

NOTICE
OF
MEETING



MAIDENHEAD DEVELOPMENT CONTROL PANEL

will meet on

WEDNESDAY, 20TH JANUARY, 2016

at

7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL,

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT CONTROL PANEL

COUNCILLOR RICHARD KELLAWAY (CHAIRMAN)
COUNCILLOR DEREK WILSON (VICE-CHAIRMAN)
COUNCILLORS CLIVE BULLOCK, GERRY CLARK, DAVID COPPINGER,
SIMON DUDLEY, MAUREEN HUNT, PHILIP LOVE, DEREK SHARP,
CLAIRE STRETTON AND LEO WALTERS

SUBSTITUTE MEMBERS

COUNCILLORS STUART CARROLL, PAUL BRIMACOMBE, DAVID BURBAGE,
CARWYN COX, MOHAMMED ILYAS, ASGHAR MAJEED, MARION MILLS,
MJ SAUNDERS, HARI SHARMA AND ADAM SMITH

Karen Shepherd
Democratic Services Manager
Issued: Tuesday, 12 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 – if you are viewing this on the website and there are appendices you are unable to access, please contact the Panel Administrator **Shilpa Manek** 01628 796310, or democratic.services@rbwm.gov.uk

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.

Recording of Meetings – The Council allows the filming, recording and photography of public Council meetings. This may be undertaken by the Council itself, or any person attending the meeting. By entering the meeting room you are acknowledging that you may be audio or video recorded and that this recording will be available for public viewing on the RBWM website. If you have any questions regarding the council's policy, please speak to the Democratic Services or Legal representative at the meeting.

AGENDA

PART 1

ITEM	SUBJECT	WARD	PAGE NO
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.		
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.		3 - 4
3.	<u>MINUTES</u> To confirm the part I minutes of the last meeting.		5 - 8
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Borough Planning 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.		9 - 44
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Appeals Decision Report and Planning Appeals Received.		45 - 48

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

21.12.15

To listen to audio recordings of this meeting, go to:
http://www.rbwm.gov.uk/web/meetings_audio_recordings_august2015.htm

PRESENT: Councillors Richard Kellaway (Chairman), Derek Wilson (Vice-Chairman), Paul Brimacombe, Clive Bullock, Gerry Clark, David Coppinger, Maureen Hunt and Philip Love.

Officers: Tony Carr (Traffic & Road Safety Manager), Daniel Gigg (Principal Planning Officer), Jenifer Jackson (Borough Planning Manager), Shilpa Manek (Clerk) and Sean O'Connor (Senior Lawyer - Shared Legal Solutions)

Also Present:

38/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Simon Dudley, Derek Sharp, Claire Stretton and Leo Walters. Apologies also received from the Parish Councillors at Bisham Parish Council.

39/15 DECLARATIONS OF INTEREST

Councillor Maureen Hunt declared a personal interest as she own a property close to item 1. It is not a retirement apartment. Councillor Hunt has not pecuniary or financial interest so will take part in decision making. The legal advisor confirmed that this was correct.

Councillor Philip Love declared that he was a member for PRoM and Maidenhead Town Partnership but was attending the meeting with an open mind.

Councillor Gerry Clark declared a disclosable pecuniary interest as he owns a property close to item 1. Councillor Clark advised that he would not take part in the discussions and decision making for item 1.

Councillor Wilson declared he was a Lead Member for Planning and a member for PRoM and Maidenhead Town Partnership but was attending with an open mind.

Councillor Kellaway declared that he was a member for PRoM and Maidenhead Town Partnership but was attending the meeting with an open mind.

40/15 MINUTES

RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 25 November 2015 be approved.

41/15 PLANNING APPLICATIONS (DECISION)

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

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

15/02275/FULL*	Redevelopment to form 38 retirement apartments and 1
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<p>3-6 Bridge Avenue Maidenhead</p>	<p>guest suite including communal areas, parking and landscaping following demolition of existing buildings.</p> <p>The PANEL VOTED UNANIMOUSLY that the application was approved subject to the conditions outlined in the Planning Officer’s report and the Panel Update including:</p> <p>Adding drainage condition as per the update.</p> <p>Amend Condition 14 to refer to semi-mature tree planting on the frontage of the site (to Bridge Avenue).</p> <p>Amend condition 24 to refer to sheltered housing whereby at least one of the residents in each apartment is at 60 years of age or over.</p> <p>Viability report from DVS to be shared with Cllrs. Wilson and Kellaway.</p>
<p>15/03155/FULL* 52 Birdwood Road and land to rear of 50 Birdwood Road Maidenhead</p>	<p>Construction of three detached dwellings following demolition of existing dwelling at No 52 with associated external works.</p> <p>The PANEL VOTED that the application be delegated to the Borough Planning Manager for APPROVAL as the Panel did not believe the development had an adverse impact on character and appearance of the area by reason of its type position or size and the Panel delegated to the Borough Planning Manager determination of: .</p> <ul style="list-style-type: none"> i. standard planning conditions ii. amendment to parking layout iii. method statement to protect the cherry tree. <p>Replacement tree if cherry were to die..</p> <p>Seven Councillors (Councillors Bullock, Clark, Coppinger, Wilson, Brimacombe, Hunt and Kellaway) voted that the application be approved. Councillor Philip Love against the motion to approve the application.</p> <p>(Speakers: The Panel was addressed by Peter Lacey, objector and Tom Parker, the applicant).</p>
<p>15/03652/FULL* 40 Bisham Village Marlow Road Bisham</p>	<p>Replacement detached 2 storey garage with office space on first floor following demolition of existing garage and shed.</p>

**Marlow
SL7 1RR**

**The PANEL VOTED that the application be
REFUSED.**

**Five councillors voted for the officers
recommendation, (Councillors Bullock, Clark,
Coppinger, Love and D Wilson) and three
councillors abstained from voting (Councillors
Brimacombe, Hunt and Kellaway).**

(Speakers: The Panel was addressed by Conor Porter,
objector and John Swietochowski, the applicant).

42/15 ESSENTIAL MONITORING REPORTS (MONITORING)
The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 8.30 pm

Chairman.....

Date.....

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Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Maidenhead Panel

20th January 2016

INDEX

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

Item No.	1	Application No.	15/03644/FULL	Recommendation	REF	Page No.	11	
Location:	Lorien Brayfield Road Bray Maidenhead SL6 2BN							
Proposal:	Construction of new garage with first floor games room							
Applicant:	Mr And Mrs Williams	Member Call-in:	Cllr David Burbage	Expiry Date:	4 December 2015			
<hr/>								
Item No.	2	Application No.	15/03699/FULL	Recommendation	PERM	Page No.	25	
Location:	April Cottage Poundfield Lane Cookham Maidenhead SL6 9RY							
Proposal:	Raising of roof with addition of 3 no. front dormers and 2 no. rear dormers							
Applicant:	Mr Owen	Member Call-in:	Cllr Richard Kellaway	Expiry Date:	11 December 2015			
<hr/>								
Item No.	3	Application No.	15/03701/FULL	Recommendation	PERM	Page No.	35	
Location:	Corton Ascot Road Holyport Maidenhead SL6 2HY							
Proposal:	Single storey rear and front extensions, raising of roof to include 2 x dormers for additional habitable accommodation at first floor.							
Applicant:	Mr And Mrs O'Sullivan	Member Call-in:	Cllr Leo Walters	Expiry Date:	6 January 2016			
<hr/>								
Appeal Decision Report							Page No.	45
Planning Appeals Received							Page No.	47

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 January 2016

Item: 1

Application No.:	15/03644/FULL
Location:	Lorien Brayfield Road Bray Maidenhead SL6 2BN
Proposal:	Construction of new garage with first floor games room
Applicant:	Mr And Mrs Williams
Agent:	Stephen Varney Associates Ltd
Parish/Ward:	Bray Parish

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

1. SUMMARY

1.1 This proposed extension to a house in the Green Belt would be cumulatively disproportionate to the size of the original dwelling. It would therefore be inappropriate development and as such would harm the openness of the Green Belt. There are no 'Very Special Circumstances' to justify the development. The development is contrary to Policies GB1 and GB4 of the Local Plan and paragraphs 87, 88 and 89 of the National Planning Policy Framework (NPPF). The proposal would also cause loss of undeveloped space which is important to the character of the Bray Village Conservation Area, and is therefore contrary to Policy CA2 of the Local Plan. In addition there are important mature trees on the site which are likely to be affected by the proposal, and so tree survey has been carried out to assess the impact. The proposal is therefore contrary to Policy N6 of the Local Plan.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 9 of this report):	
1.	The proposal is for a cumulative disproportionate extension to a house in the Green Belt, and is therefore inappropriate development and is contrary to Policies GB1, GB2 and GB4 of the Local Plan and paragraphs 87, 88 and 89 of the NPPF.
2	The proposal would cause the loss of undeveloped space which is important to the spacious character of this part of the Bray Village Conservation Area. The proposal is contrary to Policy CA2 of the Local Plan, and paragraphs 132 and 134 of the NPPF.
3	The applicant has not submitted a detailed tree survey as part of the planning application. It is likely that it will lead to the loss of those trees to the North East of the house. The proposal is therefore contrary to Policies N6 and DG1 of the Local Plan.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Burbage, irrespective of the recommendation, in the public interest and for the applicant and objectors to make their case to elected Members.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

