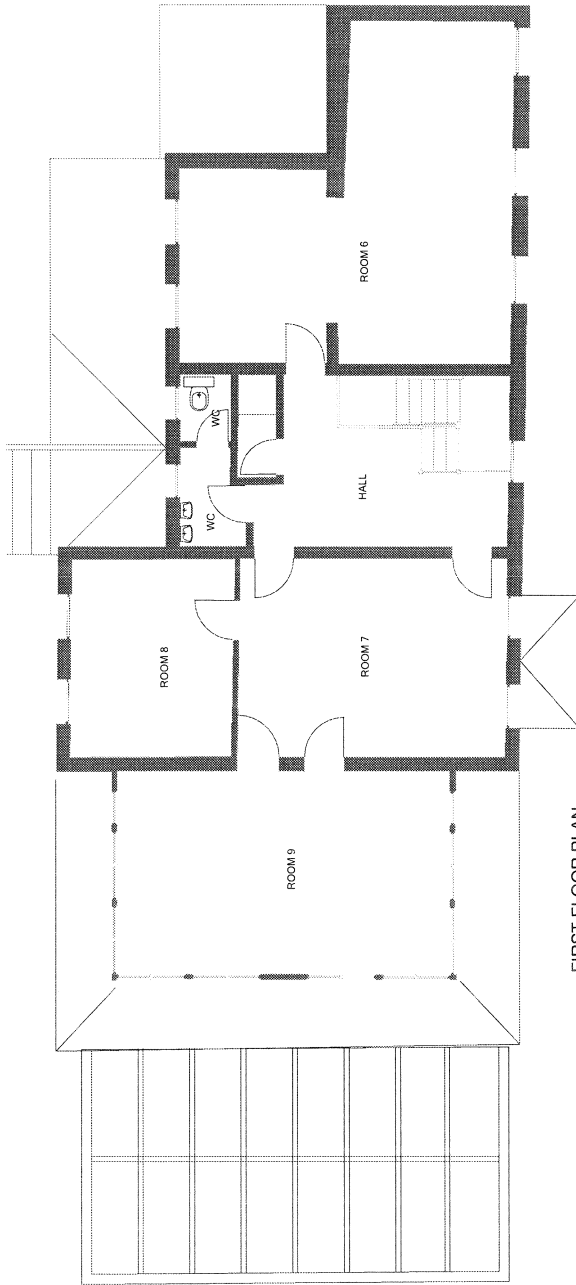
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MILLGATE HOUSE, RUSCOMBE LANE, TWYFORD,
OXFORD OX9 3JG
Tel: 0118 934 333 Fax: 0118 934445



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Project
Englemere Refurbishment
Drawing Title
White House
Existing Floor Plans

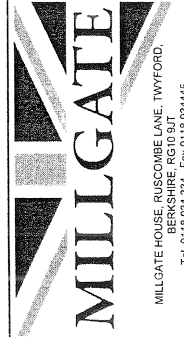
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Project No	Drawing No	Revision	
	ER-40		



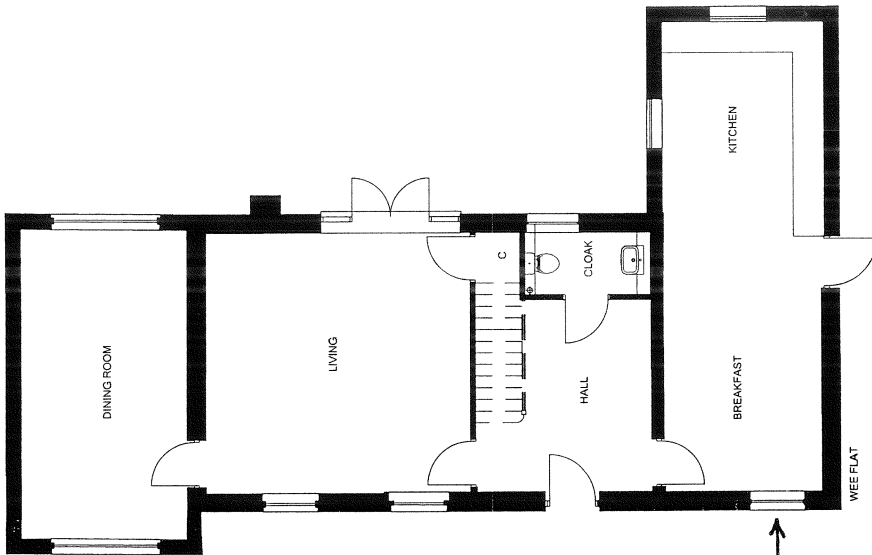
APPENDIX F

Project: Englemere Refurbishment
 Drawing Title: Wee Flat/White House
 Proposed Ground Floor Plans

Date: DEC 2015
 Scale: 1:100@A3
 Project No: ER-43
 Drawn by: NPB
 Checked by: GM
 Drawing No: ER-43
 Revision: -

