

NOTICE
OF
MEETING



MAIDENHEAD DEVELOPMENT CONTROL PANEL

will meet on

WEDNESDAY, 11TH MAY, 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, 3 May 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 - 6
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Head of Planning and Development'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		7 - 64
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Appeals Decision Report and Planning Appeals Received.		65 - 68

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

13.04.16

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

PRESENT: Councillors David Coppinger, Simon Dudley, Maureen Hunt, Richard Kellaway (Chairman), Philip Love, Claire Stretton and Derek Wilson (Vice-Chairman).

Officers: Alan Brier (Arboriculture Officer), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Borough Planning Officer), Shilpa Manek (Clerk) and Matthew Tucker (Solicitor - Shared Legal Solutions)

58/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Bullock, Clark and Walters.

59/15 DECLARATIONS OF INTEREST

Councillor Dudley declared a non pecuniary interest as his wife shops at Waitrose.

Councillor Kellaway, Love, Stretton and Wilson declared personal interest for items 1 and 2 and they are members of the Maidenhead Town Partnership and PRoM.

60/15 MINUTES

Minutes to be amended and agreed by Officers and Chairman. Then to be sent and cleared by all Members. Then agreed.

61/15 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.

16/00229/VAR Waitrose 48 Moorbridge Road Maidenhead SL6 8AF	Extensions and alterations of the existing retail unit, alterations to pedestrian and vehicle access, erection of a new upper parking deck, provision of external lighting; provision of 14 No flats on 1st, 2nd and 3rd floors together with associated parking as approved under planning permission 05/03074 without complying with condition 15 for extension to delivery timings. The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report. (Speakers: The Panel was addressed by Rebecca Amos, Applicant)
------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

i

<p>16/00360/LBC Maidenhead Public Library St Ives Road Maidenhead SL6 1QU</p>	<p>Consent for upgrade of electrical supply system to interior and addition of window opening actuation system.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p>
<p>TPO 015 OF 2015 Land between Lightlands Lane and Strande View Walk and Strande Lane Cookham Maidenhead</p>	<p>Tree Preservation Order (TPO) 015 of 2015 was created on 20 November 2015 to protect a line of Oak trees growing in a field between Lightlands Lane and Strande View Walk and Strande Lane. The TPO was made in response to concerns raised by local residents following applications for development on the land.</p> <p>The PANEL VOTED UNANIMOUSLY that the Tree Preservation Order be CONFIRMED without modification.</p>

62/15 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 7.35 pm

Chairman.....

Date.....

Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Maidenhead Panel

11th May 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.	15/03118/FULL	Recommendation	PERM	Page No.	
Location:	Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD						
Proposal:	Erection of new building comprising 12 x two bedroom and 2 x one bedroom flats with associated car parking refuse and cycle storage and landscaping works, following demolition of existing hotel						
Applicant:	Kingsway Homes (Berkshire) Limited	Member Call-in:	Cllr Hollingsworth	Expiry Date:	5 January 2016		

Item No.	2	Application No.	16/00325/OUT	Recommendation	PERM	Page No.	
Location:	Oakland And Donne Mede Harvest Hill Road Maidenhead						
Proposal:	Outline application (access, layout and scale) with some matters reserved for the construction of three detached and two semi-detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede)						
Applicant:	Amberleigh Homes	Member Call-in:	Not Applicable	Expiry Date:	28 March 2016		

Item No.	3	Application No.	16/00568/FULL	Recommendation	PERM	Page No.	
Location:	Vansett Nursing Home 27 - 29 Norfolk Road Maidenhead SL6 7AU						
Proposal:	Amendments to fenestration, alterations and conversion of care home (C2) to flats (C3) comprising of 7 x 1 bedroom and 1 x studio flat with parking, cycle and refuse storage.						
Applicant:	Mr Sekhon	Member Call-in:	Not applicable	Expiry Date:	13 May 2016		

Item No.	4	Application No.	16/00785/FULL	Recommendation	PERM	Page No.	
Location:	47 Allenby Road Maidenhead SL6 5BE						

Proposal: Change of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with retention of detached garage, existing garden and off street parking

Applicant: Mr Davidson **Member Call-in:** Cllr Simon Werner **Expiry Date:** 6 May 2016

Item No. 5 **Application No.** 16/00853/VAR **Recommendation** PERM **Page No.**

Location: International Graphics Sourcing Unit 3 The Quadrant Howarth Road Maidenhead SL6 1AP

Proposal: Change of use to tyre supplier and fitting service (B2) as approved under planning permission 05/00090 without complying with condition 2 (hours of operation) to remove all time constraints on the proposed use.

Applicant: Timpson Limited **Member Call-in:** Not applicable **Expiry Date:** 13 May 2016

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 1

Application No.:	15/03118/FULL
Location:	Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD
Proposal:	Erection of new building comprising 12 x two bedroom and 2 x one bedroom flats with associated car parking refuse and cycle storage and landscaping works, following demolition of existing hotel
Applicant:	Kingsway Homes (Berkshire) Limited
Agent:	Mr David Howells - DMH Planning
Parish/Ward:	Boyn Hill Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 The existing hotel is not of any particular architectural merit and so there is no objection to its loss. There is no objection to the loss of visitor accommodation and the redevelopment of the site for housing, which would boost the Borough's supply of housing and be of clear benefit in this respect.
- 1.2 As originally proposed it was considered that the building would significantly infringe in the root protection area (RPA) of TPO trees. Following negotiation part of the new building, which falls outside of the footprint of the existing building, has been re-sited so that it sits outside the RPA and it is therefore considered not to result in undue harm to the rooting matter over and above the existing situation.
- 1.3 The new building will be substantial in size but following negotiation and amendments to the form, design and detailing it will assimilate well into its surroundings. The bulk and mass will be 'broken up' through the use of a stepping arrangement to the facades, architectural features and materials. Its appearance would also reflect the wider area as it will have tiled, pitched roofs and be constructed of brick with a good level of detailing throughout the facades. In addition, substantial trees and introduction of an increase in landscaping would soften the external appearance of the new building and improve the appearance of the immediate area.
- 1.4 Neighbours have been consulted on these changes and further comments will be reported in the panel update.
- 1.5 The building has been carefully sited to ensure that it will not significantly affect the living conditions of existing occupiers of neighbouring properties. In addition, the car parking will be in a similar location to the existing hotel car park and therefore existing residents should not experience any significant change.
- 1.6 Conditions to cover the level and layout of parking, the access arrangements and refuse collection and servicing are to ensure that there will not be any significant impact on highway safety and convenience. A condition is also recommended to secure ecological enhancements on the site.
- 1.7 A financial contribution is sought for Public Open Space, which can be secured by a S106 legal agreement to mitigate the impact on services, amenities and infrastructure.

It is recommended the Panel authorises the Borough Planning Manager:

To grant planning permission subject to no new substantive issues from local residents, no substantive objection to the proposal being received from the Lead Local Flood Authority, the satisfactory completion by 30 June 2016 of an undertaking to secure the infrastructure in Section 7 of this report and with the

conditions listed in Section 10 of this report.

To refuse planning permission if there are new substantive issues to the proposal made by local residents, a substantive objection from the Lead Local Flood Authority and/or if an undertaking to secure the infrastructure in Section 7 of this report has not been satisfactorily completed by 30 June 2016 for the reason that the proposed development would not be accompanied by associated infrastructure improvements.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Hollingsworth no matter what the recommendation for the reason that the Borough is in need of more dwellings and this is a prime site that could make a considerable contribution on the numbers required.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises of Elva Lodge Hotel, which is sited at the junction of Castle Hill (A4) and Grenfell Road. Elva Lodge is a large detached building, which has been significantly extended and altered over the years. The building is surrounded by hard-surfacing, extending up to the site boundaries. The site lies just outside of the Castle Hill Conservation Area with the conservation area boundary sited along the northern and eastern boundary of the site. There are also TPO street trees along the northern boundary on Castle Hill and along the western boundary on Grenfell Road. The wider area is characterised by a mix of detached, mews and terraced dwellings and flatted developments.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
15/03874/DEM	Demolition of Elva Lodge Hotel	Refused - 22.12.2015
00/35288/FULL	Erection of a single storey front extension to provide a new reception area with disabled access	Approved - 24.05.2000
95/00712/FULL	Single storey extension to enlarge function room	Approved – 15.12.1993
93/00630/ADV	Illuminated double sided projecting sign	Approved – 15.12.1993

- 4.1 The proposal is for the demolition of the existing hotel building and the erection of a new part two storey, part three storey building to form 12 x 2-bed flats and 2 x 1-bed flats, 26 associated car parking spaces, landscaping works and alterations to the existing vehicular access. The replacement building would be located to the western section of the site with the 3 storey element of the building sited towards the north-western corner and two storey elements attached to the east and south elevation. Amenity space would front onto Castle Hill to the north and Grenfell Road to the west, while parking is located to the east of the site and within the undercroft. The undercroft also accommodates the proposed bin and cycle stores.
- 4.2 Amended plans were received during the application to address concerns relating to design and appearance and impact on TPO trees. The changes relate to alterations to its siting, height, form and design. Neighbours have been consulted on these changes. The consultation ends on the 4 May 2016 and any comments will be reported in the panel update.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Section 6, 7, 11 and 12.

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	N6	T5, T7, P4

5.2 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 Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- Conservation Area appraisal - view at:
http://www.rbwm.gov.uk/web/pp_conservation_consultation_appraisals.htm

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Principle of Development
- ii Impact on Trees
- iii Design and Appearance
- iv Amenity for Neighbouring Properties and Future Occupants
- v Highway and Parking Issues
- vi Other Material Considerations

Principle of Development

6.2 There is no policy objection to the loss of visitor accommodation due to the demolition of the hotel and redevelopment for housing. The aim to significantly boost the supply of housing represents a key element of national planning policy, as set out at NPPF paragraph 47, and in this context the net gain of housing within an urban area would be a clear benefit of the scheme and therefore acceptable in principle, subject to other considerations.