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

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

8335/69	Demolish porch and garage, build garage and loggia	Approved 27.8.1969
402309	Extension	Approved 16.6.1975
425501	Single storey side extension	Refused 16.1.1992
92/00075 (425658)	Two storey side extension to form granny annexe	Refused 16.4.1992
98/32662	First floor rear extension bay window to rear and rear conservatory	Approved 17.9.1998
14/00059	Single and two storey rear extension following demolition of existing conservatory	Approved 10.2.2014

4.1 The proposal is a two storey side extension containing a double garage downstairs and a games room above. It would have a total floorspace of 92sqm, and would measure 6.2m by 7.9m, with a height of 7.6m. It would be located in an open space containing mature trees to the side of the house alongside Old Mill Lane, and would present a gable end towards the lane.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, paragraph 17 (Core planning principles), Section 7 (Requiring good design), Section 9 (Protecting Green Belt land) and section 12 (Conserving and enhancing the historic environment).

Royal Borough Local Plan

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

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

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – More information on this document can be found at: http://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning
- Bray Village Conservation Area appraisal – view at http://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings/3

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- whether the proposal is appropriate development in the Green Belt;
- whether the proposal respects the character of the house, the street scene and the area and whether the proposal preserves or enhances the conservation area;

- iii the impact of the proposal on the amenities of neighbouring dwellings; and
- iv impact on trees.

Green Belt

- 6.2 Policy GB4 of the Local Plan states that proposals for extensions to existing dwellings in the Green Belt will only be approved where they do not cause a disproportionate addition over and above the size of the original dwelling. The supporting text to the policy explains that a disproportionate addition can occur through one large extension or through the cumulative impact of a series of small ones. In terms of assessing whether a proposal will result in a disproportionate addition, floorspace is a guiding factor, together with the bulk and scale and the effect on the openness of the Green Belt. Paragraph 89 of the NPPF states that an extension to a building in the Green Belt is not inappropriate, provided it does not result in disproportionate additions over and above the size of the original building.
- 6.3 The original dwelling had a floor area of approximately 178 sqm. With the existing extensions, which have a total floorspace of approximately 114 sqm the property has already increased in floorspace by 64% over and above the original dwelling. The proposed extension has a floorspace of 92 sqm. As a result, the cumulative increase in floorspace would be 116% over and above the original dwelling.
- 6.4 Lorien has already had large two storey extensions to the rear and to the other side. The house's floorspace has been extended in the past by 64%, which is significant. The proposed extension would be a large two storey extension on the side with a significant mass, measuring 6.2m by 7.9m, with a height of 7.6m, in a prominent position on the corner of the road. The floorspace increase, together with the increase in bulk and scale of the house, together with the encroachment into the open area to the side of the house would be disproportionate (cumulatively with the previous extensions) to the size of the original dwelling.
- 6.5 Overall, the proposal will result in a disproportionate addition over and above the size of the original dwelling and is contrary to Policies GB4 and GB1 of the Local Plan and to Paragraph 89 of the NPPF. In addition it will cause loss of openness in the Green Belt, contrary to Policy GB2 of the Local Plan. The proposal is inappropriate development in the Green Belt, and no very special circumstances have been put forward to outweigh the harm that will be caused.
- 6.6 It should be noted that an application for a similar sized extension in the same position in 1992 (425658) was refused partly because 'it would reduce the open and spacious appearance of this prominent corner site'.

Character and Conservation Area

- 6.7 The Council has to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.8 The Bray Village Conservation Area Appraisal includes this site as being in Area B – 19th/ 20th Century Expansion. It goes on to say: 'The area is characterised by wide, tree lined streets and mature landscaped gardens. There is a feeling of openness and space, in contrast with the village core. The majority of open spaces within the Conservation Area tend to be the garden areas of private properties, yet these areas still add to the character of the village. The character of the area is sensitive to change through any loss of green spaces and trees within the Conservation Area itself. This pressure could come through any new build appearing in established green areas.'
- 6.9 As with the previously refused application 425501, it is considered that the proposed extension on this prominent corner site would be well forward of the general building line of the buildings fronting Old Mill Lane. By reason of its height, massing and position, the extension would appear cramped and obtrusive. This was also recognised in the refusal of 425658 mentioned in paragraph 6.6 above. The current proposal would cause the loss of open space which is

important to the character of the Conservation Area. This would be detrimental to the street scene of Old Mill Lane and Brayfield Road and the character of the Conservation Area. In terms of the NPPF, the proposal would result in less than substantial harm because the Conservation Area is quite extensive in the geographical area it covers. Given the relatively limited geographical focus in terms of impact, the significance of the Conservation Area overall would not be “drained away”. The NPPF requires this level of harm to be weighed against the public benefits. In this case, there are no apparent public benefits of the scheme which extends a private home. Therefore the proposal fails to comply with paragraph 134 of the NPPF and is contrary to Policy CA2 of the Local Plan.

Neighbouring Amenity

- 6.10 The proposed extension will not adversely affect the living conditions of the occupiers of any of the neighbouring properties, including the nearby terrace of houses 1-4 Braybank in terms of any loss of daylight or by being overbearing. The proposed side windows at ground and first floor level will be just over 20 m from the rear windows and balconies of those houses, however they are across a road which is used by the public, so there would be no significant loss of privacy. The proposal therefore complies with Policy H14 of the Local Plan where it relates to neighbouring amenity, and with Paragraph 17 of the NPPF, which states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. It is not considered necessary to remove the flank wall windows, as recommended by the Parish Council, if planning permission were granted.

Trees

- 6.11 There are three mature trees in the side garden of the property, and one in the verge of Brayfield Road and the proposed extension would be likely to encroach on the root protection areas of those trees, as well as being likely to touch their canopies. The plans do not show the extended driveway that would be built to serve the new garage, and of any surface water drainage, but this would clearly pass across the root protection area of some of the trees. The plans only show two of the four trees. No arboricultural assessment has been submitted with the application to provide details of the impact of the proposal on these trees, which are protected by being in a Conservation Area. The proposal is therefore contrary to Policy N6 and of the Local Plan which requires that such surveys are carried out wherever existing trees are a feature of a site, and to Policy DG1. The applicant has not proven to the satisfaction of Officers that the proposed extension would not harm the trees which are important to the character of the area, and it is likely that the proposal will lead to the loss of those trees; this would harm the character of the area.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

6 neighbouring properties were notified of the application.
 The application was advertised in the Maidenhead Advertiser on 19.11.2015.
 The planning officer posted a statutory notice advertising the application at the site on 12.11.2015.

Two emails were received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. It would have side windows which would look into our bedroom, living room and kitchen, and our balcony. With the loss of the two horse chestnuts which were recently removed, there will be a serious loss of privacy.	6.10
2. The side windows should be above eye level only, and there should be a reinstatement of mature hedging and trees.	6.10

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for approval on the condition the flank wall windows are removed.	6.10
Tree Officer	Likely that it will lead to the loss of important mature trees.	6.11

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing and proposed front elevations
- Appendix C – Existing and proposed rear elevations
- Appendix D – Existing and proposed side elevations
- Appendix E – Existing ground floor plan
- Appendix F – Existing first floor plan
- Appendix G – Proposed ground floor plan
- Appendix H – Proposed first floor plan

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

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

9. REASON RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The site is in the Green Belt and, cumulatively with other additions to the house already completed, the proposed extension would cause a disproportionate addition over and above the size of the original house contrary to saved Policy GB4 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted June 2003), and Paragraphs 87, 88 and 89 of the National Planning Policy Framework (NPPF). It therefore represents inappropriate development contrary to saved Policy GB1 of the Local Plan and the NPPF. Inappropriate development is by definition harmful to the Green Belt and no very special circumstances exist that clearly outweigh the harm caused by reason of inappropriateness. It would also cause loss of openness to the Green Belt, contrary to Policy GB2 of the Local Plan.
- 2 The proposal would cause the loss of open space which is important to the spacious character of this part of the Bray Village Conservation Area. The proposal therefore does not preserve or enhance the Conservation Area, and is contrary to Policy CA2 of the Local Plan, and paragraphs 132 and 134 of the NPPF.
- 3 The applicant has not submitted a detailed tree survey as part of the planning application. The impact of the proposal on the existing mature trees on and outside the site which are important to the character of the area and which are protected by being in a Conservation Area cannot therefore be fully assessed. The Local Planning Authority is not satisfied that the proposal would not harm the health and vitality of these trees, and it is likely that it will lead to the loss of those trees which are an important part of the character and appearance of the area. The proposal is therefore contrary to Policies N6 and DG1 of the Local Plan.