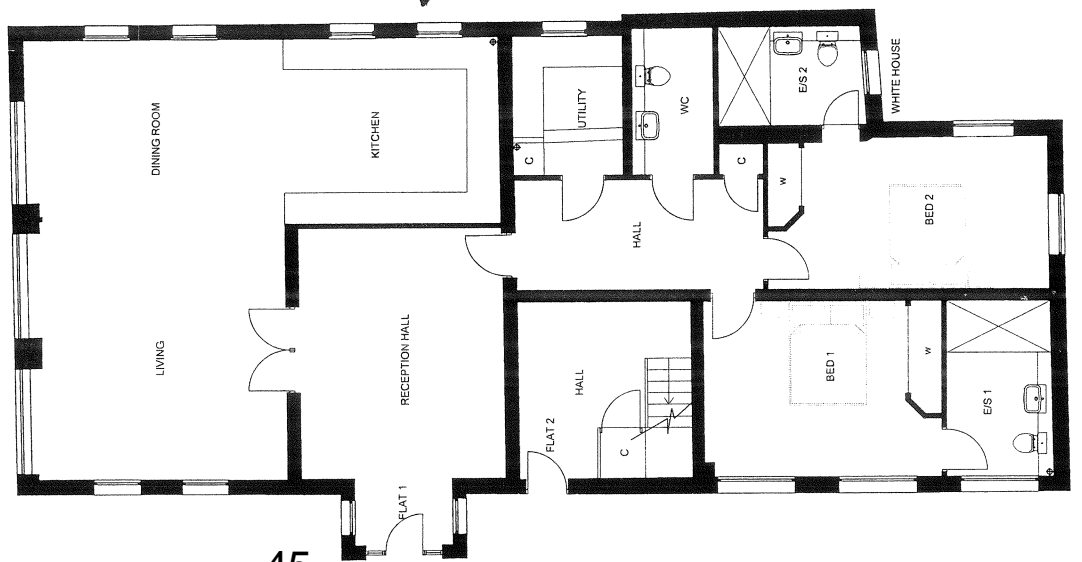


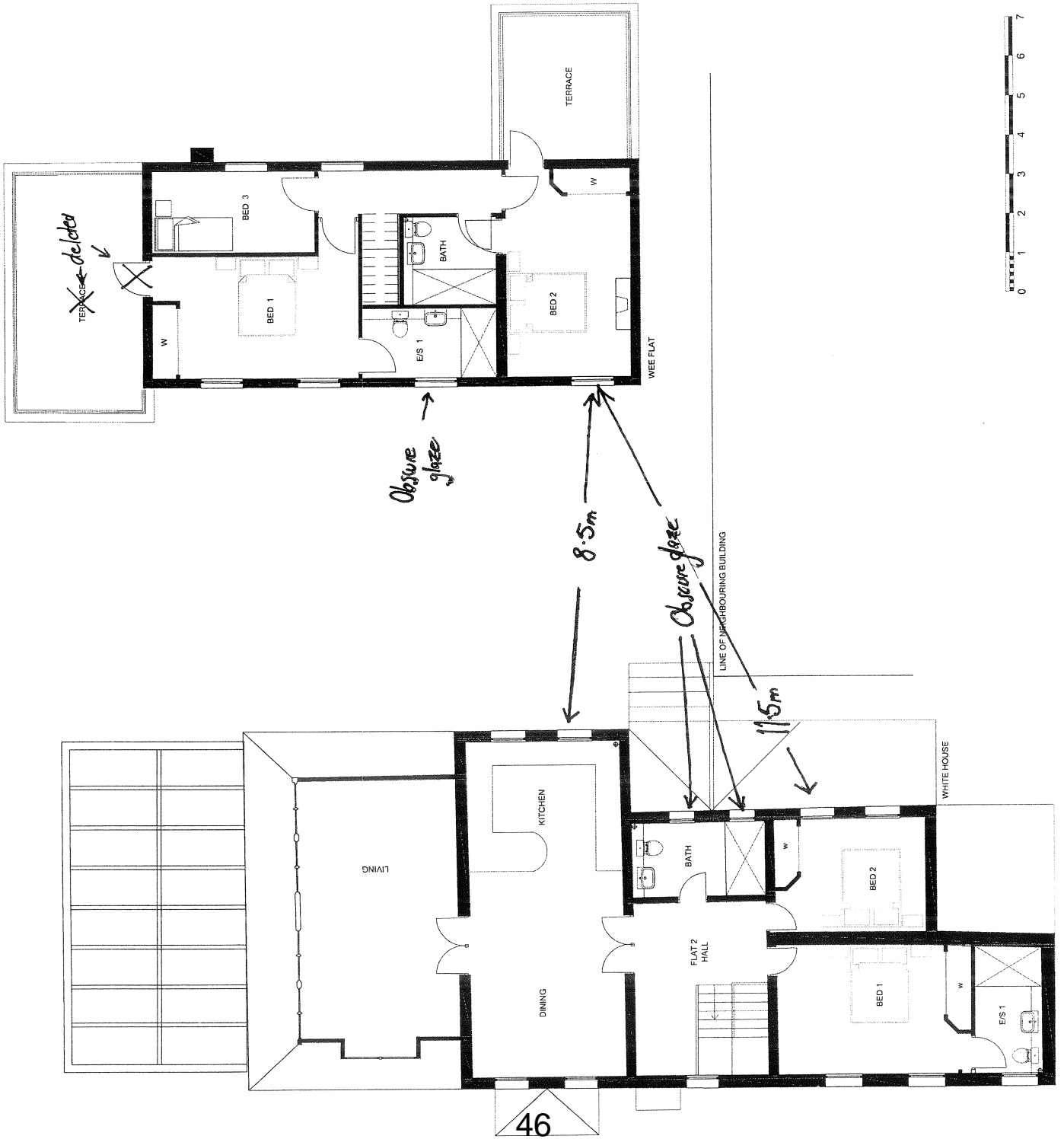
MILLGATE HOUSE, RUSCOMBE LANE, TWYFORD,
 BERKSHIRE, RG10 9JT
 Tel: 0118 934 334 Fax: 0118 934 445