Impact on Trees

6.3 There are 3 cedar trees (T6, T7 and T8) located adjacent to the northern boundary, an oak tree (T2) located immediately adjacent to the drive way entrance to Grenfell Road, and 4 horse chestnut trees (T5, T4, T3 and T1) located within the adjacent highway soft verge of Grenfell Road which are protected by a TPO. As originally proposed it was considered that the proposed building would significantly infringe in the root protection area (RPA) of T1, T2, T3 T4 and T5 which would result in the loss of substantial root matter and rooting environment. There were also concerns over development pressure to reduce or fell the horse chestnuts as a result of future concerns relating to restriction of light and dominance. Following negotiation the 2-storey and part of the 3-storey building forming the southern section has been set back by a further 3m to re-site the building outside of the RPA of T1, T2 and T3 and improve the relationship between the canopies of the horse chestnuts and windows to habitable rooms. In relation to T4 and T5 given that the footprint of the northwest section of the proposed building would be sited within the existing footprint of Elva Lodge it is considered that substantial root matter would have already

been disturbed and compensatory rooting would have subsequently spread elsewhere. Therefore, building within this footprint is not considered to result in undue harm which would be significantly over and above the existing situation to warrant refusal. Proposed windows on the south-west elevation serving habitable rooms would directly face and would be approximately 2-3m from the canopy of the horse chestnut trees, but it is noted that there are secondary windows to these rooms on the north and south elevation which is considered to sufficiently alleviate the situation.

- 6.4 On balance, the proposal is not considered to unduly harm the protected trees on Castle Hill and Grenfell Road and the impact on the protected trees is not considered to outweigh the contribution towards housing.

Design and Appearance

- 6.5 The NPPF requires development to be of good design and take the opportunity for improving the character and quality of an area and the way it functions. Development should optimise the potential of the site to accommodate development and respond to the local character and history of local surroundings and should be visually attractive. Policy H10 and H11 require new residential schemes to display high standards of design and landscaping in order to create attractive safe and diverse residential areas and where possible to enhance the existing environment. Permission will not be granted for schemes which introduce a scale or density of new development which would be incompatible with our cause damage to the character and amenity of the area.

Demolition of Elva Lodge

- 6.6 The existing building is not considered to be of any particularly architectural merit, being subject to a number of unsympathetic alterations and additions over the years, and unworthy of listing. The building also lies outside of Castle Hill Conservation Area. As such there is no objection to its demolition provided that an appropriate development scheme is proposed.

Building Design

- 6.7 The proposed replacement building is designed in an arts and crafts style which is considered to be characteristic of the development in the area. However, as originally submitted there were concerns over the height, scale, proportion and design of the proposal. It was considered that the north-west corner would appear disproportionately tall due to the height and the narrow width and steeper pitch roof of the individual sections that resulted in a vertical emphasis, at odds with the height and horizontal emphasis of the main building. The steep pitch roof over north-east, two-storey section of the main building was also considered to result in an overly dominant roof, while the dormer feature on the one and half storey element adjacent to no. 22 Grenfell Road was considered to be oversized. There were also concerns over differing bay window designs, heights and types of railing, and styles of glazing doors and windows which was considered to result in an incohesive appearance. Subsequently the height of the north-west and north-east section has been reduced by approximately 0.7m at the highest point, the form has been simplified, the oversized dormer has been removed, and more consistent detailing has been incorporated. The revised scheme is considered to result in a more proportionate and harmonious appearance.

Streetscene and Setting

- 6.8 The adjacent house to the south at 122 Grenfell Road is two-storey and measures approximately 9m in height. The proposed building incorporates a two-storey element adjacent to the southern boundary of this house, measuring approximately 8.5m in height. Together with the hipped roof, the visual transition to the three storey element is considered to be acceptable within the established streetscene. In terms of its scale, the development will be substantial but due to its form it is not considered to be unduly obtrusive or intrusive as the bulk is broken-up visually through a stepped facade and architectural detailing including gables and bay windows.
- 6.9 As existing the site comprises of Elva Lodge Hotel surrounded mainly by parking. A lawn area and soft landscaping to the north and western areas of the site is now proposed which, together with the TPO trees on Castle Hill and Grenfell Road, is considered to provide an improved setting and an improved interface with Castle Hill and Grenfell Road. Details of a landscaping scheme and programme of maintenance can be secured by condition 5.

- 6.10 Overall, the proposal is considered to meet the aims and objectives of the NPPF and Local Plan policies DG1, H10 and H11.

Amenity for Neighbouring Properties and Future Occupants

Castle Hill Terrace

- 6.11 The road separates the site from properties on the northern side of Castle Hill at Castle Hill Terrace with a separation distance of approximately 22m. At this distance the proposal would not significantly harm the outlook from these houses or lead to an unacceptable loss of daylight/sunlight or privacy.

19 Castle Hill

- 6.12 There is a separation distance of approximately 25m between the proposed nearest elevation and 19 Castle Hill. As such it is not considered to significantly harm the outlook for this neighbouring property or result in undue loss of daylight/sunlight or privacy. Concerns were raised over inadequate drainage for the site and while a Drainage Statement has been submitted with the application further details on the proposed scheme have been requested. Comments will be reported in an update, and an acceptable drainage scheme can be conditioned. Concerns were also raised over damage to this property from existing trees and a request has been made that there are no additional trees planted on the eastern boundary. No substantive details of landscaping have been submitted, but the submission and approval of such details can be secured by condition 5.

118, 118A and 122 Grenfell Road,

- 6.13 The nearest part of the proposed building to this house will be around 13m in depth and will be around 5.5m at the eaves and 8.3m at the ridge. While this will be a building of substantial size, the siting is approximately in alignment with no. 122 Grenfell Road with a side-to-side separation distance of 8m between the above ground elevations. There are windows on the north-west above ground elevation at no. 122, but due to the height and offset of the proposal it is not considered to result in undue visual intrusion or loss of light. A first floor flank window has been proposed but this would serve a non-habitable room (a bathroom) and obscure, non-openable with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and no further windows on this elevation, can be secured by conditions 17 and 18. As such, there are no material concerns over loss of privacy.
- 6.14 The main area of parking would be located along the shared boundary with 118, 118A and 122 Grenfell Road. However, there is an existing access and area of parking sited along the shared boundary and therefore the proposal is not considered to result in significant rise in noise and disturbance from vehicle movements. The proposed development is unlikely to result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity.

Future Occupants

- 6.15 All future residents will have good sized accommodation and will receive adequate levels of light to, and an acceptable outlook from, habitable rooms. It is considered that amenity space is somewhat limited in size and lacks privacy given its location along the frontage of Castle Hill and Grenfell Road. However, the site is in close proximity to Grenfell Park and 8 of the proposed flats would have access to private balconies. This is considered acceptable.
- 6.16 Overall the proposal is considered to comply with Core Principle 4 of the NPPF which requires a good standard of amenity to be secure for existing and future occupiers and Local plan policy H11.

Highway and Parking Issues

Impact on Local Network

- 6.17 The proposed development is unlikely to result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity and so there are no significant concerns over an unreasonable impact on the road network

Access

- 6.18 Vehicular access to the site is derived from Grenfell Road which is subject to a local 30mph speed restriction and is lit. It was originally proposed to modify the existing access including a reduction in width from 4.8m to 4m. However following negotiations, the proposed access has been amended to retain the existing width of 4.8m to allow for two cars to pass safely. Together with the 2.2m wide footway and wide grass verge expanse along the Grenfell Road frontage it is considered that there would also be ample visibility for drivers of vehicles both entering and leaving the site.

Parking

- 6.19 26 car parking spaces are proposed for the development, which accords with the Council's adopted parking standards which require 24 spaces for the 12 x 2-bed flats and 2 for the 2 x 1-bed flats at a ratio of 1 space per bedroom. The cycle store for the 14 units forms part of the under-croft element of the development and is flanked by the bin store to the south, which is considered acceptable. In terms of servicing a satisfactory drop-off area for service and delivery vehicles has been provided.
- 6.20 For these reasons the proposal is considered to comply with Local Plan policies T5, T7 and P4.

Other Material Considerations

Drainage

- 6.21 A Drainage Statement prepared by Golders Associates indicates that surface water drainage will be disposed of to soakaways or a sustainable drainage system. More details have been requested from the applicant for further consideration by the Local Lead Flood Authority and comments in this respect will be reported in an update. An acceptable scheme can be conditioned.

Archaeology

- 6.22 There are potential archaeological implications with this proposal as evidenced by Berkshire Archaeology's Historic Environment Record (HER). The remains of Castle Hill Roman Villa are recorded on the HER as lying immediately to the west of Elva Lodge Hotel. Precise details of the location and extent of the villa are unclear. Archaeological evidence for a Roman building has been found since at 161 Grenfell Road. The Elva Lodge Hotel is therefore in a highly sensitive archaeological location. While the site has previously been developed for the current Hotel, the proposals include new development outside of the footprint of the existing Hotel and this has the potential to impact on important buried remains associated with the Roman villa. It should be noted that the archaeological potential rests not just with the villa building itself, but with ancillary structures and features, as villas were often at the centre of large farming complexes. In view of the archaeological potential of this site, it is therefore recommended that condition 15 relating to a scheme of investigation is attached to any planning consent granted in order to mitigate the impacts of development

Ecological Enhancements

- 6.23 Paragraph 118 of the NPPF states that opportunities to incorporate biodiversity in and around developments should be encouraged. Details and incorporation of biological enhancements such as swift nesting boxes/bricks can be secured by condition 16.

Contaminated Land

- 6.24 Situated south east to the site is some unknown filled ground. However, subject to condition 14 there are no objections in this respect.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 The Community Infrastructure Levy Regulations 2010 (CIL Regulations) which came in force on the 6 April 2015, allows the Council to raise funds from developers undertaking new building projects in the borough to support and fund new infrastructure that the Council and local communities may require. Planning obligations may still be sought to mitigate local impact if they are still necessary to make the development acceptable in planning terms if directly related to the development and if fairly related to the scale and kind of the development. In this case, it is considered that planning obligations of £20,000 for Public Open Space towards access improvements to the north side of Grenfell Park would be sought. This can be secured by a S106 legal agreement.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

55 occupiers were notified directly of the application. The application was advertised in the Maidenhead & Windsor Advertiser on 22 October 2015. The planning officer posted a statutory notice advertising the application at the site on 20 October 2015.

Amended plans were received during the application to address concerns relating to design and appearance and impact on TPO trees. The changes relate to alterations to its siting, height, form and design. Neighbours have been consulted on these changes and any further comments received will be reported in the panel update.