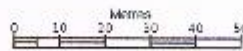
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1:1250



LORIEN
BRAYFIELD ROAD
MAIDENHEAD
SL6 2BN


Supplied by: Stanfords 05 Jun 2014
Stanfords Ordnance Survey Partner
License: 10000509
Order Licence Reference: O180367
Centre coordinates: 490472 179578



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

<p>PROPOSED EXTENSION TO LORIEN 1 STRAYFIELD ROAD MAIDENHEAD SL6 2BN</p> <p>SCALE 1:100 AT A3</p> <p>DATE SEP 2016</p> <p>DRG No. 161016 PA 1</p>	 <p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NU tel: 01528 506388 fax: 01528 509100 email: design@svaarchitects.co.uk</p>
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Appendix B



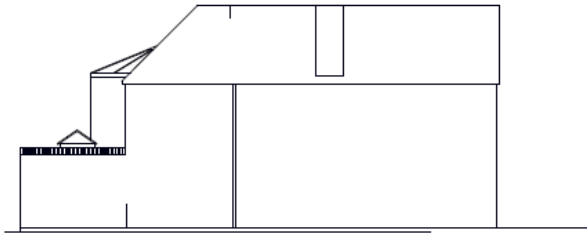
EXISTING REAR ELEVATION



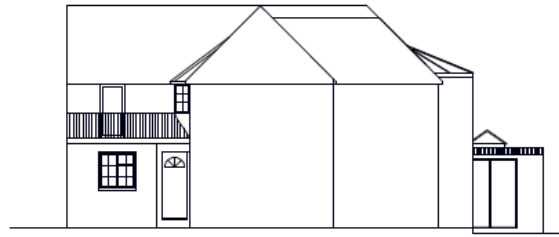
PROPOSED REAR ELEVATION

<p>PROPOSED EXTENSION TO LORREN 1 BRAYFIELD ROAD MAIDENHEAD SL6 2BN</p> <p>SCALE: 1:100 AT A3</p> <p>DATE SEP 2015</p> <p>DRG No. 151015 PA 1</p>	 <p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NU Tel: 01628 509089 Fax: 01628 509100 email: design@svaarchitects.co.uk</p>
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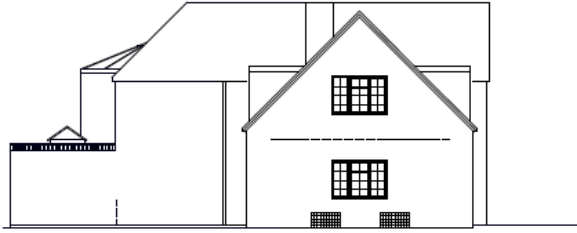
Appendix C



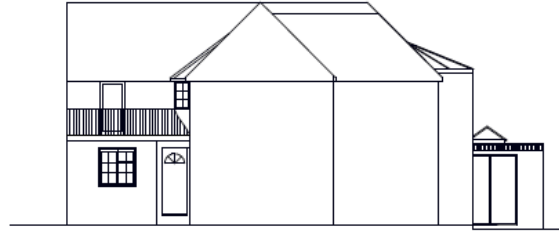
EXISTING SIDE ELEVATION




EXISTING SIDE ELEVATION



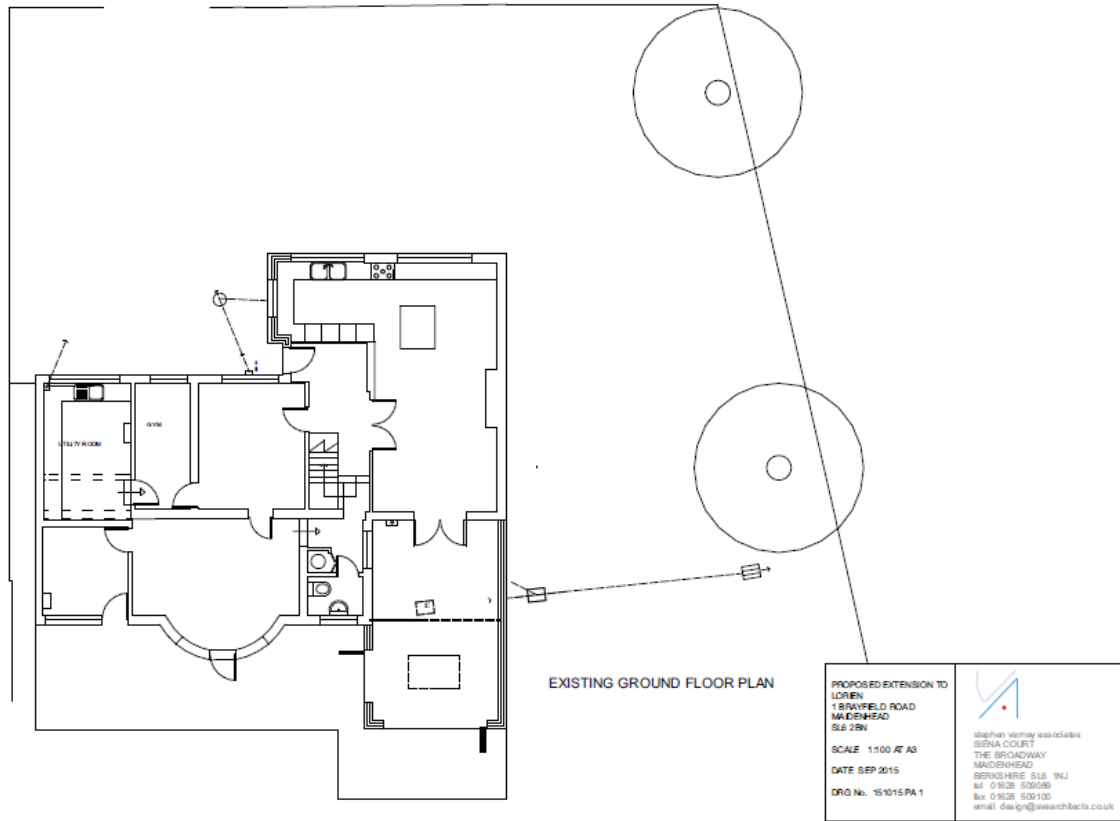
PROPOSED SIDE ELEVATION



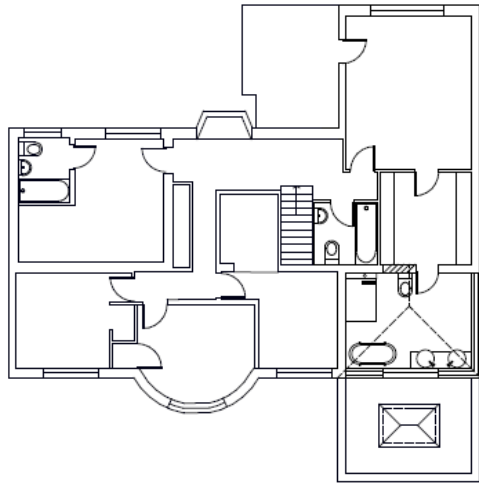
PROPOSED SIDE ELEVATION

<p>PROPOSED EXTENSION TO LORREN 1 BRAYFIELD ROAD MAIDENHEAD SL6 2BN</p> <p>SCALE 1:100 AT A3</p> <p>DATE SEP 2016</p> <p>DRG No. 151016 PA 1</p>	 <p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel: 01628 50909 fax: 01628 509100 email: design@svaarchitects.co.uk</p>
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Appendix D