8.5m

LINE OF NEIGHBOURING BUILDING





Project: Englemere Refurbishment
 Drawing Title: Wee Flat/White House
 Proposed First Floor Plans

Date	Scale	Drawn by	Check by
DEC 2015	1:100@A3	NPB	GM
Project No	Drawing No	Revision	
	ER-44		



WINDSOR RURAL DEVELOPMENT CONTROL PANEL

13 January 2016

Item: 3

Application No.:	15/03090/FULL
Location:	The Little House Charters Road Sunningdale Ascot SL5 9QF
Proposal:	Redevelopment of site to provide 6 x 3 bedroom apartments
Applicant:	Kebbell Homes Ltd
Agent:	Mr Duncan Gibson - Duncan Gibson Consultancy
Parish/Ward:	Sunningdale Parish

If you have a question about this report, please contact: Vivienne McDowell on 01628 796578 or at vivienne.mcdowell@rbwm.gov.uk

1. SUMMARY

- 1.1 This application proposes a scheme with 6 x 3-bedroom apartments with 2 x detached double sited to the front of the proposed apartment building. The access to the site would be positioned centrally along the front boundary.
- 1.2 The application combines elements of two previously approved schemes. The design and siting of the building is like that approved under 12/02720/FULL, but without the basement car parking. The design and siting of the garages is like those approved under 14/01846/FULL. Application 14/01846 was for 4 x semi-detached dwellings with garages (allowed on appeal). Both of these previous applications are extant.
- 1.3 The Highway Officer has raised no objection. It is considered that the proposed development is acceptable.

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

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager 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 is located on the northeast side of Charters Road almost opposite the junction with Sunning Avenue. The site currently consists of a 1½ storey high single family dwelling, with a detached garage and outbuilding. The site measures 0.262 hectares and is accessed by a driveway positioned opposite Sunning Avenue.
- 3.2 There are trees along the boundaries of the site including the front boundary. There is currently good screening along the front boundary and a fence. The site is subject to an Area Tree Preservation Order (No 9 of 1984).
- 3.3 The site lies within the excluded settlement of Sunningdale and its boundaries are surrounded by residential houses with a property on the opposite side of Charters Road being subdivided into flats. The site is within the townscape area described as 'Leafy Residential Suburb'.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This current application is for 6 x 3-bedroom apartments with 2 x double garages plus 8 parking car parking spaces within an open forecourt. In total the application proposes 12 car parking spaces (4 within the garages).

Ref.	Description	Decision and Date
03/84272	Erection of ten 2-bed apartments with associated parking and landscaping following demolition of existing dwelling	Refused 06/01/04 Appeal dismissed
04/84958	Erection of 8 x 2 bedroom flats following demolition of existing dwelling (revision of 03/84272).	Withdrawn 04/08/04
12/00325	Construction of two detached houses and garages with access and landscaping following demolition of existing house and garage	Approved 03.04.2012
12/01490	Erection of 6 x 3 bedroom flats together with garages and a parking court following demolition of the existing building	Refused 20.07.2012 Appeal dismissed
Appeal A 12/01490	Erection of 6 x 3-bedroom flats with garages and a parking court following demolition of existing.	Refused 28.5.2015. Appeal dismissed.
Appeal B 12/02720	Erection of 6 x 3 bedroom flats together with basement parking following demolition of the existing building	Refused 03.10.2012 Appeal allowed
14/00118	Erection of 4 semi-detached dwellings with basements and associated amenity space following the demolition of the existing.	Approved 20.7.14
14/01846/FULL	Construction of 4 x semi-detached dwellings with garages and associated amenity space.	Refused 21.8.2014. Appeal allowed 27.4.2015
14/02971/FULL	Construction of 4 x semi-detached dwellings with garages and associated amenity space.	Refused 11.11.2014 Appeal withdrawn.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Paragraph 17 (Core principles), Section 2 (Ensuring vitality of towns), Section 6 (Delivering a wide choice of high quality homes), Section 7 (Requiring good design).

Royal Borough Local Plan

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

	Within settlement area	Protected Trees	Highways /Parking issues
Local Plan	DG1, H10, H11, H14	N6	T5, P4
Ascot, Sunninghill and Sunningdale Neighbourhood Plan	NP/EN4, NP/H2, NP/H3, NP/DG1, NP/DG2, NP/DG3, NP/DG5, NP/T1, NP/T2	NP/EN2, NP/EN3	NP/T1, NP/T2

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

- Planning Obligations and Developer Contributions
- Interpretation of Policy R2 to R6 - Public Open Space provision
- Sustainable Design and Construction
- Planning for an Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Townscape Assessment - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Impact on the character and appearance of the area.
- ii Impact on neighbours
- iii Highway and parking

Impact on the character and appearance of the area and impact on neighbours.