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

Comment		Where in the report this is considered
1.	Currently there is an inadequate drainage. A better system and maintenance needs to be secured.	Para. 6.21
2.	Existing tree branches hit buildings and shed leaves, damaging neighbouring properties and blocking gutters to no. 19 Castle Hill and therefore no additional trees should be planted on the eastern boundary.	Para. 6.12 and condition 5
3.	Clarity requested on the location of the boundary between the site and no. 19 Castle Hill.	This is a civil matter and not a material planning consideration
4.	There is a large population of rare swifts in the area and appropriate mitigation needs to be incorporated into the scheme.	Para 6.23 and condition 16

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Berkshire Archaeology	The remains of Castle Hill Roman Villa are recorded on the Berkshire Archaeology's Historic Environment Record as lying immediately to the west of Elva Lodge Hotel. In view of the archaeological potential of this site, it is therefore recommended that a condition relating to a scheme of investigation is attached to any planning consent granted in order to mitigate the impacts of development.	Para. 6.22 and condition 15
Environmental	Situated south east to the site is some unknown filled ground, but there is no objection subject to condition that	Para. 6.24 and

Protection	should unexpected soil contamination is found after development has begun, development must be halted and the contamination must be reported in writing to the Local Planning Authority and an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared.	condition 14
Lead Local Food Authority	The application form and the Drainage Statement prepared by Golders Associates indicate that surface water drainage will be disposed of to soakaways or a sustainable drainage system. No further details are however provided regarding the proposed disposal of surface water runoff. The applicant should be asked to submit additional information demonstrating that the proposals comply with the non-statutory technical standards for sustainable drainage (March 2015).	Para. 6.21
Local Highway Authority	<p>The proposed development is unlikely to a result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity.</p> <p>There is ample visibility for drivers of vehicles both entering and leaving the site. A layout plan shows an access width of at least 4.8m wide, which allows two cars to pass safety.</p> <p>The proposed parking spaces accords with the Council's parking standards which require a total of 26 car parking spaces for this level of development. The cycle store for the 14 units forms part of the under-croft element of the development and is flanked by the bin store to the south which is acceptable from a highway perspective.</p> <p>The area of hardstanding to the front to accommodate servicing and home delivery vehicles deliveries is acceptable.</p>	Para. 6.17 – 6.20 and conditions 8, 9, 10, 11, 12, 13
Tree Officer	<p>A Tree Preservation Order (TPO) was served to protect prominent street and private trees from development pressure resulting from the planning application 15/03118/FUL. The trees included within this Order are of high amenity value within the local and wider landscape and make a significant contribution to the character and appearance of the area.</p> <p>The footprint of the proposed building will significantly infringe in to the root protection area (RPA) of T2, T3 T4, T5, and marginally T1. Mature trees are unlikely to tolerate changes to the RPA's and the planned incursion in to their RPA's will result in the loss of substantial root matter and rooting environment. This will have a long term detrimental impact upon their health and stability, ultimately leading to their early demise.</p> <p>Taking into account the unacceptable juxtaposition between the proposed development and trees T1 to T5, there will be certain development pressure to detrimentally reduce or fell the Horse Chestnut trees to provide adequate space for construction activity and as a result of future concerns relating to restriction of light, dominance, and perceived danger from falling limbs.</p>	Para. 6.3 – 6.54 and condition 7

9. APPENDICES TO THIS REPORT

- Appendix A – Site Location Plan
- Appendix B – Proposed Layout
- Appendix C – Proposed Elevations
- Appendix D – Proposed Floor Plans

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.

10. 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 samples of the materials to be used on the external surfaces of the development 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
3. No development shall take place until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows (including surrounds), doors, down pipes, gutters, vents, soffits, eaves, cornices, ridge details to roofs, chimneys, porches, balustrades, bands of materials, decorative timber cladding and any other decorative features have been submitted to, and approved in writing by, the Local Planning Authority. The development(s) shall be carried out and maintained thereafter in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Royal Borough of Windsor and Maidenhead Local Plan DG1.
4. No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) 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 interest of the visual amenities of the area. Relevant Policy Local Plan DG1.
5. 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.
6. Prior to the commencement of development a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping other than private domestic gardens.
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.

7. Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the 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, N6.
8. No other part of the development shall commence 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
9. No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.
Reason: In the interests of highway safety. Relevant Policies - Local Plan 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 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.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.
12. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. 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.
13. 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.
14. In the event that unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until an investigation and risk assessment is undertaken in accordance with the requirements of requirement 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of requirement 2 which is the subject of the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning

Authority in accordance with requirement 3.

1. Site characterisation an investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a survey of the extent, scale and nature of contamination;
as assessment of the potential risks to:
human health
property (existing or proposed) including buildings, crops, livestock, adjoining land,
groundwaters and surface waters,
ecological systems,
archaeological sites and ancient monuments:
an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme. The approved remediation scheme must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

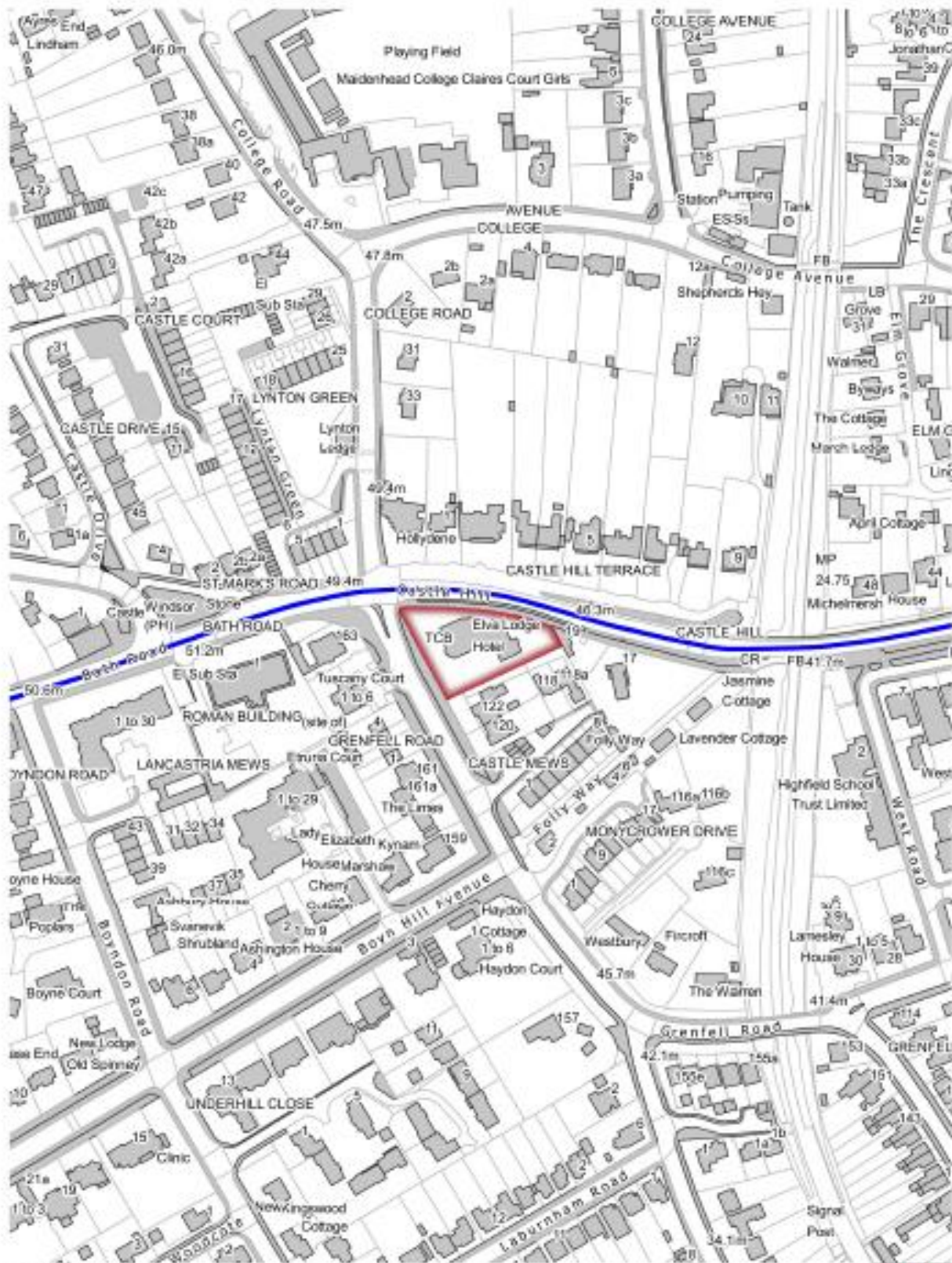
15. No development, other than demolition to ground level (i.e. excluding the grubbing out of foundations) shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in 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 the important site of the Castle Hill Roman villa. A programme of works is required to mitigate 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.

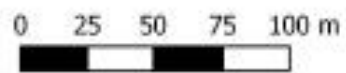
16. Prior to the commencement of development a details for biodiversity enhancements for bats, birds, in particularly swifts, and invertebrates, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
Reason: To secure biodiversity enhancements.
17. The first floor window(s) in the south elevation(s) of the building shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
18. No further window(s) shall be inserted at first floor level or above in the south elevation(s) of the building 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.
19. 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.

Informatives

1. It is anticipated that field evaluation through exploratory trial trenching is likely to be required either prior to or after demolition (but prior to the removal of any foundations in order to minimise potential disturbance to buried remains) of the Elva Lodge Hotel. The exploratory work will establish the survival of buried remains and also assess the level of impact from the existing building. The results will then inform the need for and scope of any further archaeological investigation, which should also provide for the analysis, reporting, publication and archiving of the results. The applicant should therefore ensure that, should permission be granted, their programme provides for an appropriate period of time for archaeological investigations prior to the commencement of construction. Berkshire Archaeology would be pleased to discuss this further with the applicant or their archaeological consultants.