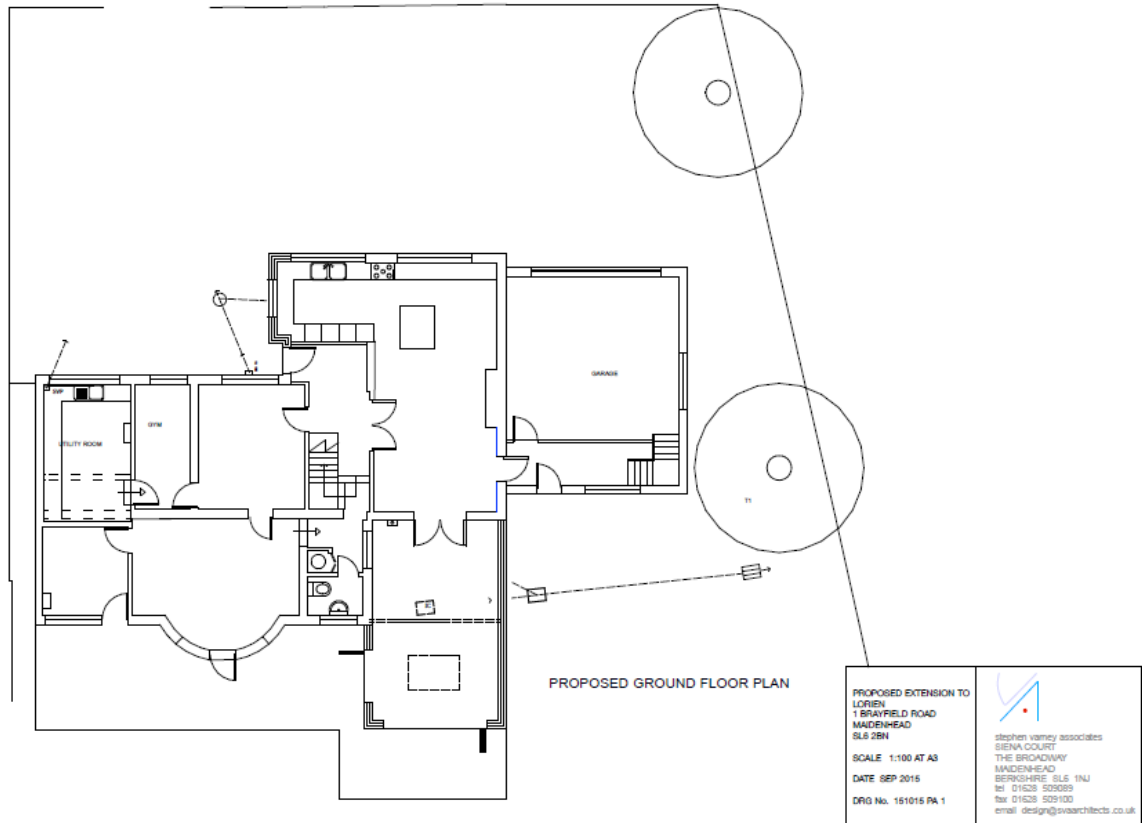
Appendix E



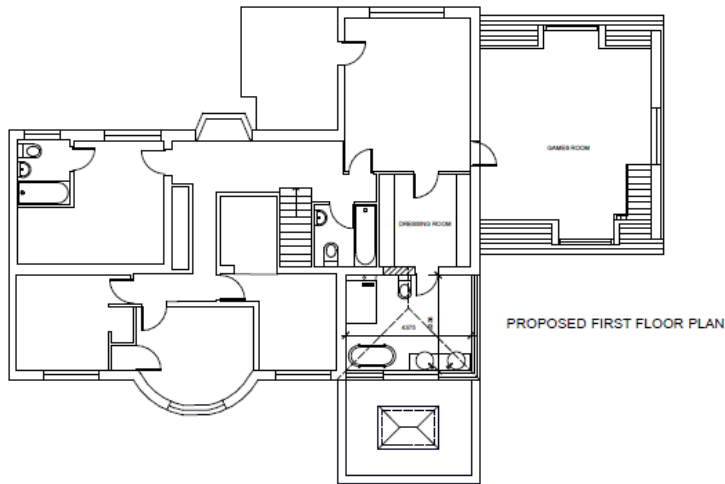
EXISTING FIRST FLOOR PLAN


<p>PROPOSED EXTENSION TO LORREN 1 SNEYFIELD ROAD MAIDENHEAD SL6 2BN</p> <p>SCALE 1:100 AT A3</p> <p>DATE SEP 2015</p> <p>DRG No. 151015 PA 1</p>	 <p>stephen vamey associates SIRINA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel 01628 520889 fax 01628 529100 email design@svaarchitects.co.uk</p>
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Appendix F



Appendix G



<p>PROPOSED EXTENSION TO LOREN 1 BRAVFIELD ROAD MAIDENHEAD SL8 2BN</p> <p>SCALE 1:100 AT A3</p> <p>DATE SEP 2015</p> <p>DRG No. 151015 PA 1</p>	 <p>stephen vamey associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL8 1NU tel: 01628 502000 fax: 01628 509100 email: design@svaarchitects.co.uk</p>
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Appendix H

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 January 2016

Item: 2

Application No.:	15/03699/FULL
Location:	April Cottage Poundfield Lane Cookham Maidenhead SL6 9RY
Proposal:	Raising of roof with addition of 3 no. front dormers and 2 no. rear dormers
Applicant:	Mr Owen
Agent:	Mr Stuart Keen - SKD Design
Parish/Ward:	Cookham Parish

If you have a question about this report, please contact: Alison Cox on 01628 796440 or at alison.cox@rbwm.gov.uk

1. SUMMARY

- 1.1 The increase in height of the roofs of the bungalow, in conjunction with three front and two rear dormers, would not result in disproportionate increases to the original dwelling. The proposal would be appropriate development in the Green Belt so comply with Policies GB1, GB2 and GB4 of the Local Plan and paragraph 89 of the National Planning Policy Framework (NPPF).
- 1.2 The alterations to the roof would not cause the loss of any of the spacious and verdant features within Poundfield Lane, or significantly harm views of the countryside between buildings or the interpretation of the paintings of Sir Stanley Spencer. The alterations to the existing bungalow would be of an appropriate scale to the host building and other properties within the lane. The proposals would preserve the important features of the Cookham High Street Conservation Area, so accords with Policy CA2 of the Local Plan and paragraph 131 of the NPPF and Guidance Note 4.5 of the Cookham Village Design Statement.
- 1.3 There would not be cause any significant harm to the neighbouring occupier to the South because the siting and scale of the extensions would result in an acceptable relationship. The proposal is considered to comply with Policy H14 of the Local Plan, the NPPF and Guidance Note 6.9a of the Cookham Village Design Statement.
- 1.4 The development would increase parking provision to four off-street parking spaces which exceeds the maximum provision required in the adopted Parking Standards. The proposal is considered to comply with Policy P4 of the Local Plan.

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

2. REASON FOR PANEL DETERMINATION

- Only if the recommendation is to grant the application, by Councillor Kellaway because of the high degree of public interest and the position of Poundfield within the Cookham settlement.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 April Cottage is one of a pair of dwellings constructed in the late 1980s. The applications site is a single storey bungalow whereas the neighbouring property (Stable Cottage) is a chalet-style bungalow.
- 3.2 Poundfield Lane slopes downwards in a southerly direction with the application site being on land approximately 0.5m higher than Stable Cottage. Stable Cottage's ridge is at approximately 8m with April Cottage's being around 5.7m.

3.3 Poundfield Lane contains a mix of dwellings and the area has a rural feel being surrounded by fields and because of the un-made Poundfield Lane.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

417731	Two new dwellings	Approved December 1985
417922	Single-storey rear extension	Approved January 1986

4.1 The application proposes a number of elements comprising: roof alterations to the main ridge (by an increase of 1m) and the rear single storey extension to increase the height along with three front dormers two rear dormers. The internal size of the existing garage would be increased by the removal of a partition wall. The property would have four bedrooms and a further two additional rooms large enough to be utilised as bedrooms (a study and a play-room).

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, paragraph 17 (Core planning principles), Section 7 (Requiring good design), Section 9 (Protecting Green Belt land) and section 12 (Conserving and enhancing the historic environment).

Royal Borough Local Plan

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

	Green Belt	Conservation Area
	✓	✓
Local Plan	GB1, GB2, GB4	CA2

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

- Cookham Village Design Statement (CVDS)

More information on this document can be found at:

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

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

•	RBWM Parking Strategy – view using link at paragraph 5.3
•	Cookham High Street Conservation Area appraisal – view using link http://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings/3

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- Whether the proposal amounts to appropriate development in the Green Belt, and if not whether there are any very special circumstances that clearly outweigh the harm caused to the Green belt by reason of its inappropriateness and any other harm caused by the proposal; and
- whether the proposal preserves or enhances Cookham High Street Conservation Area
- the character and appearance of the original dwelling and the street scene; and

- iv the living conditions of the neighbouring properties; and
- v the adequacy of parking on the site and the impact on highway safety in the area; and

Green Belt

- 6.2 Policies GB1 and GB4 allows the extension of dwellings as long as they do not result in a disproportionate addition over and above the size of the original dwelling. The supporting text to Policy GB4 sets out criteria on how to judge a development in order to assess whether it would constitute a disproportionate addition. As Policy GB4 explains, a disproportionate addition could occur through one large extension or through the cumulative impact of a series of small ones. The Policy makes it clear that percentage increases in floorspace are not the sole determining factor and that there are other aspects to take into account such as the history of the site and the location of the application site and the proposals.
- 6.3 The size of the original house is 233sqm. The previous extensions, the new extension and floorspace to be removed would amount to 104sqm. There would be a 45% increase in floorspace over the original size of the house.
- 6.4 Taking into account the factors of the size of the plot, the nature of the surrounding area with tree screening at the rear, the proposed development being a limited upward extension and the resulting cumulative size would not amount to a disproportionate addition in the Green Belt.
- 6.5 Policy GB2 states that permission will not be granted for new development if it would have a greater impact on the openness of the Green Belt or harm the character of the countryside because of a material increase in the scale of development on the site. The proposals would not cause any significant harm to openness of the Green Belt as set out above and this family house would not result in any material increase in scale that would harm the countryside. Guidance Note 4.4 of the Cookham Village Design Statement (CVOS) states that “The countryside of Cookham parish is highly valued and must be protected from development which detracts from its attractive appearance generally and in accordance with its status as Green Belt.” The development overall, for the reason of being considered appropriate development in the Green Belt is considered to comply with this guidance. Guidance Note 4.5 of the CVDS states that “The role of Poundfield in providing a green wedge separating The Pound from the Station Hill area and Cookham Rise, together with its provision of a setting to the historic environment and the related Stanley Spencer paintings, should be recognised. Proposals should not compromise this role.” The additions proposed would have very little effect on this green wedge. The proposal is appropriate development in the Green Belt.