- 6.2 This application combines elements from two extant schemes. The design and siting of the building is like that approved under 12/02720/FULL, but without the basement car parking. The design and siting of the garages is like those approved under 14/01846/FULL. Application 14/01846 was for 4 x semi-detached dwellings with garages (allowed on appeal). Both of these previous applications are extant.
- 6.3 The proposed garage buildings would each measure 6 metres x 6.5 metres and would be approximately 4.6 metres in height to the top of the fully pitched roof. The position of the garages within the plot would accord with 14/01846/FULL and would be approximately 5 metres back from the front boundary of the site.
- 6.4 It is considered that the proposed new apartment building in combination with the two double garages is acceptable. While policy DG3.3 of the Neighbourhood Plan is noted, DG3.1 is also relevant as it requires new development to respect the character of the surrounding area. There are other examples of detached garages in front garden areas, for example in the immediate vicinity in the new development at Summerwood and also between the site and Dry Arch Road.
- 6.5 It is noted that the application for 6 x 3-bedroom flats and garages proposed under 12/01490/FULL, which was refused and dismissed on appeal, provided much larger garages and much more of the open parking forecourt would have been readily visible from Charters Road frontage in that proposal.
- 6.6 It is considered that the impact on neighbouring properties would be acceptable. Given there are extant permissions for both the apartment building and detached garages on this site, it is

considered that it would be difficult to justify a reason for refusal based on the impact on the character of the area or the street scene or impact on neighbouring properties. This is because the extant permissions are material considerations to take account of alongside Neighbourhood Plan policy. Officers do not consider that harm to the character of the area would result from this proposal.

Highway and parking considerations.

- 6.7 Charters Road is a local distributor road that is subject to a 30mph speed limit, which has its access off the A30 London Road and the A330 Devenish Road. On street parking is prohibited between the hours of 8am and 6pm, from Mondays to Fridays.
- 6.8 The access arrangement for this scheme is not too dissimilar to an earlier application approved at an appeal by the Planning Inspectorate (Application number 15/01846/FULL), in which the vehicular access was centrally located within the site frontage. Therefore, no objection is raised to the proposed access arrangement.
- 6.9 To comply with the Authority's maximum parking standard, currently set at 2 spaces per dwelling the scheme would need to provide 12 spaces. These 12 spaces are provided by the 2 x double garages and the 8 surface parking spaces. The scheme has the potential to generate between 36 and 48 vehicular trips per day.
- 6.10 Details of the refuse and cycle storage facility is absent from the plans. However, there is sufficient room within the site curtilage to accommodate a cycle store. With regards to refuse provision the applicant must ensure that the position of this storage facility complies with the guidelines set out in Manual for Streets. Both the cycle and refuse can be covered by a suitably worded planning condition.
- 6.11 A number of highway conditions are recommended regarding access construction, construction management plan, parking to be provided in accordance with the submitted drawing, the submission of details relating to bins and cycle stores, and removal of permitted development rights for the garages i.e. the garages are to be used only for parking. (See conditions numbered 8-12 inclusive and 15, in Section 10 of this report.)
- 6.12 Application 12/02720 (for 6 flats and basement parking) provided 12 spaces within the basement and 2 visitor spaces near the entrance of the site (total of 14 spaces). Planning permission 14/01846/FULL which proposed 4 x 4-bedroom houses, provided a total of 8 on-site parking spaces (of which 4 were provided within the 2 double garages).
- 6.13 The site is 0.4 miles (640 metres) from Sunningdale Train Station. In line with the Council's adopted Parking Strategy, a site that is within 800 metres of a train station with a regular half hourly or better train service is considered to be an accessible location. There are also shops and services within walking distance of the application site in Sunningdale. The parking provision of 2 spaces per dwelling is the maximum standard for areas of poor accessibility. It is noted in the adopted Council's Parking Strategy, that the maximum parking requirement in an area of good accessibility is 1 space per dwelling. Therefore, the current proposal 15/03090/FULL for 12 spaces meets the maximum standard for areas of poor accessibility, with 2 spaces per 3-bedroom apartment. The approved application 14/01846 (for 4 x 4-bedroom houses) provides only 1 space per dwelling - complying with the maximum standard for areas of good accessibility. It is noted that there are parking restrictions on the road between 8am-6pm week days (yellow lines), so the potential for on-street parking in this area is limited.

Other Material Considerations

- 6.14 Mitigation towards the Thames Basin Heath Special Protection Area will need to be secured by way of a condition (see condition No. 2, in Section 10). Further details are required to comply with the Council's SPD's on Sustainable Design and Construction and Planning for and Ageing

Population. These can also be secured by way of conditions (see conditions 14 and 16 in Section 10.)

- 6.15 There is potential for archaeological remains and a condition is recommended to secure the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority (see Condition No. 13 in Section 10).