15/03118/FULL



Scale @ A4 1:2,278

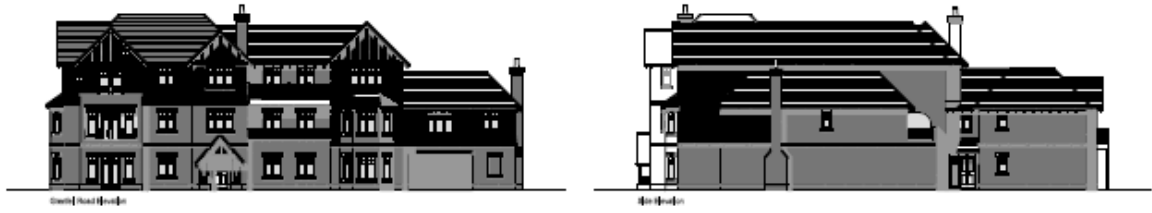


© Crown copyright and database right 2016. Ordnance Survey 100018817



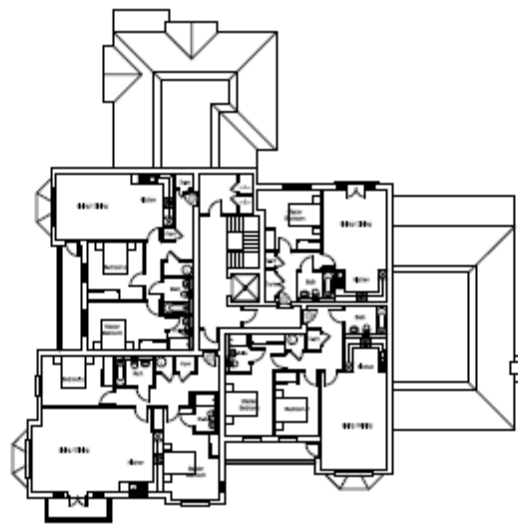
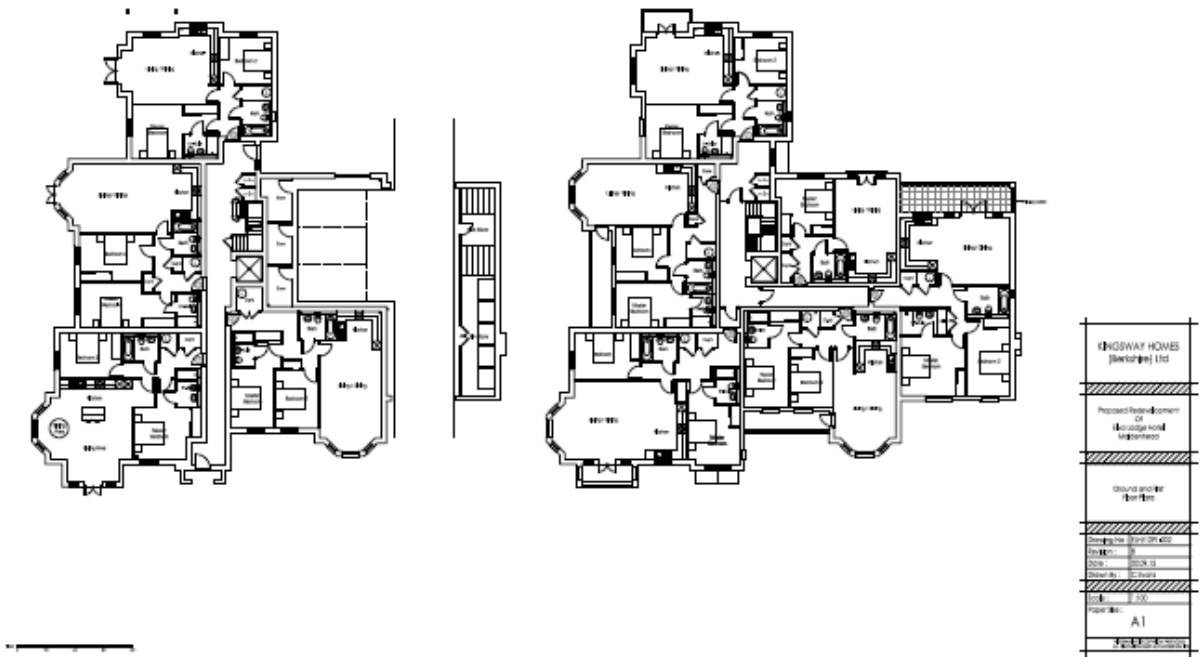
KINGSWAY HOMES (Berks) Ltd	
Proposed Redevelopment of The Lodge Hotel Waterhead	
Site Plan	
Drawing No. 15/15/01/01	
Date: 15/04/15	
Drawn by: C. Jones	
Scale: 1:500	
Paper Size: A3	
Kingsway Homes (Berks) Ltd	

Appendix B – Site Layout



HODWAY HOMES (Surrey) Ltd	
Prepared for approval of the Local Planning Authority	
Project Name	
Drawn by	10/10/10
Scale	1:100
Client	Hodway Homes
Project No	10/10/10
Project Name	A1
Approved for construction	

Appendix C – Proposed Elevations



Appendix D – Proposed Floor Plans

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 2

Application No.:	16/00325/OUT
Location:	Oakland And Donne Mede Harvest Hill Road Maidenhead
Proposal:	Outline application (access, layout and scale) with some matters reserved for the construction of three detached and two semi-detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede)
Applicant:	Amberleigh Homes
Agent:	Mr Paul Dickinson
Parish/Ward:	Bray Parish
If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Outline permission is sought for the construction of 5 dwellings. The three tier form of development is out of keeping with the wider character of the area, while the increase in density and scale would increase urbanisation at this edge, but the resultant harm to local character and openness is not considered to outweigh the clear benefit of the gain in housing. The height and form of the houses have also been designed to minimise bulk and mass at this interface and there is sufficient space for appropriate landscaping to soften the appearance of the built form to improve the transition from the green openness of the Green Belt and the suburban character of the settlement.
- 1.2 The impact on neighbouring amenity is considered to be acceptable. The visual intrusion is not considered to significantly and demonstratively outweigh the benefit of the gain in housing and there would be no unreasonable loss of overlooking or loss of light.
- 1.3 The widening of the access to allow for a width of 4.8 for the first 10m in order to allow two cars to pass safely would result in an incursion into the Root Protection Area of the TPO Oak at this entrance as the incursion is minor (approximately 1-2%) and this is considered acceptable. Acceptable visibility can be achieved at the access in the interest of highway safety.
- 1.4 A general phase 1 ecology assessment has been carried out. Comments from the Council's Ecologist are still pending, therefore a. Any comments received shall be reported in an update

It is recommended the Panel authorises the Borough Planning Manager:	
1.	To grant planning permission subject to no substantive objection to the proposal being received from the Council's Ecologist and on the satisfactory completion by 30 June 2016 of an undertaking to secure the infrastructure in Section 7 of this report and with the conditions listed in Section 10 of this report.
2.	To refuse planning permission if a substantive objection to the proposal is made by the Council's Ecologist and/or if an undertaking to secure the infrastructure in Section 7 of this report has not been satisfactorily completed by 30 June 2016 for the reason that the proposed development would not be accompanied by associated infrastructure improvements.

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 as it is for more than 2 dwellings; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 This site lies on the southern side of Harvest Hill Road and the edge of the settlement boundary and Green Belt boundary is sited to the west and south of the site. The site is rectangular in shape and is currently occupied by 2 bungalows sited in a tandem. To the east of the site lies a cul-de-sac of bungalows on Orchard Close, with the surrounding larger context of development consisting of detached houses. To the west of the site lies Grove House. The land gradually rises upwards from the north-east to south-west with Oaklands and Donne Mede sited approximately 0.5m to 1.5m higher than Orchard Close. To the rear of the site lies the Green Belt and open countryside.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
13/03669/OUT	Outline application (with appearance, landscaping and scale reserved) for the construction of 2 detached dwellings and car ports following the demolition of Donne Mede.	Approved – 19.05.2014

4.1 The application seeks outline planning permission for the demolition of the existing houses at Oakland and Donne Mede and the construction of 3 x 4-bed detached houses and 2 semi-detached houses, forming 1 x 3-bed house and 1 x 4-bed house. The application is outline with the matters of access, layout and scale put forward for determination with appearance and landscaping all reserved for future consideration.

4.2 During the course of this application, revised plans were submitted to address highway and character concerns which included widening the mouth of the entrance and relocation of planting along the south-west boundary.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, Sections 6 and 7

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	N6	T5, T7, P4

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 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:

- ii Impact on neighbouring amenity
- iii Highway and parking issues
- iv Other material considerations

Principle of Development

- 6.2 The surrounding character of the area generally comprises detached bungalows and houses fronting onto the road, set in medium to large plots and set back from the road with front gardens. The site also abuts the Green Belt. Given this context, effort must be made to assimilate the development successfully with its verdant surroundings and to ensure that the interface with the open land in the Green Belt and the development would be acceptable.
- 6.3 In this case the three tier layout and small sized plots are uncharacteristic of the area although it is considered that the resultant harm is mitigated by the contained site which could tolerate the difference in character. The access road running along the southwest boundary is as existing. Two storey houses are not considered to be out of keeping with the wider locality. The house on plot 1 would be set back approximately 22m from the site frontage with Harvest Hill and so the development is not considered to significantly impact on the streetscene. The proposed houses on plot 4 and 5 would extend further back into the site than the neighbouring bungalows, but this break in the building line is not read from Harvest Hill. This rearward siting of plot 4 and 5 would introduce built form closer to the edge of settlement than the existing development, while the increase in density would increase urbanisation at this edge, but the harm to the openness of the adjacent Green Belt is not considered to outweigh the benefit of the gain in housing (para. 6.17). The height of the houses has also been limited to approximately 7 to 7.5m, taking into account the changes in ground levels, to minimise bulk and mass at this interface. Details of all finished slab levels in relation to ground level (against OD Newlyn) can be secured by condition 3. It is also considered there is sufficient space for appropriate landscaping to soften the appearance of the built form to improve the transition from the green openness of the Green Belt and the suburban character of the settlement.

Impact on Neighbouring Amenity

- 6.4 The development's impact on Grove House is not considered to be unduly harmful in terms of loss of light or visual overbearing given the scale of the houses and separation distance. In terms of privacy the garden at Grove House is significantly screened by a row of trees, which are protected by TPO. The main impact will be on the three properties to the north-east that abut the site at no. 6, 7 and 8 Orchard Close.

Impact from Plot 4 and Parking Area

- 6.5 Plot 4 of the proposed scheme would be sited so that the front elevation would be at an approximate 50 degree angle from the rear elevation of no. 6 Orchard Close at a distance of approximately 14m. This degree of separation and oblique relationship is such that the proposed house on plot 4 would not unacceptably compromise levels light or outlook for this dwelling. Given the westward rise in ground level, which means the houses would be sited higher than those on Orchard Close and the siting and height of the houses the proposed house on plot 4 would have some visual presence when viewed from the garden. However, the visual intrusion is not considered to significantly and demonstratively outweigh the benefit of the gain in housing (para. 6.17). No windows have been proposed on the north-east elevation and so there would be no direct overlooking into their main garden. Condition 5 would ensure no first floor windows are inserted in the future. There would be new views from the front elevation of the proposed house on plot 4, but these would be at a distance, oblique and the closest first floor window would serve a non-habitable room (a bathroom). Obscured and non-openable glazing with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level for this window can be secured by condition 6. Proposed parking and a turning area would abut the shared boundary, but the main garden area for 6 Orchard Close is located to the north-west and so the proposal is not considered to unreasonably harm the amenity of the occupants through noise and disturbance.