Cookham High Street Conservation Area

- 6.6 Policy CA2 requires that development should preserve or enhance the character of the individual conservation area. The Cookham High Street Conservation Statement references Poundfield Lane and the immediate vicinity of the applications site as “This leads up to Englefield House and associated buildings which are set within a large garden and adjacent to agricultural land” and “The large open expanse of the Moor allows views in the reverse direction to these higher points with the buildings surrounding the Moor in the foreground” and “Throughout the conservation area there are glimpse views between buildings and vegetation to the surrounding countryside and views of garden spaces and buildings in garden settings.” In addition parts of Poundfield have been painted by Sir Stanley Spencer (see paragraph 6.7 below). The alterations to the roof would not cause the loss of any of the spacious and verdant features within Poundfield Lane, or significantly harm views of the countryside between buildings. The alterations to the existing bungalow would be of an appropriate scale to the host building and other properties within the lane. In arriving at this recommendation special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.7 The CVDS, in Guidance Note 4.5, references Sir Stanley Spencer paintings. Of relevance are those including a series of scenes at Englefield and a panoramic view stretching towards The

Pound. The paintings considerably pre-date the construction of April Cottage and Stable Cottages. The proposals will not harm the interpretation of the paintings by this famous artist.

The Character and Appearance of the Original Dwelling and the Street Scene

- 6.8 Policies DG1 and H14 of the Local Plan provide detailed design criteria to ensure that proposals respect the character and appearance of the host building and the wider area.
- 6.9 The overall scale of the development proposed is entirely appropriate to that of the host dwelling. The design of the new roof replicates the existing. Neither the front or rear roofslopes would be overly-cluttered by the new dormer windows. The external appearance would entirely accord with the existing dwelling (and the appearance of the adjacent Stable Cottage). Although the resulting development would increase the height of the property by 1m it would still remain lower than Stable Cottage albeit by approximately 0.8m. The resulting property would be defined as a chalet-bungalow which would sympathetically respect the original building and still in keeping with the scale of other dwellings in the locale.

The Living Conditions of the Neighbouring Properties

- 6.10 Policy H14 (2) of the Local Plan states that “extensions should not cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities”.
- 6.11 None of the enlargements or alterations would result in a loss of light or overshadowing. The development is sited entirely to the north of the neighbouring property of Stable Cottage so would not have any impact on light levels. In terms of privacy, although rear-facing windows are proposed such windows are commonplace in properties and would not result in any significant loss of privacy. However, a condition is recommended to withdraw the ability to insert windows in the south elevation of the ‘Master Bedroom’ extension because such windows could cause an unacceptable level of overlooking (see Condition 4). The front dormers are around 40m away from Harvest Cottage (opposite the application site) and a greater degree of overlooking Poundfield Lane where the public has a right of way. The increase in the height of the main ridge of the roof would not result in an increase in the overall mass of the bungalow in front of or to the rear of Stable Cottage so would not harm the outlook of this neighbour. The increase in the height of the roof of the single storey rear extension will be beyond the rear of the neighbouring property, however, it will be of a sufficient distance not to harm the outlook of the neighbour.

The Adequacy of Parking on the Site and the Impact on Highway Safety

- 6.12 Policies DG1, H14 and P4 all require that extensions/development should not impair highway safety or lead to an inadequate car parking provision within the curtilage of the property. The 2004 adopted Parking Strategy details properties with four or more -bedrooms should have three off-street parking spaces. There is space on the existing driveway for three cars and the application proposes increasing the internal width (by removing a dividing wall) within the existing garage, thereby creating a further parking space. There would be a total of four off-street parking spaces.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Ten occupiers were notified directly of the application.

The application was advertised in the Maidenhead Advertiser on 19th November 2015.

The planning officer posted a statutory notice advertising the application at the site on 20th November 2015.

Three letters were received supporting the application, summarised as:

Comment	Where in the report this is considered
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1.	In keeping with the surrounding area	Paragraph 6.9
2.	In keeping with the Conservation Area	Paragraph 6.6 to 6.7
3.	Views from The Moor	Paragraph 6.6
4.	Scale and design of the proposals	Paragraphs 6.3 to 6.5
5.	Parking	Paragraph 6.12
6.	Appropriate scale	Paragraphs 6.3 to 6.5 and 6.9

A statement which was prepared by the applicant in response to all the neighbour objections was received on 8th December 2015 and appeared in the public domain on 11th December. The contents of the statement are acknowledged and given the same weight in the determination of the application as a consultation with a neighbour.

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

Comment		Where in the report this is considered
1.	Bulk/mass in the Green Belt	Paragraphs 6.3 to 6.5
2.	Increased traffic (business, building materials/builders, employees)	Paragraph 6.12 Whether the applicant runs a business from home is not a relevant material consideration in the determination of the application.
3.	The trees will only screen the house for part of the year	Paragraph 6.3
4.	Affect on the Conservation Area	Paragraphs 6.6 to 6.7
5.	Stanley Spencer painting(s)	Paragraph 6.7
6.	Overbearing [harm] on neighbour's amenity (bulk, mass)	Paragraphs 6.10 to 6.11
7.	Applicants should move	This is not a material consideration in the determination of a planning application.
8.	Sewers	This is not a material consideration in the determination of a planning application.
9.	Overdevelopment in terms of the number of bedrooms proposed, size of the plot and need	Paragraph 6.9. Also, the personal needs or requirements of an applicant are not a material consideration in the determination of an application.
10.	Commercial use	Paragraph 6.12 Whether the applicant runs a business from home is not relevant material consideration in the determination of the application
11.	Loss of privacy	Paragraphs 6.10 to 6.11
12.	Protection of Poundfield Lane in general	Paragraph 6.5

13.	Historical context of the application site	Paragraph 6.3
14.	Affect of the development on wildlife	The area is not designated as one which has habitats of protected species.
15.	Nothing has changed since 1986 [reference to Policy]	Paragraph 5.3
16.	Contrary to Cookham Village Design Statement	Paragraphs 6.5, 6.7, 6.11. The application does not propose the conversion of the garage (Guidance 6.9b)
17.	Neighbour consultation	The objection raised is regarding the consultation by the applicant which took place with the neighbours prior to the application being submitted. Any communications which have taken place outside of the formal neighbour consultation by the Local Planning Authority are not a material consideration in the determination of a planning application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Cookham Parish Council	<p>Objection. Significant concerns raised regarding:</p> <ol style="list-style-type: none"> 1. Build and massing of the development in the context of the plot 2. Impact of changes to the property in its setting re Green Belt, Conservation Area and VDS. 3. Parking and access and egress. <p>Request that RBWM encourage applicant to reconsider the nature and scale of the proposals.</p>	<p>Paragraphs 6.3 to 6.5 Paragraphs 6.3 to 6.11 Paragraph 6.12</p> <p>Only the proposals before the Panel can be considered.</p>

8. APPENDICES TO THIS REPORT

•	Appendix A – Proposed Site Location Plan, Floorplans, Elevations and Parking Layout
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Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

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

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

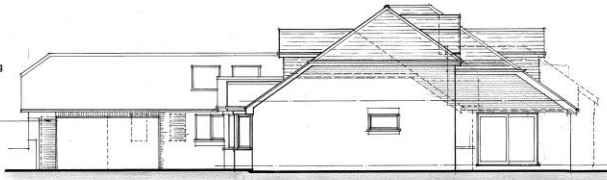
- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall match those of the existing building unless first otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 Prior to the substantial completion of the development a water butt of at least 120L internal capacity shall be installed to intercept rainwater draining from the roof of the building. It shall subsequently be retained.
Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
- 4 No window(s) shall be inserted at first floor level (including the roof slope) in the South elevation to the 'Master Bedroom' part of the extension as shown on the approved plans 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.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