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

12 occupiers were notified directly of the application.

1 letters was received objecting to the application, summarised as:

	Comment	Where in the report this is considered
1.	Objection to the density of the development. 6 apartments and garages to replace on house is a step to far. Out of keeping with the character of the area. Contrary to policies NP/DG1, NP/DG2, NP/DG3	Paragraphs 6.2-6.5

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highway Officer	No objections subject to conditions	6.6 -6.12
Parish Council	<p>The Parish Council Planning Committee strongly opposes this further attempt to over-develop the site at The Little House with 6 apartments. While acknowledging that application 14/01846 for four semi-detached dwellings was allowed on appeal late in 2014, we argue that:</p> <p>a) The application was for 4 town houses rather than 6 apartments which is quantitatively different. The effect of density is increased significantly by the additional two dwellings and the merging of the separated town houses into one larger building. This is contrary to NP/DG2 and also alters the low density nature of this area.</p> <p>b) The garages in front of the build line are contrary to NP/DG3.3 which specifically includes parking between buildings rather than in front so that it does not dominate the street scene.</p> <p>At the time of the application in 2014 the Neighbourhood Plan was in its infancy and the weight given to its policies, notably NP/DG1 and DG2, had yet to be tested. These have been upheld by Inspectors in subsequent appeals. The Parish Council is keen to uphold the underlying principles of the Neighbourhood Plan, namely to protect the character of the area from intensification of building. Overall the scale, size and overbearing nature of the proposed development is significantly out of keeping with the character of the area and we strongly urge that this application is rejected.</p>	Paragraphs 6.2-6.13 of main report.
Neighbourhood	Objection. An earlier application 12/01490 for 6 x 3-	See paragraphs

Plan Delivery Group	<p>bedroom apartments was refused and dismissed on appeal. In para 22 of the decision notice the inspector states:</p> <p>‘While there are other parking forecourts in the area, the heavily parked area proposed on and large garage forward of the general building line would not be in keeping with the general verdant character of the area.’</p> <p>This decision was taken prior to the adoption of the Neighbourhood Plan. The parking layout is materially different to 14/01846.</p> <p>Parking does not satisfy the Neighbourhood Plan requirements in respect of additional capacity for deliveries, service vehicles, tradesmen working on site and social visits. Parking is inadequate and fails to comply with Policy NP/T1.</p>	<p>6.2-6.13 of main report.</p> <p>See condition 15.</p>
Society for the protection of Ascot and Environs. SPAE	<p>This may well meet RBWM’s usual standard for parking but it does not meet the Neighbourhood Plan.</p> <p>NP/T1 requires that sufficient additional space should be provided on site for visitors and/or tradesmen. Garages tend to be used for storage rather than parking. Garages reduce parking flexibility for residents and their visitors and encourage reliance on on-street parking which is contrary to NP/T1.2.</p> <p>This application does not specify where bicycle parking is to be provided. There is no detail on the location of the refuse bin storage area and recycling facilities.</p> <p>SPAE urges you, should this application be permitted, to require further details, about the above points, as specific conditions.</p>	<p>See paragraphs 6.7-6.13 main report and condition 12.</p>
Council’s Archaeological Consultants	<p>There is a potential for archaeological remains. Suggest a condition to secure the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.</p>	<p>See paragraph 6.15</p>

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B –Layout and elevation drawings

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.

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. No development shall take place until a scheme for the mitigation of the effects of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the delivery of Suitable Alternative Natural Greenspace (SANG) and for provision towards Strategic Access Management and Monitoring (SAMM). In the event that the proposal is for the physical provision of SANG, the SANG shall be provided in accordance with the approved scheme before any dwelling is occupied.
Reason: To ensure that the development, either on its own or in combination with other plans or projects, does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010.
3. No development shall take place until a schedule and samples of the materials to be used on the external surfaces of the development including hard surfaces 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.
Reason: In the interests of the visual amenities of the area. Relevant Policy DG1, H10, H11. NP/DG3
4. Before the first occupation of the building hereby permitted the bathroom windows in the side elevations shall be fitted with obscured glass and shall be permanently retained in that condition.
Reason: In the interests of the privacy and amenities of adjacent neighbours. Relevant Policy - NPPF Para 17 bullet point 4.
5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. All planting, seeding or turning comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
Reason: In the interests of the visual amenities of the area. This detail is required prior to commencement because the landscaping should be considered in the overall design of the scheme. Relevant Policy - N6.
6. Prior to any equipment, machinery or materials being brought on to the site, details of the measures to protect the trees and hedging to be retained shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented in full before any equipment, machinery or materials are brought to site and shall be maintained until all equipment, machinery and surplus materials have been 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 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 that contribute to the visual amenities of the area. Relevant Policy - Local Plan N6.
7. No part of the development shall be occupied until a refuse bin storage area and recycling 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 be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