Impact from Plot 3

- 6.6 In relation to plot 3, the house would be sited at an angle of approximately 70 degrees and offset by approximately 11m with no 6. Orchard Close and aligned approximately 90 degrees with no. 7 Orchard Close and offset by approximately 21m. This spatial relationship, together with the scale and form of the proposed house is not considered to result in an unacceptable impact on levels of light or outlook for these neighbouring dwellings. No windows have been proposed on the north-east elevation and so there will be no direct overlooking, and this can be controlled by condition 5. Front and rear windows of the house on plot 3 would introduce new views into the garden at 6 and 7 Orchard Close, but these would be at a distance and oblique. A condition requiring obscure and fixed glazing can be secured by condition 6.

Impact from Plot 1

- 6.7 There would be a back -to-back separation distance of over 22m between 8 Orchard Close and the proposed house on plot 1, which is considered sufficient to mitigate any unreasonable loss of light, visual intrusion or privacy to habitable rooms as a result of the proposal. In terms of impact on amenity space, the offset from the shared boundary together with the proposed form, incorporating a stepped elevation, hipped roof and height, is considered to sufficiently mitigate any unreasonable visual intrusion. Two first floor windows are proposed on the north-east elevation but these would serve non-habitable rooms (bathrooms). Obscured and non-openable glazed where necessary can be secured by condition 6.

Noise and Disturbance

- 6.8 Concerns have been raised over noise and disturbance from the increase in traffic to and from the site. Given the scale of the development, the proposal is likely to generate between 22 – 33 additional vehicle movements per day. Given this increase it is not considered to generate significant noise and disturbances as a result. Overall, the proposal is considered to be acceptable in terms of neighbouring amenity, in accordance with the NPPF and Local Plan policy H11.

Highway and Parking Issues

- 6.9 Harvest Hill Road is a Classified Un-numbered (C8754) adopted highway. Harvest Hill Road in the vicinity of the site has a carriageway width of 6.4m with a 1.5m verge nearside (the existing footway on the southern side of the road terminating at Orchard Close to the east). On the opposite side of Harvest Hill Road there is a steep bank wide grass verge providing access up to a 1.5m wide footway via a series of steps.

Access

- 6.10 Concerns have been raised by local residents over highway safety, in particular from an increase in vehicles entering and exiting the site from Harvest Hill Road. The development is likely to generate between 22 – 33 additional vehicle movements per day. However, the revised site plan demonstrates that satisfactory visibility splays of 2.4m by 95m to the west and 2.4m by 120m to the east can be achieved for this section of Harvest Hill Road. This can be secured by condition 11.
- 6.11 The existing access arrangement is currently substandard to allow for the two-way flow of vehicles and therefore, is unsuitable to accommodate the additional traffic that would be generated by the development. A revised site plan, ref: 2230-PL-101 Rev D, shows an increase in access width to 4.8 for the first 10m, which allows 2 cars to pass safely. This is considered to be acceptable. The impact on TPO trees is assessed in paragraph 6.18.

Footway

- 6.12 Concerns were raised over the lack of provision for pedestrians on the south side of the road. However, there are steps opposite the access which provide access to connected footway on the north side of Harvest Hill. As such, the benefit of providing an additional footpath on the south side of the road is considered to be limited. The provision of funds for the Council (as local highway authority) to undertake any such future works is also not considered to fairly relate to the scale of development and would therefore not accordance with CIL tests.

- 6.13 In respect of the streetscene, the provision of a footpath would result in the loss of the existing hedge that fronts onto Harvest Hill, which is considered to positively contribute to character of Harvest Hill. The harm to the streetscene as a result of the footpath from the additional hardstanding and loss of greenery is considered to outweigh the limited benefits in respect of highway safety given the existing footpath to the north of the road.

Parking

- 6.14 In relation to parking the proposed development comprising 1 x 3 bed and 4 x 4 bed dwellings with a total of 14 car parking spaces would fully comply with the Council's current parking standards, and can be secured by condition 10. 1.2m high railings for plots 1 and 2, which were originally proposed and which would have impeded visibility have been subsequently removed from the proposal. Each dwelling would also have sufficient cycle parking/storage space, which can be secured by condition 12.

Refuse and Servicing

- 6.15 A bin collection point can be provided within 22m of Harvest Hill Road and can be secured by condition 13. The proposed development would also generate demand for other service vehicles such as home deliveries (internet shopping has increased demand for such deliveries) and drawing no 2230-PL-109 shows that a turning circle in respect of on-site turning for home delivery vehicles can be achieved.
- 6.16 For these reasons the proposal is considered to be acceptable in respect of highways and parking, in accordance with Local Plan policies T5, T7 and P4.

Other Material Considerations

Housing Supply

- 6.17 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Borough Council cannot demonstrate a 5 year housing land supply. It is acknowledged that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that the adverse impact of the scheme would not significantly and demonstrably outweigh the benefits of the development.

Trees

- 6.18 A TPO covers the south-western boundary of the site and an English Oak and Common Yew at the entrance of the site at the northern section of the site. Alterations are proposed to widen the first 10m of the access to a width of 4.8m to allow two cars to pass. The incursion of the existing access into the root protection area of the trees is approximately 30%. While British Standards advises 20% as an acceptable incursion the existing situation is a material consideration. The increase in incursion would be approximately 1-2% as a result of the access widening which, on balance, is considered marginal and therefore acceptable in this instance. There are no alterations to the access road which runs along the south-west boundary of the site and therefore the trees on the south-southwest boundary will not be affected.

Ecology

- 6.19 A general phase 1 ecology assessment has been carried out. Comments from the Council's Ecologist are still pending. Any comments received shall be reported in an update.

Archaeology

- 6.20 The site falls within an area of high archaeological potential. The footprints of the proposed new dwellings appear to lie on undisturbed ground, but subject to condition 14 relating to a programme of archaeological work in order to mitigate the impacts of the development there are no objections.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 The Community Infrastructure Levy Regulations 2010 (CIL Regulations) which came in force on the 6 April 2015, allows the Council to raise funds from developers undertaking new building projects in the borough to support and fund new infrastructure that the Council and local communities may require. Planning obligations may still be sought to mitigate local impact if they are still necessary to make the development acceptable in planning terms if directly related to the development and if fairly related to the scale and kind of the development. In this case, there are no specific infrastructure projects that are considered to fairly relate to the scale of development or that are required to make the development acceptable.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

9 occupiers were notified directly of the application and the planning officer posted a statutory notice advertising the application at the site on 15 February 2016.

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

Comment	Where in the report this is considered
1. The drop in ground level from the site to Orchard Close is 1-2m. The proposed ridge heights would therefore be visually intrusive and overbearing to Orchard Close.	Para. 6.5
2. Increase in noise and disturbance on living conditions of neighbours from increase in traffic to the site. The parking area located adjacent to the boundary with 6 Orchard Close would increase noise, light pollution and disturbance to this property.	Para. 6.5
3. Safety issues arising from the increased vehicles and pedestrian access into Harvest Hill Road which is already a busy road and where there is a history of traffic accidents / near misses.	Para. 6.10-6.14
4. Siting of proposed house would result in loss of privacy.	Para. 6.5-6.7

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Berkshire Archaeology	No objection subject to a condition to secure and implement a programme of archaeological work in order to mitigate the impacts of development.	Para. 6.7 and condition 14
Environmental Protection	No objections or conditions.	Noted and agreed.
Local Highway Authority	A number of revised drawings were submitted, in order to address the highway concerns, which were raised. The latest plans demonstrate available visibility splays of 2.4m by 95m to the west and 2.4m by 120m to the east, an acceptable turning circle and widened vehicle access which is acceptable from the highway aspect. With regard to any footway extension to Orchard Road, it is accepted that the applicant does not have sufficient land under its control to physically provide a continuous footway at this time. As a way forward it has been suggested that the applicant makes funding provision	Para. 6.10-6.14 and conditions 8-13

	available (through a separate legal agreement or CIL) for the Council (as local highway authority) to undertake any such future works at a later date.	
Parish Council	Recommended for approval with the consideration that Highways be asked to look at the safe entering and exiting of the estate with a potential reduction of the speed limit on Harvest Hill Road to 30mph.	Para. 6.10-6.14 and conditions 8 and 11

9. APPENDICES TO THIS REPORT

- Appendix A – Site Location Plan
- Appendix B – Proposed Layout
- Appendix C – Street Scenes

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.

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
2. No development shall take place until samples of the materials to be used on the external surfaces of the development 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
3. No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) 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 interest of the visual amenities of the area. Relevant Policy Local Plan DG1.
4. 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 dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The prominence of the site requires strict control over the form of any additional development which may be proposed. Relevant Policies - Local Plan H11, DG1.
5. No further window(s) shall be inserted at first floor level in the north-east and south-west elevation(s) of the houses hereby approved 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.
6. The first floor window(s) in the north-east elevation(s), in the north-west facing elevations(s) within 7 metres of the boundary with Orchard Close, and in the south-east facing elevation(s) of the house on plot 3 within 7 metres of the boundary with Orchard Close shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant