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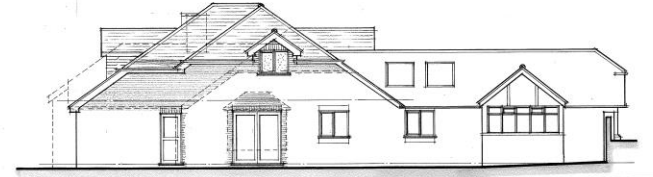
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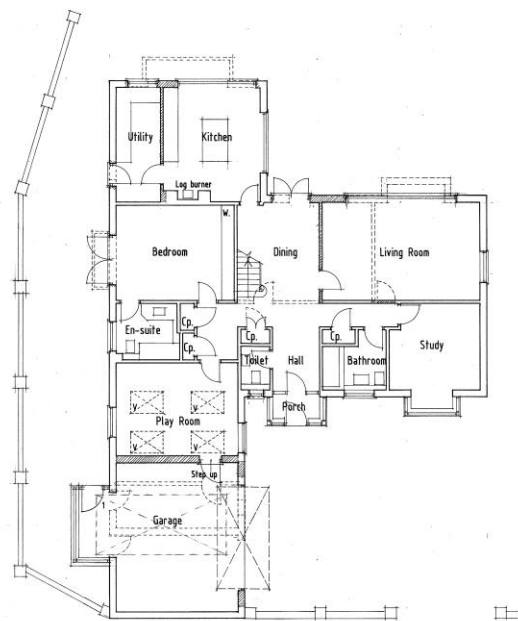
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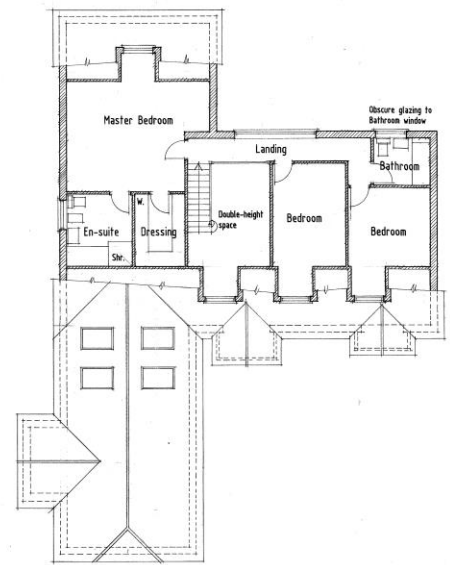
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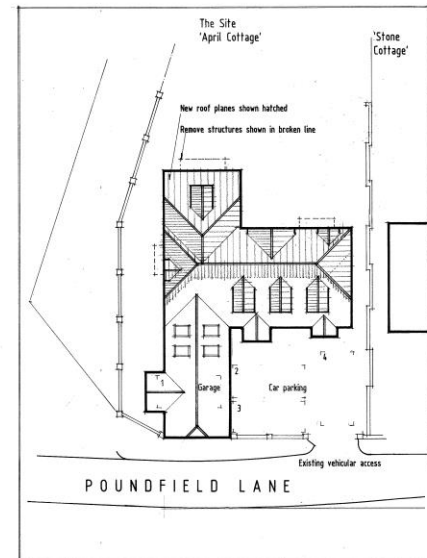
North Elevation



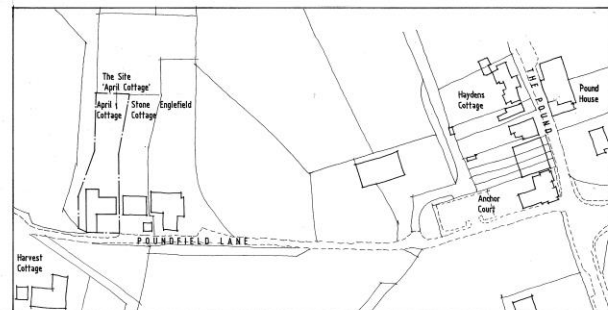
Ground Floor Plan Scale 1:100



First Floor Plan



Site Plan Scale 1:200



Location Plan Scale 1:1250

33

REV A Car parking provision indicated. Dec: 2015

PROPOSED ALTERATIONS TO 'APRIL COTTAGE' POUNDFIELD LANE COOKHAM BERKS. SL6 9RY Scale as shown Sep 2015 Drg. 02A For: Mr. & Mrs. J. OWEN

Plans and Elevations

SKD design Unit 3 Woodlands Business Park Woodlands Park Avenue Maidenhead Berks SL63UA Mobile: 07870504000 Email: steve@skddesign.co.uk

APPENDIX A

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 January 2016

Item: 3

Application No.:	15/03701/FULL
Location:	Corton Ascot Road Holyport Maidenhead SL6 2HY
Proposal:	Single storey rear and front extensions, raising of roof to include 2 x dormers for additional habitable accommodation at first floor.
Applicant:	Mr And Mrs O'Sullivan
Agent:	Mr Martin Pugsley - MP Building Plans Ltd
Parish/Ward:	Bray Parish

If you have a question about this report, please contact: Hannah Wilson on 01628 683939 or at hannah.wilson@rbwm.gov.uk

1. SUMMARY

- 1.1 This proposal is to extend a house which lies in the Green Belt. The extension would not result in disproportionate addition to the size of the original dwelling and complies with Policies GB1 and GB4 of the Local Plan and paragraph 89 of the National Planning Policy Framework.
- 1.2 The extensions by reason of their design and appearance would preserve the character of the Conservation Area and comply with Policy CA2 of the Local Plan and Conservation legislation.
- 1.3 The proposals would not cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities, nor would they impair highway safety or lead to an inadequate car parking provision within the curtilage of the property.

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

2. REASON FOR PANEL DETERMINATION

- At the request of both Councillor Walters (only is the recommendation is to grant)in the public interest (only if the recommendation is to grant) Councillor Coppinger due to the concern from the neighbours in respect of the extensions in the Conservation Area.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Corton is a detached bungalow located on the west side of Ascot Road. The site lies within a row of bungalows. To the north and south of the site are a mix of residential properties. To the west and east of the site are fields.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is set out below:

Ref.	Description	Decision and Date
9453/71	Single storey extensions to form 2 bedrooms and a garage.	Approved 26.01.72

4.2 The proposal is for the erection of single storey front and rear extensions, together with raising of the roof and the insertion of two dormer windows to create first floor accommodation. The plans have been amended to reduce the scale of the front extension and the number of dormer windows, as well as bringing the extension in from the north side boundary by one metre.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, paragraph 17 (Core planning principles), Section 7 (Requiring good design), Section 9 (Protecting Green Belt land) and section 12 (Conserving and enhancing the historic environment).

Royal Borough Local Plan

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

	Green Belt	Conservation Area
	✓	✓
Local Plan	GB1, GB2 GB4	CA2

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view using the following link http://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning
- Holyport Conservation Area appraisal – view using the following link http://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings/3

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i whether the proposal amounts to appropriate development in the Green Belt, and if not whether there are any very special circumstances that clearly outweigh the harm caused to the Green belt by reason of its inappropriateness and any other harm caused by the proposal;
- ii whether the proposal would preserve or enhance the character of the Conservation Area;
- iii the living conditions of the neighbouring properties; and,
- iv the adequacy of parking on the site and the impact on highway safety in the area.

Green Belt

6.2 The site is located within the Green Belt and the NPPF emphasises that the most important characteristic of the Green Belt is its openness (paragraph 79). However, there are exceptions for particular types of development, including alterations to buildings provided that this does not result in disproportionate additions to the original building (paragraph 89). Local Plan policies GB1, GB2 and GB4 state that limited extensions to existing dwellings can be acceptable if they do not lead to a disproportionate addition over and above the size of the original dwelling and if they do not have a greater impact on the openness of the Green Belt than the existing use.

6.3 Corton is located in an existing built up area and is one of a number of detached bungalows along the west side of Ascot Road. The size of the useable floorspace in the original dwelling was approximately 72m². The property has been previously extended by 54.2m², although the existing

conservatory and attached garage (31.8m² in total) would be removed as part of the proposal. The application proposes an increase of 26.4m² which would represent a total cumulative increase of 68% (when the previous rear extension of 22.4m² granted in 1986 is also taken into account). The cumulative addition would therefore be over 50%. However percentage increase is not the sole determining factor in assessing impact on the Green Belt. The size of the plot and the nature of surrounding properties must also be taken into account, as well as the scale and bulk of the proposals. Given the design and position of the revised extension – which has been reduced in width and no longer has a dormer window at the front - as well as the location of the site within the built environs of Holyport where other similar extensions have taken place (such as a similar development at Hazeldean next door), it is not considered that the scheme would amount to a disproportionate increase in the size of the original dwelling or that it would have a significant effect on the openness of the Green Belt. It is therefore considered that the revised proposal would constitute appropriate development within the Green Belt.