8. 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
9. Any gates provided shall open away from the highway and be set back a distance of at least five metres from the highway boundary or seven metres from the nearside edge of the carriageway of the adjoining highway.
Reason: In the interests of highway safety. Relevant Policy - T5.
10. No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. 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.
11. 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. Relevant Policies - Local Plan T5, DG1.
12. Irrespective of the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or subsequent modifications thereof), the garage accommodation on the site shall be kept available for the parking of vehicles associated with the development at all times.
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.
13. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.
Reason: The site lies within an area of archaeological potential, specifically relating to Roman remains. The Condition will ensure the satisfactory mitigation of the impact of development and to record any surviving remains so as to advance our understanding of their significance in accordance with national and local plan policy ARCH 2. This detail is required prior to commencement because the investigation work needs to be considered prior to demolition.
14. No development shall take place until details of sustainability measures have been submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor and Maidenhead Sustainable Design and Construction Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.
reason: To ensure that the development is economical in the use of materials, energy and water. Relevant Policy - Royal Borough of Windsor and Maidenhead Sustainable Design and Construction Supplementary Planning Document. This detail is required prior to construction since it needs to be taken into account at the design stage.
15. 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. This detail is required prior to commencement since it relates to demolition as well as the construction phase.

16. No development shall take place on the construction of the new apartments until details of the measures to be used in the construction of the building to address the Borough's ageing population have been submitted to and approved in writing by the local planning authority.
To ensure that the buildings are adaptable to the needs of an ageing population and to accord with the Royal Borough of Windsor and Maidenhead Planning for an Ageing Population Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details. This detail is required prior to construction since it needs to be taken into account at the design stage.
17. The hard surfaces shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

Informatives

1. The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
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.
2. 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.

APPENDIX A - 15/03090



Site Location Plan



Rev	Description	Date

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Forest Row, East Sussex, RH18 5AA
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fluid

Client: KEBBELL

Project: Little House
Charters Road
Sunningdale
Ascot

Title: Site Location Plan

Status: Planning

Scale: 1 : 1250 **Date:** 11/06/2014

Revision: **Sheet:** A3

Dwg No.: FD 15-1312-50

Appendix B – 15/03090

Note:

Dashed red line denotes outline of planning consent 12/02720
 Dashed blue line denotes outline of planning consent 14/01846



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Rev	Description	Date

fluid

Client: **KEBBELL**

Project: **Little House
 Charters Road
 Sunningdale
 Ascot**

Title: **Proposed Site Layout**

Status: **Planning**

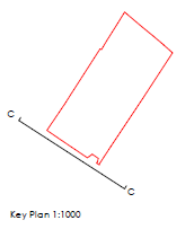
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Revision: Sheet: A3

Dwg No: **FD 15 - 1312 - 55**



Rev	Description	Date



fluid

Client: **KEBBELL**

Project: **Little House
 Charters Road
 Sunningdale
 Ascot**

Title: **Proposed Street Scenes**

Status: **Planning**

Scale: As Indicated Date: 11/06/2014

Revision: Sheet: A1

Dwg No: **FD 15 - 1312 - 701**

APPENDIX B – 15/03090



Front Elevation



Left Flank Elevation



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Client: KEBBELL
Project: Little House
Charters Road
Sunningdale
Ascot
Title: Proposed Front Elevation
Status: Planning
Scale: 1 : 100 **Date:** 11/04/2014
Revision: **Sheet:** A3
Drng No: FD 15-1312-110

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fluid

Client: KEBBELL
Project: Little House
Charters Road
Sunningdale
Ascot
Title: Proposed Left Flank
Elevation
Status: Planning
Scale: 1 : 100 **Date:** 11/04/2014
Revision: **Sheet:** A3
Drng No: FD 15-1312-111

APPENDIX B -15/03090

Engineer's Original No: 15/03090, Engineer's Address: Orlingbury House, Lewes Road, East Sussex, BN15 5AA
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Right Flank Elevation



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fluid

Client: KEBBELL

Project: Little House
 Charters Road
 Sunningdale
 Ascot

Title: Proposed Right Flank Elevation

Status: Planning

Scale: 1 : 100 **Date:** 11/06/2014

Revision: **Sheet:** A3

Drw No: FD 15 - 1312 - 112

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Rear Elevation



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Client: KEBBELL

Project: Little House
 Charters Road
 Sunningdale
 Ascot

Title: Proposed Rear Elevation

Status: Planning

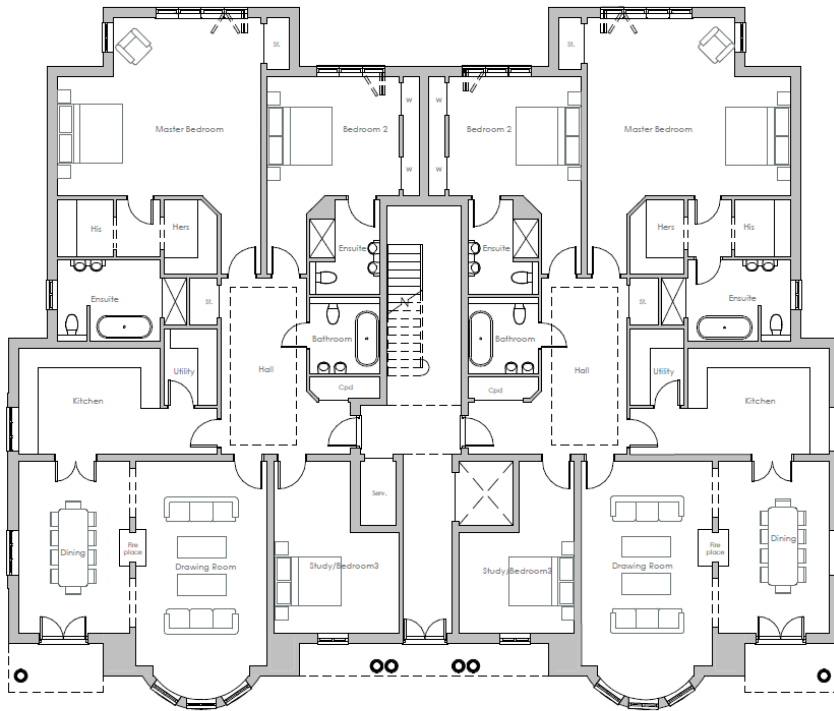
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Revision: **Sheet:** A3