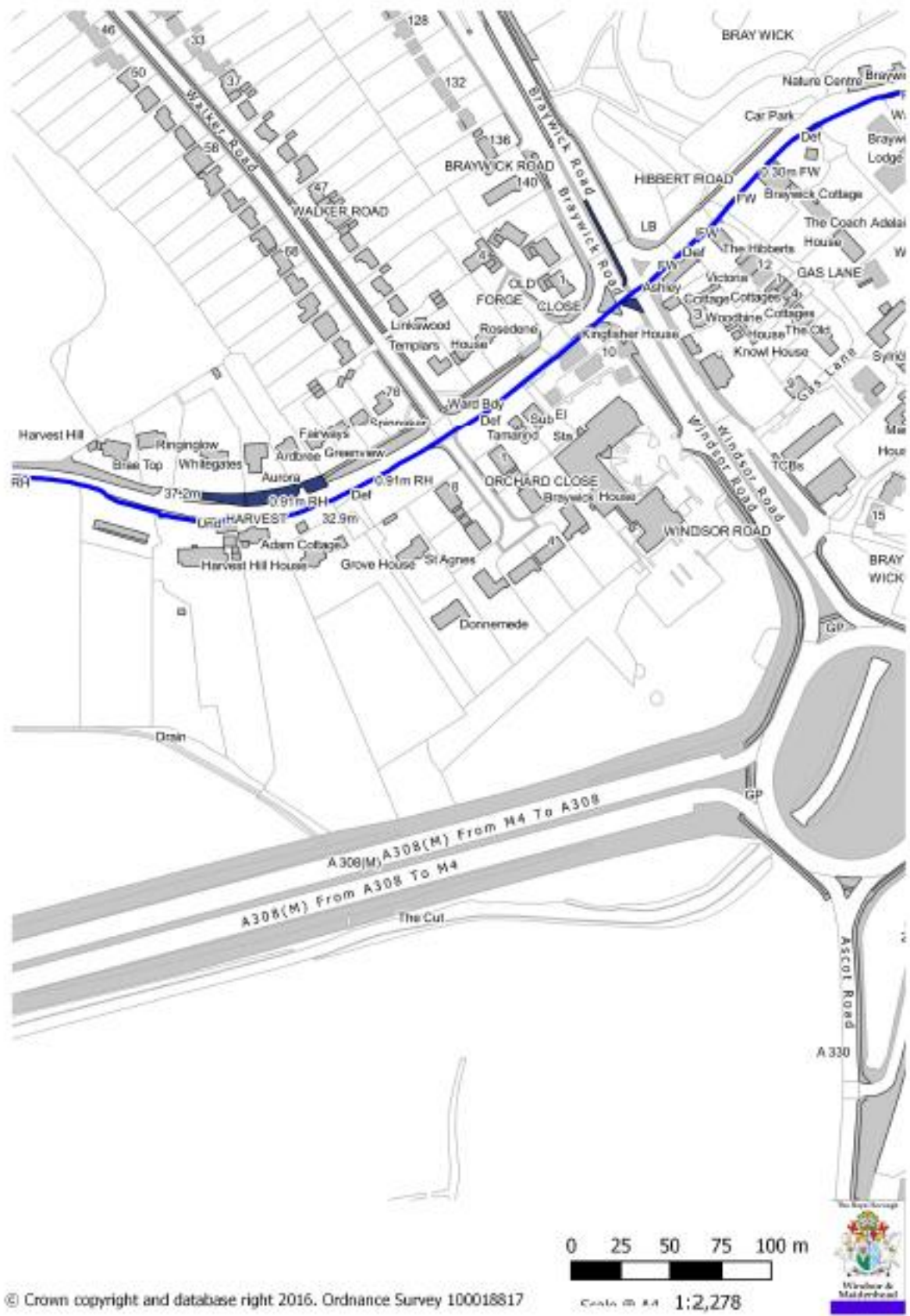
Policies - Local Plan H14 and DG1.

7. No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall 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.
8. No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing 2230-PL-101 Rev D. 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.
9. 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.
10. 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 2230-PL-109. 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.
11. No part of the development shall be commenced until visibility splays (shown to each tangent point) have been provided at 2.4m x 95m to the west by 2.4m x 120m to the east. All dimensions are to be measured along the edge of the driveway and the back of footway from their point of intersection. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of highway safety. Relevant Policies - Local Plan T5.
12. 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.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.
13. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. 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.
14. Prior to the submission of reserved matters or any detailed planning applications, the applicant, or their agents or successors in title, will secure and implement a programme of archaeological work (which may comprise one or more phases 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 within an area where significant prehistoric remains are known and recorded. The Condition will ensure the satisfactory mitigation of any impacts upon ~~32~~ identified archaeological remains in accordance with

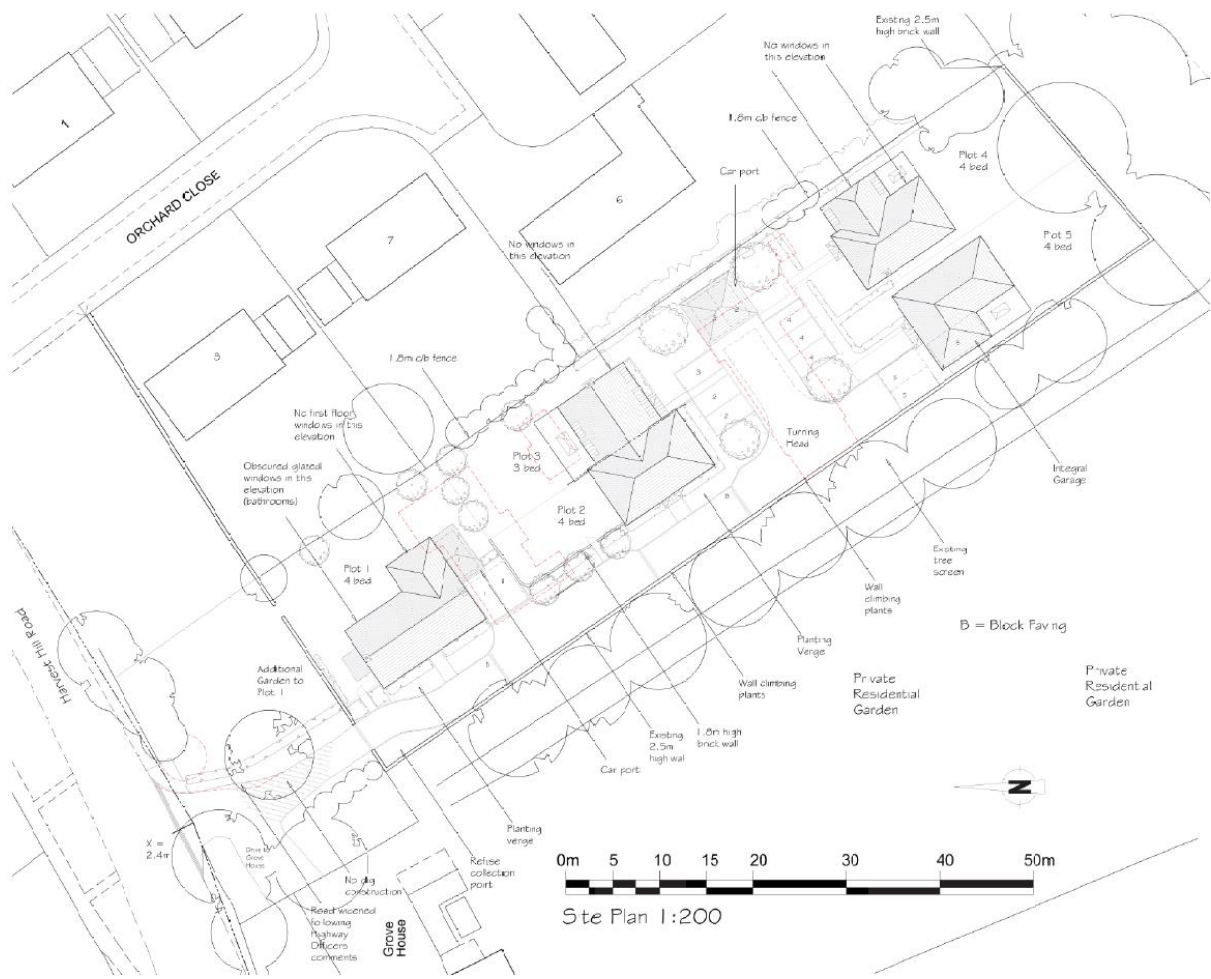
national and local planning policy.

15. 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.
16. Prior to the commencement of development a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping other than private domestic gardens.
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 Polices - Local Plan DG1.
17. No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1.
18. Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the 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, N6.
19. The reserved matters shall consist of 4 x 4-bed and 1 x 3-bed house.
Reason: To ensure that adequate on site parking is provided and the required amount of developer contributions is sought. Relevant Policy - Local Plan DG1, H10, P4 and IMP1.
20. 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.

This page is intentionally left blank



Appendix A – Location Plan



Appendix B – Proposed Layout



Harvest Hill Road
Section AA (Front) 1:100



Proposed garden wall Plot 2 Front elevation Shared carport Decorative tree guards Plot 5 Side elevation



Existing trees Plot 4 Plot 5 Existing wall Existing trees



Plot 2 (side) Plot 3 (front)

Appendix C – Proposed Elevations

This page is intentionally left blank

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 3

Application No.:	16/00568/FULL
Location:	Vansett Nursing Home 27 - 29 Norfolk Road Maidenhead SL6 7AU
Proposal:	Amendments to fenestration, alterations and conversion of care home (C2) to flats (C3) comprising of 7 x 1 bedroom and 1 x studio flat with parking, cycle and refuse storage.
Applicant:	Mr Sekhon
Agent:	Mrs Sujata Sharma
Parish/Ward:	Belmont Ward
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 The proposal is for the alteration and conversion of the Vansett Nursing Home in Norfolk Road Maidenhead to create 7 one bedroom flats and one studio flat with parking, cycle storage and refuse storage. There would be 8 parking spaces, 5 along the frontage and 3 to the rear of the building, with some landscaping at the front.
- 1.2 The existing building is not up to current standards for care homes, and the applicants have stated that upgrading it is not financially viable, and the home is due for closure in the coming months. They state that there is no other feasible community use. They advise that there is a new development of assisted care accommodation being built in the vicinity which will alleviate its loss.
- 1.3 The creation of flats in this largely residential area is considered an appropriate re-use of the site, there would be no harm to neighbouring amenity, and the proposal complies with the relevant Local Plan policies and with the National Planning Policy Framework (NPPF).

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 as it is for approval of more than 2 dwellings; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a nursing home which appears to have been converted from a pair of semi-detached Victorian or Edwardian houses in around 1976. It is three storeys with the upper floor rooms being contained in the roof space. It currently has three parking spaces along the frontage. It is situated in a largely residential area opposite a church on a side road not far from Maidenhead town centre.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 No relevant planning history.
- 4.2 The proposal involves the conversion of the building into 7 one bedroom flats and one studio flat. There would be some changes to the external appearance, mainly the removal of a square bay window and its replacement with a splayed bay window to match the other one on the frontage, and the removal of fire escapes. The frontage would be reconfigured to provide 5 parking spaces and two landscaped areas together with pedestrian access to a shared front door and vehicular access to the rear of the property. At the rear of the property there would be two new patio areas

for the ground floor flats, together with a refuse store, a cycle store and parking for three cars, while the rest of the garden would be laid to lawn.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, Sections 17, 49, 56

Royal Borough Local Plan

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

	Within settlement area	Community Facilities	Highways/Parking issues
Local Plan	DG1, H10, H11	CF1	T5, P4

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 this document 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 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 The principle of the development;
- ii The impact on the character and appearance of the area;
- iii The impact on the living conditions of neighbours and future occupiers;
- iv Provision for access and parking.