Conservation Area

- 6.4 The Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the Holyport Conservation Area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed raising of the roof at Corton would give the detached bungalow a similar appearance to the next door property at Hazeldean (which was extended in a similar fashion in the 1980s, with a raised gable roof form towards the rear of the property to facilitate the insertion of rear dormer windows.) As the bulk of the development would be located towards the rear of the dwelling - set back from the road frontage - and similar development has taken place along this section of Ascot Road to create a chalet-style bungalow at Hazeldean, it is not considered that the proposal for a similar scheme would have a harmful impact upon the appearance of the detached bungalow at Corton or the wider street scene. These bungalows are not architecturally or historically significant to the character of the Holyport Conservation Area and on this basis it is also considered that the proposal would not conflict with Local Plan Policy CA2.

Impact on neighbours

- 6.5 The proposal will include one first floor flank window which will serve a bathroom and can be conditioned to have obscure glazing to protect the amenity of the neighbouring bungalow at Brookmead. The insertion of any additional windows at first floor level in future can also be controlled by condition. The two rear-facing dormer windows will have views towards the end of the neighbours' rear gardens but it is considered that the oblique angle of these views would not significantly affect the private amenity space of Brookmead or Hazeldean (and it is noted that Hazeldean already has existing rear dormers that have a similar impact). The new rooflight will be at an angle and would not have any direct views into the ground floor flank windows of Hazeldean.
- 6.6 Brookmead to the south has been previously extended at the rear at single storey level and has a detached garage to the side. The ground floor flank windows facing the application site are either obscured glass or serve a hallway, and this neighbour's first floor rooflights are high level and angled away from the application site. On this basis it is not considered that the proposed extensions at Corton would cause any significant loss of light or overbearing impact upon Brookmead. The proposal will not significantly project any further beyond the rear elevation of the chalet bungalow at Hazeldean to the north and as such would not have a significant additional impact upon levels of daylight, sunlight and outlook to this neighbour's rear windows and patio area. The raising of the roof and single storey front extension (that will infill part of the area in front of the existing attached garage) will be in proximity to two ground floor flank windows, of which one has obscured glass and would not be adversely affected. The other serves a study and appears to be the sole window to this room. Rooms with side windows are not afforded the same level of protection as those at the front or the rear. Nevertheless, it is considered that as the proposed plans have been revised to set the higher part of the extension in from the side boundary by a metre and the part of the roof closest to the neighbour's flank window will be sloping downward, it is not considered that the scheme would result in a significantly harmful loss of light or outlook that would justify a refusal solely on these grounds.

Parking

- 6.7 The existing garage will be removed, however, sufficient space would remain on the driveway at the front of the site to accommodate the car parking for the resulting 3 bedroom dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

2 occupiers were notified directly of the application.

No letters were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objection – overdevelopment.	6.3

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations and floor plans.

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

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

In this case the issues have been successfully/unsuccessfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall match those of the existing building unless first otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The first floor window in the side elevation of the extension 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. No further windows shall be inserted at first floor level and above in the dwelling 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 H11.

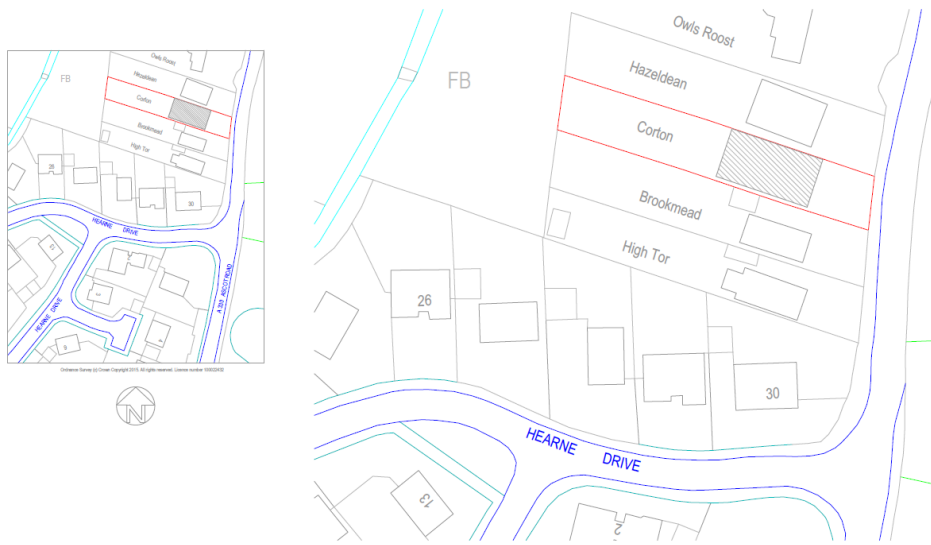
- 4 Prior to the substantial completion of the development a water butt of at least 120L internal capacity shall be installed to intercept rainwater draining from the roof of the building. It shall subsequently be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

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

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

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FOR PLANNING ONLY

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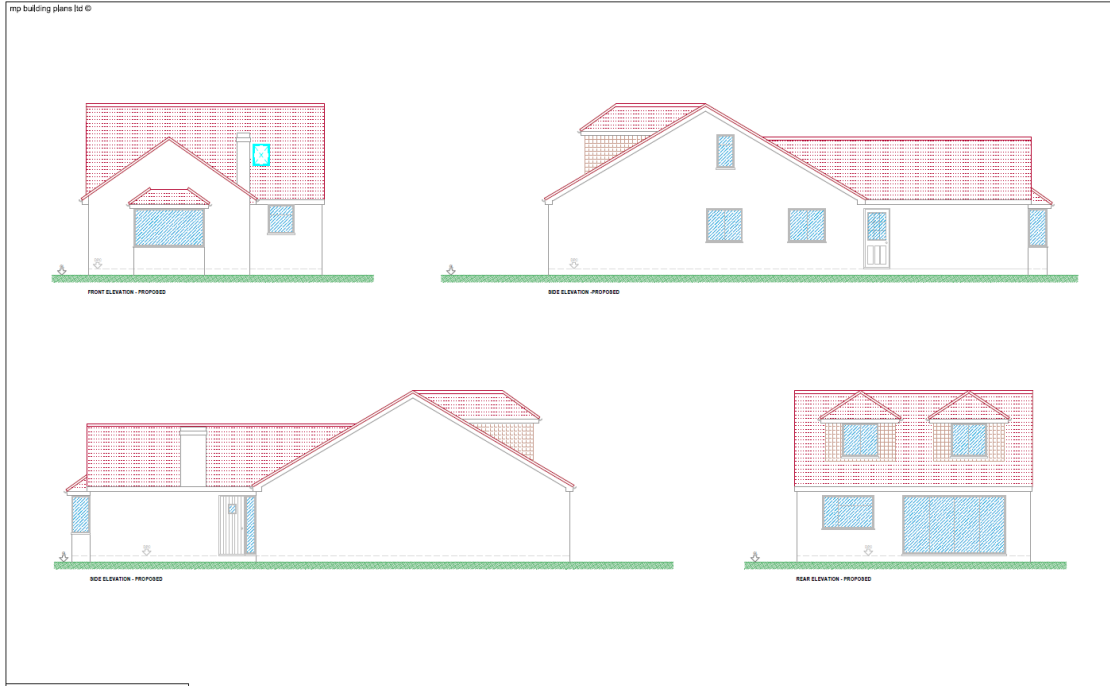
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Reference	Dimensions	Notes
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B	TS&	TS&
C	TS&	TS&

client name and address
MARK & ALICE O'SULLIVAN
 CORTON
 ASCOT ROAD
 HOLYPORT
 SL6 2HY