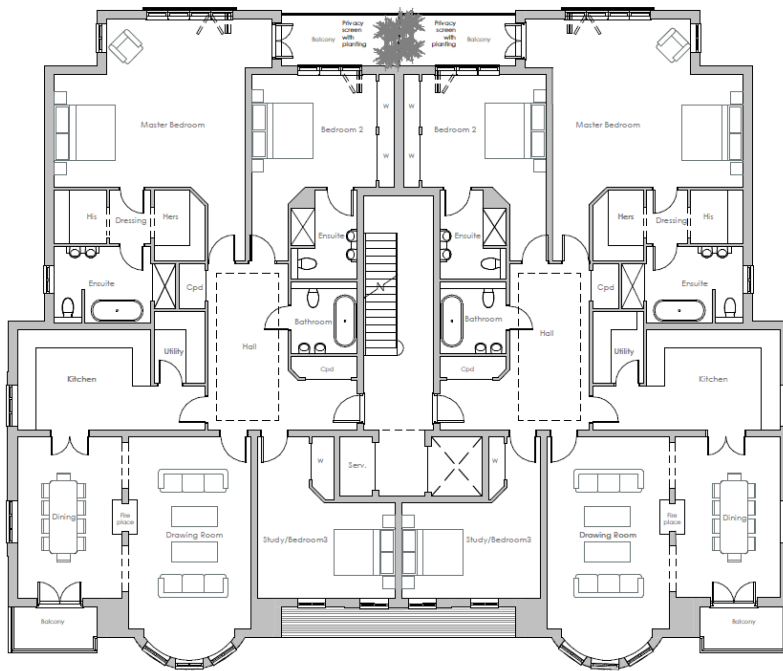
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APPENDIX B - 15/03090

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Ground Floor Plan



First Floor Plan



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Rev	Description	Date

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Client: KEBBELL
Project: Little House
 Charters Road
 Sunningdale
 Ascot
Title: Proposed Ground Floor Plan
Status: Planning
Scale: 1:100 **Date:** 11/04/2014
Revision: Sheet: A3
Drng No: FD 15-1312-100

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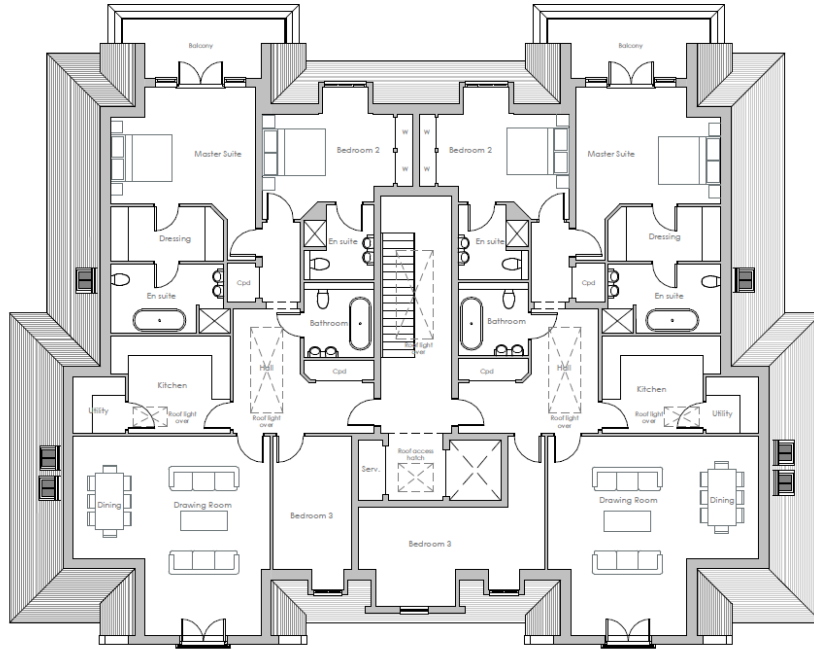
Rev	Description	Date

fluid

Client: KEBBELL
Project: Little House
 Charters Road
 Sunningdale
 Ascot
Title: Proposed First Floor Plan
Status: Planning
Scale: 1:100 **Date:** 11/04/2014
Revision: Sheet: A3
Drng No: FD 15-1312-101