The principle of the development

6.2 The conversion would involve the loss of a community facility. Policy CF1 of the Local Plan states that the Borough Council will not permit the loss of existing community facilities unless it is satisfied that there is no longer a need for them; or an acceptable alternative provision is to be made elsewhere. In this case the applicant has stated that there is no longer a need for this nursing home, because the facilities are not up to current standards, and it would not be financially viable or physically possible to upgrade it to meet current standards. A financial statement has been provided which shows that the current facility is not financially viable. The applicant states that it will therefore be closed within the next few months. They also state that there is a new alternative facility under construction in the vicinity which would make this facility redundant. It is considered that given these factors, the loss of the community facility and its conversion to an alternative use would be acceptable.

- 6.3 The site is located within the urban area. The proposal is therefore acceptable in principle, and complies with policies H10 and H11 of the Local Plan and the NPPF.

The impact on the character and appearance of the area

- 6.4 The proposed changes to the building will improve its appearance. The appearance of the proposed parking along the frontage will be softened by two areas of planting and some extra planting along the front of the building. The building will continue to have the appearance of a residential building which is in keeping with its surroundings. It is considered that the proposal will have a beneficial effect on the character and appearance of the area. The proposal complies with Policies H10, H11 and DG1 of the Local Plan and with the NPPF.

The impact on the living conditions of neighbours and future occupiers

- 6.5 The new access to the three parking spaces at the rear of the building will not lead to a significant number of car movements near the common boundary with the neighbouring property, and would not lead to any significant loss of amenity to the neighbour. There will be no loss of light or privacy to neighbouring properties. It is considered that the proposed development will not harm the living conditions of any neighbours. Two of the ground floor flats will have private patios to the rear, and the remaining flats will be able to use the area of lawn to the rear. The design of the flats and the space around is considered to provide a good standard of amenity for future occupiers. The proposal complies with Policy H11 of the Local Plan and the NPPF.

Provision for access and parking

- 6.6 The plans have been amended at the request of the Planning Officer to increase the number of parking spaces from 5 to 8. The revised proposal to provide one parking space per flat complies with the Council's adopted Parking Strategy for an area of poor accessibility, as the site lies more than 800m from the Maidenhead Railway Station. There would also be covered cycle parking at a rate of one space per flat, which complies with the strategy. A refuse bin store will be provided to the rear of the building, and this arrangement is acceptable. The parking on the frontage will involve the alteration of the existing access to widen it. The available existing visibility is sufficient given the adjacent footway is 2.4m wide. The proposal complies with Policies T5 and P4 of the Local Plan.

Other Material Considerations

- 6.7 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Borough Council cannot demonstrate a 5 year housing land supply. It is acknowledged therefore that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that that the socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.
- 6.8 The impact of the proposal on local infrastructure and services would be limited due to its location and scale. As such, it is not appropriate to seek any further s106 contributions under this application.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

10 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 15.3.2016.

No comments were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highways Officer	No objection subject to conditions and informatives.	6.6
Environmental Protection	Recommended informatives.	9

8. APPENDICES TO THIS REPORT

- Appendix A – Proposed floor plans
- Appendix B – Proposed elevations
- Appendix C – Cycle and bin storage
- Appendix D – Location plan

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 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 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 & Maidenhead Sustainable Design & 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 measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
3. No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing (2287/PL02/Rev C). 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.
4. 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 (Rev C). 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.
5. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the revised approved drawing. These facilities shall thereafter be kept available for the parking of 42 cycles in association with the development at all

times.

Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.

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.

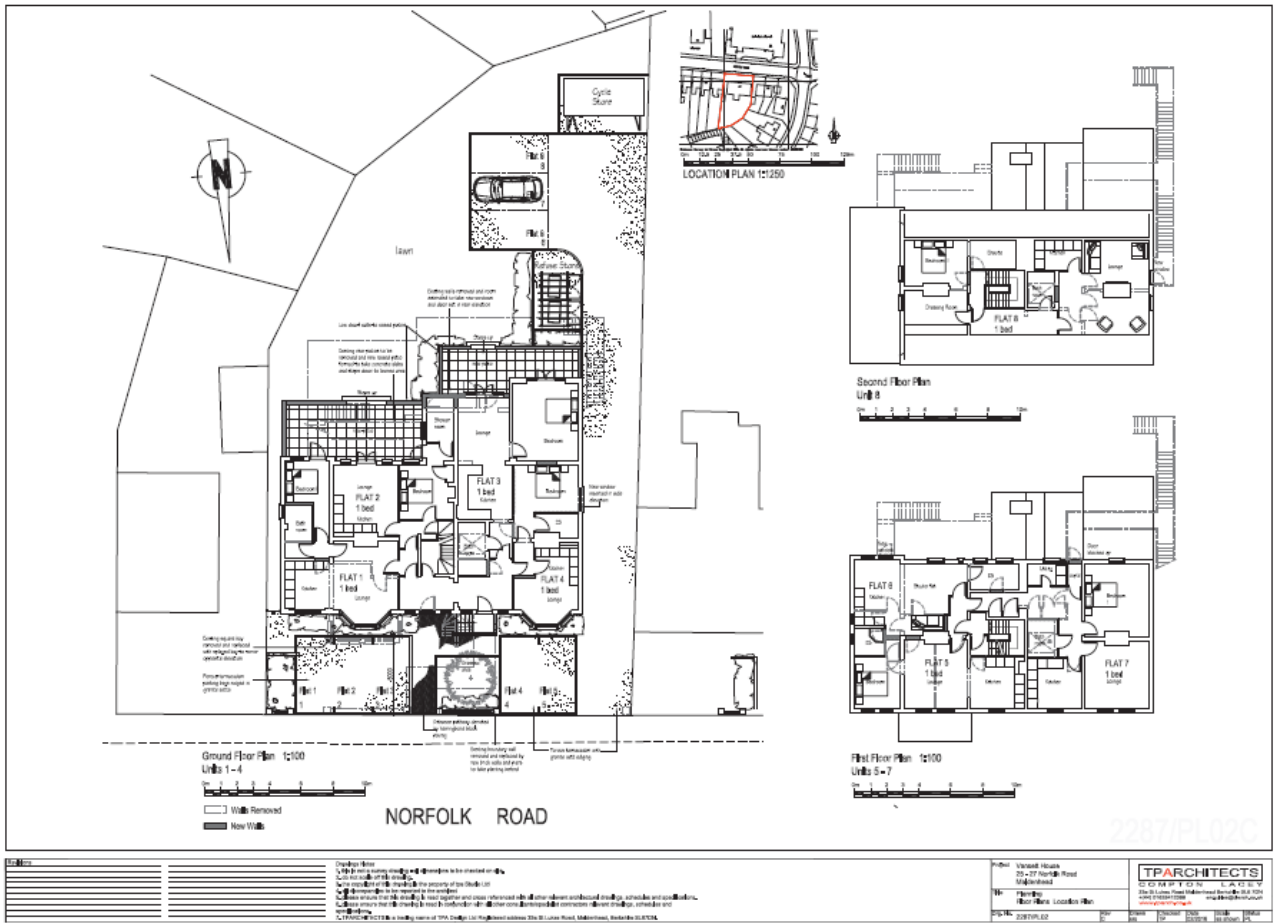
7. The development hereby permitted shall be carried out in accordance with the approved plans listed below.

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

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 the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
3. 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.
4. 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.
5. The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities
6. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.
7. The applicant should be aware the permitted hours of construction working in the Authority are

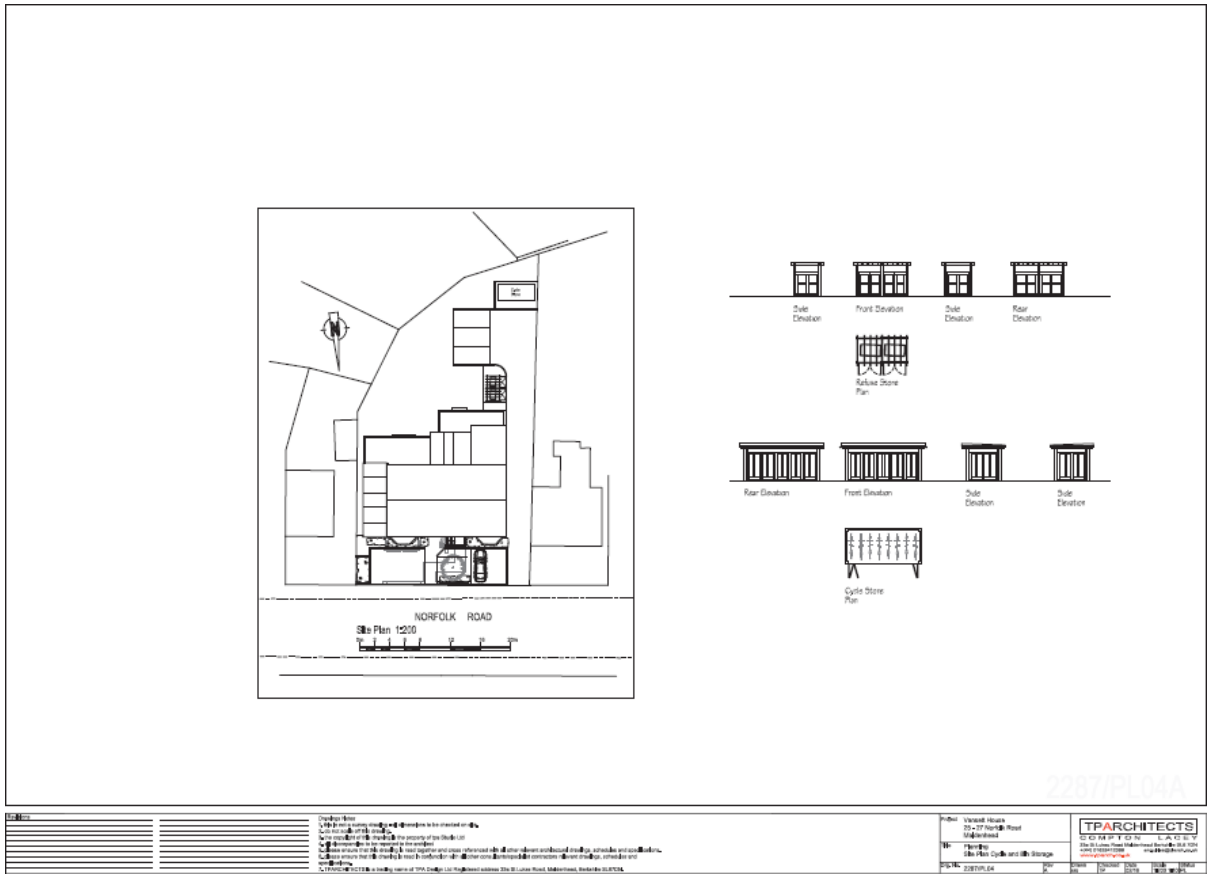
as follows: Monday-Friday 08.00-18.00Saturday 08.00-13.00No working on Sundays or Bank
Holidays.