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Appendix A



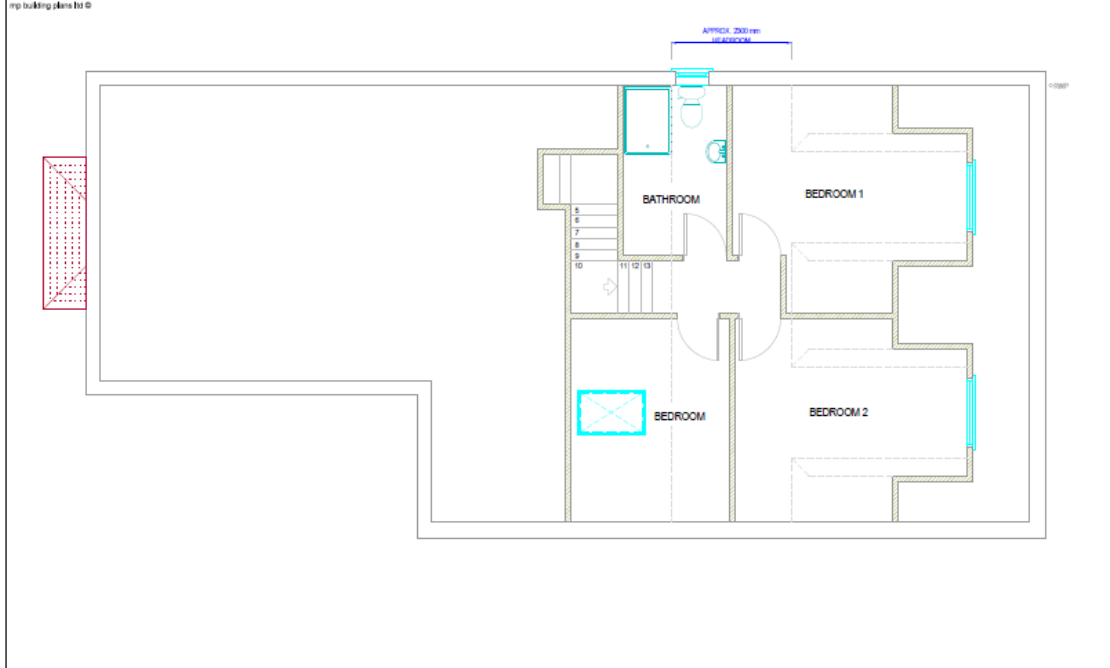
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Checked by:	M		
Drawing no:	MPBP_15.CORTON.05	Date:	OCTOBER 2015



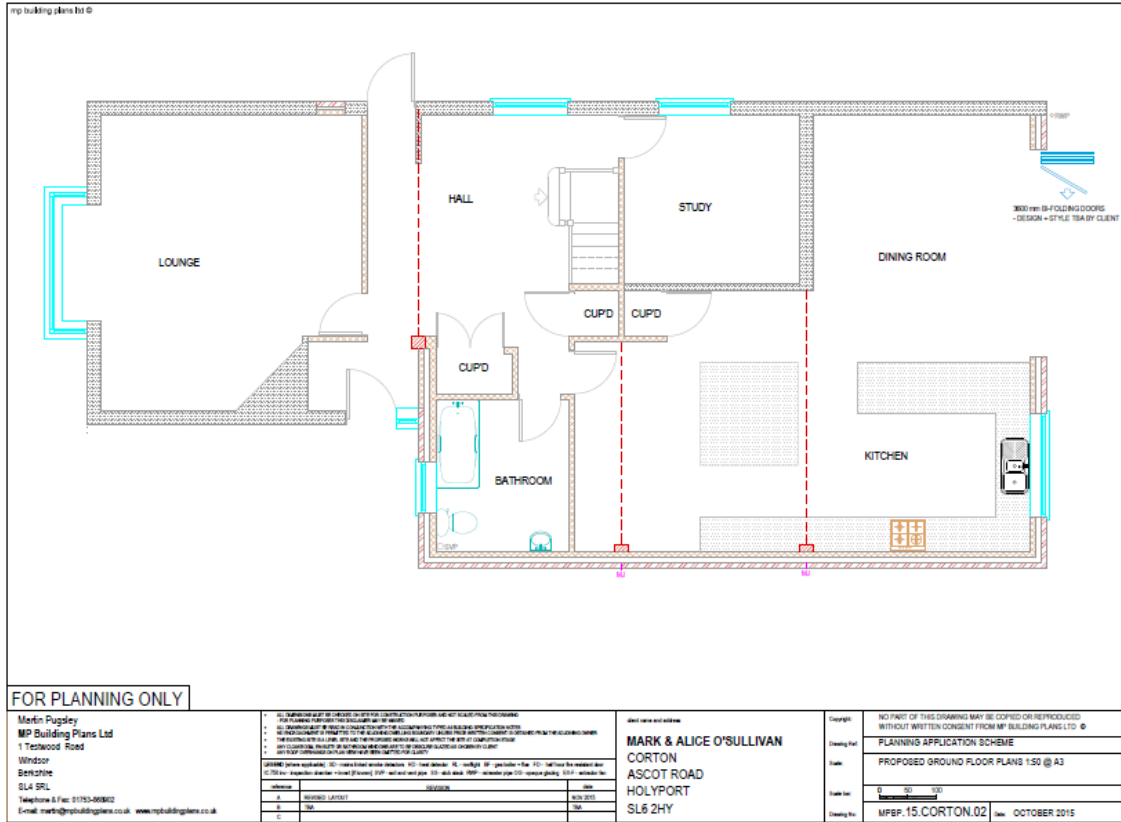
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Appendix B

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Appeal Decision Report

9 December 2015 - 8 January 2016

MAIDENHEAD

Appeal Ref.: 15/00053/REF **Planning Ref.:** 15/00203/FULL **Plns Ref.:** APP/T0355/W/15/3033697

Appellant: Mr John Ranner **c/o Agent:** Mr Allen Watson Buttery And Watson Berry Cottage 78 Altwood Road Maidenhead SL6 4PZ

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

Description: Construction of detached chalet bungalow following demolition of existing building (sui generis use veterinary surgery)

Location: **Kelperland Veterinary Centre Moneyrow Green Holyport Maidenhead SL6 2ND**

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

Main Issue: The Inspector concluded that the proposed development is not 'infilling' in the commonly applied planning sense of the term. The proposal would best be described as backland development. The volume of the proposed dwelling would also far surpass that of the existing building being materially longer, wider, higher and bulkier than the building replaced. It is therefore inevitable that it would have a far greater impact on the openness of the GB. Accordingly, having regard to the provisions of local and national policy, they conclude that the proposal would amount to inappropriate development in the GB. The replacement building would be more centrally sited than the existing building and located to the rear of a dwelling known as The Laurels, which fronts onto the main road. The living conditions of residents of The Laurels would be materially and harmfully affected due to the closeness of the proposed dwelling, together with its height and bulk, which means that it would be perceived as dominant and oppressive when viewed not only from the habitable rooms at first floor level, but also from The Laurels' garden, irrespective of the presence of the enclosure on the common boundary, contrary to Core Principle 4 of the NPPF.

Appeal Ref.: 15/00076/MINC **Planning Ref.:** 15/02178/ADV **Plns Ref.:** APP/T0355/Z/15/3134188

Appellant: Littlewick Properties Ltd **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

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

Description: Non-illuminated aluminium fascia sign

Location: **Big Wipes The Cleaning Centre Bath Road Littlewick Green Maidenhead SL6 3QR**

Appeal Decision: Dismissed **Decision Date:** 21 December 2015

Main Issue: The Inspector, whilst appreciating that this is a long established commercial site and the company wish to ensure that the building is identifiable to visitors, notes that although it is set back from the road and understands the need for signage and that the building could be painted without the need for planning permission. Notwithstanding this, he concludes that these matters do not overcome his concern over the impact on amenity due to the large size in an elevated position and the overall combination of the yellow wall and the sign make this advertisement harmful to the visual amenity of the area.

Appeal Ref.: 15/00083/REF **Planning Ref.:** 15/01668/FULL **Plns Ref.:** APP/T0355/D/15/
3135924

Appellant: Ms Lesley Brookman **c/o Agent:** Mr Pete Nicholson Developments In Design Ltd 24 Rectory
Road Wokingham Berkshire RG40 1DH

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

Description: Part single, part two storey side and rear extension, 1 No. rooflight to single storey extension,
1 No. light tube and alterations to first floor side elevation.

Location: **63 St Marks Crescent Maidenhead SL6 5DQ**

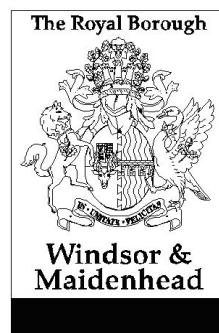
Appeal Decision: Dismissed **Decision Date:** 11 December 2015

Main Issue: The proposal will reduce the visual gap between the properties which will lead to a terracing
effect which will have a detrimental effect on the character of the area and the street scene.
It will have a cramped terracing effect which will be imposing and visually dominating and out
of character with the area. It will also have an overbearing effect on no 61 and its patio area
and garden, causing loss of amenity to that property.

Planning Appeals Received

10 December 2015 - 8 January 2016

MAIDENHEAD



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

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

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

Parish/Ward:	Bray Parish	Planning Ref.:	15/02575/FULL	PIns Ref.:	APP/T0355/D/15/3 139929
Appeal Ref.:	15/00094/REF				
Date Received:	14 December 2015	Comments Due:	Not Applicable		
Type:	Refusal	Appeal Type:	Householder		
Description:	Creation of first floor to create additional habitable accommodation				
Location:	Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND				
Appellant:	Mr Jonathan Light Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND				

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