APPENDIX B -15/03090

1:as consent ref:13/03270



Second Floor Plan



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fluid

Client: KEBBELL

Project: Little House
 Charters Road
 Sunningdale
 Ascot

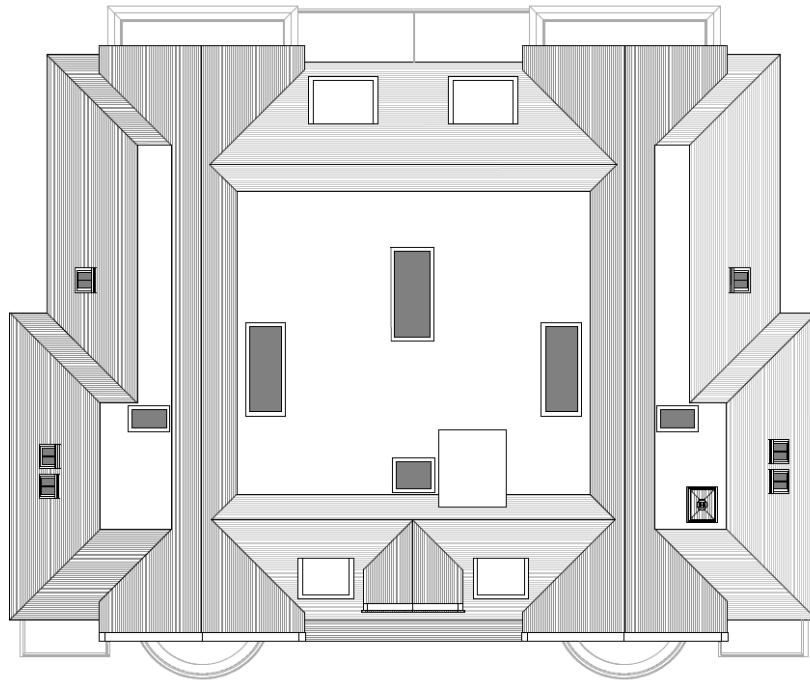
Title: Proposed Second Floor Plan

Status: Planning

Scale: 1 : 100 **Date:** 08/05/15

Revision: **Sheet:** A3

Dwg No: FD 15-1312-102



Roof Plan



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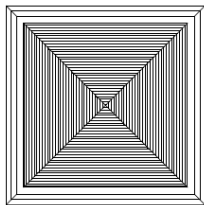
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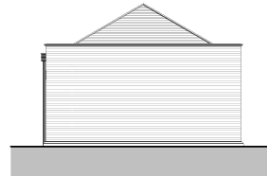
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Project: Little House
Charters Road
Sunningdale
Ascot
Title: Proposed Roof Plan
Status: Planning
Scale: 1 : 100 **Date:** 11/04/2014
Revision: **Sheet:** A3
Drw No: FD 15 - 1312 - 103



Roof Plan



Front Elevation

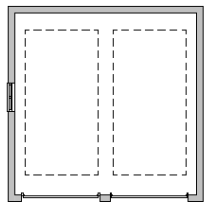


Right Flank Elevation

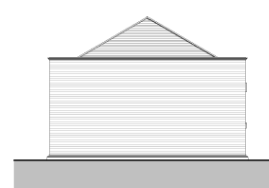
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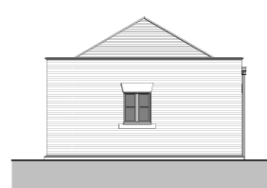
Rev	Description	Date



Ground Floor Plan



Rear Elevation



Left Flank Elevation

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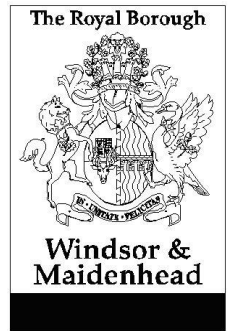
Client: KEBBELL
Project: Little House
Charters Road
Sunningdale
Ascot
Title: Proposed Garage Plans
and Elevations
Status: Planning
Scale: 1 : 100 **Date:** 11/04/2014
Revision: **Sheet:** A3
Drw No: FD 15 - 1312 - 600



Appeal Decision Report

9 November 2015 - 23 December 2015

WINDSOR RURAL



Appeal Ref.: 15/00043/REF **Planning Ref.:** 14/02799/FULL **Plns Ref.:** APP/T0355/W/
15/3023068

Appellant: Mr Peter Smith **c/o Agent:** Mr Richard Ferris H P Architecture Crowthorne House Nine
Mile Ride Wokingham RG40 3GE

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

Description: Erection of 3 bedroom detached house with access from "The Ridge".

Location: **Land Adj The Ridge Ridgemount Road Sunningdale Ascot SL5 9RN**

Appeal Decision: Dismissed **Decision Date:** 9 November 2015

Main Issue: The proposed development would have a harmful impact on the character and appearance of the surrounding area, with specific regard to trees, and as such would conflict with the relevant Local and Neighbourhood Policies which require housing development to have regard to its context and surrounding townscape, to protect features which are important to the character of their area, and not result in an unacceptable impact on the landscape and environmental value of the site.

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