Appendix A

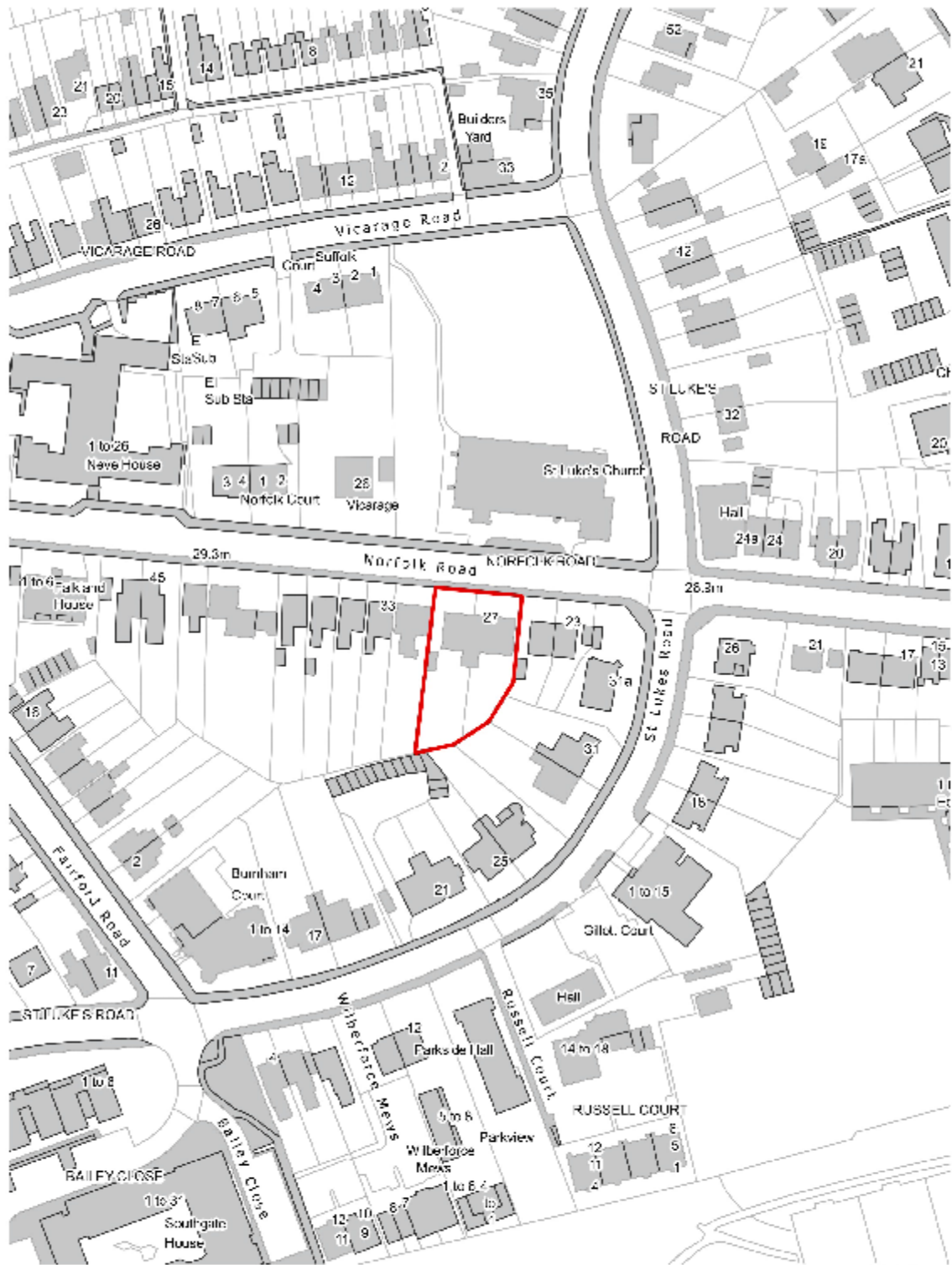


Appendix B



<p>1. All dimensions are in millimetres unless otherwise stated.</p> <p>2. All dimensions are to the face of the work unless otherwise stated.</p> <p>3. All dimensions are to the centre of the work unless otherwise stated.</p> <p>4. All dimensions are to the centre of the work unless otherwise stated.</p> <p>5. All dimensions are to the centre of the work unless otherwise stated.</p> <p>6. All dimensions are to the centre of the work unless otherwise stated.</p> <p>7. All dimensions are to the centre of the work unless otherwise stated.</p> <p>8. All dimensions are to the centre of the work unless otherwise stated.</p> <p>9. All dimensions are to the centre of the work unless otherwise stated.</p> <p>10. All dimensions are to the centre of the work unless otherwise stated.</p>	<p>11. All dimensions are to the centre of the work unless otherwise stated.</p> <p>12. All dimensions are to the centre of the work unless otherwise stated.</p> <p>13. All dimensions are to the centre of the work unless otherwise stated.</p> <p>14. All dimensions are to the centre of the work unless otherwise stated.</p> <p>15. All dimensions are to the centre of the work unless otherwise stated.</p> <p>16. All dimensions are to the centre of the work unless otherwise stated.</p> <p>17. All dimensions are to the centre of the work unless otherwise stated.</p> <p>18. All dimensions are to the centre of the work unless otherwise stated.</p> <p>19. All dimensions are to the centre of the work unless otherwise stated.</p> <p>20. All dimensions are to the centre of the work unless otherwise stated.</p>	<p>Project Name: 22-27 Norfolk Road, Melbourne</p> <p>Client: The City of Melbourne</p> <p>Project No: 2287/PL 04A</p> <p>Scale: 1:200</p> <p>Date: 22/01/24</p> <p>Author: [Name]</p> <p>Checked: [Name]</p> <p>Drawn: [Name]</p> <p>TP ARCHITECTS</p> <p>10/100 Collins Street, Melbourne VIC 3000</p> <p>03 9652 9600</p> <p>www.tparchitects.com.au</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Appendix C



© Crown copyright and database right 2016. Ordnance Survey 100018317

Scale @ A4 1:1,250



Appendix D

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 4

Application No.:	16/00785/FULL
Location:	47 Allenby Road Maidenhead SL6 5BE
Proposal:	Change of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with retention of detached garage, existing garden and off street parking
Applicant:	Mr Davidson
Agent:	Miss Lottie Burgess - Pike Smith And Kemp
Parish/Ward:	Pinkneys Green Ward
If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application seeks planning permission to change the of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with the retention of the existing detached garage, garden and off street parking. The only change to the existing floor plan will be the addition of kitchen cupboards and cabinets. No external alterations are proposed.
- 1.2 The site has a history of refused planning permissions for a new dwelling. However, the main difference between the refused applications and the current application is that the previous proposals required planning permission for the building whilst the existing building, the subject of this application, does not require planning permission having been built under permitted development rights as accommodation ancillary to 47 Allenby Road. The issues for consideration therefore relate to the proposed use of the building, rather than the building itself.
- 1.3 As the dwelling would only have one bedroom, it is not considered that the activities involved in using the building as a dwelling would be materially different from the current use, such that it would harm the character and appearance of the area or the living conditions of any neighbours. The new dwelling would have private amenity space to the side and rear and for a one bedroom property this is considered to be of a sufficient size. The remaining garden to the rear of 47 Allenby Road is also considered to be of a sufficient size.
- 1.4 A one bedroom dwelling requires one off-street parking space to comply with the Council's adopted parking standards. As one space is provided on the drive, without affecting the parking requirement for 47 Allenby Road, the Highway Authority has raised no objections to the proposal.

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

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Werner, for the reason that "This is unacceptable change of use in a residential area."

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The locality of the area is characterised by a traditional pattern of development, comprising predominantly two storey detached and semi-detached houses set back from the road by part hard surfaces, part landscaped forecourts, gaps between buildings and long, rectangular rear gardens. There is no strict uniformity of house design; however they share a common palette typical of the inter-war period from which they originate. The street scene has a verdant appearance as a result of the amount of retained landscaping to front gardens, street trees and the presence of grass verges.

- 3.2 The application site is wedge-shaped, accommodating one-half of a pair of two storey semi-detached dwellings fronting the junction of Allenby Road and Twynham Road.
- 3.3 The north-east boundary facing Allenby Road is delineated by a very established row of conifer trees which are around 6m high, sited behind a brick wall. Towards the most westerly-side aspect, the boundary is interrupted by a 5-bar timber gate set within brick-piers (currently serving a secondary vehicular access to the site) before the remaining short length of wall 'returns' to form the south-east rear boundary, shared with No. 45 Allenby Road.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
07/00279/OUT	Outline application for the erection of a three bedroom detached house and a separate detached garage for 47 Allenby Road.	Refused; March 2007
07/01883/FULL	Two storey side and single storey rear extensions.	Withdrawn; August 2007
08/00945/FULL	Construction of a three bedroom detached house and garage.	Withdrawn; May 2008
09/00372/FULL	Construction of a 3-bedroom detached house and garage.	Refused; April 2009 Appeal dismissed; Aug 09
13/02613/FULL	Single storey attached annexe and garage.	Withdrawn; Nov 2013
13/02926/CPD	Certificate of lawfulness to determine whether a proposed single storey rear extension, loft conversion and annexe are lawful.	Withdrawn; Nov 2013
13/03124/CPD	Certificate of lawfulness to determine whether proposed single storey rear extension, loft conversion and detached children's play room are lawful.	Granted; Nov 2013
14/01037/CPD	Certificate of lawfulness to determine whether a proposed detached replacement garage is lawful.	Granted; April 2014
14/03001/FULL	Construction of two outbuildings linked by a pitched roof.	Refused; Dec 2014

- 4.1 The application seeks planning permission to change the of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with the retention of the existing detached garage, garden and off street parking.
- 4.2 The only change to the existing floor plan will be the addition of kitchen cupboards and cabinets. No external alterations are proposed.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, paragraphs 2, 11, 14, 47, 49, 56, 60, 196, 197.

Royal Borough Local Plan

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

	Within settlement area	Highways /Parking issues
Local Plan	DG1, H10	P4

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

- Sustainable Design and Construction

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 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 The impact on the character and appearance of the area;
- ii The impact on the living conditions of neighbours and future occupiers of the property;
- iii Parking provision.

The impact of the proposal on the character and appearance of the area

6.2 The application seeks planning permission to change the use of an existing building to create a new one bedroom bungalow. The proposal is therefore concerned with the use of the building rather than the building itself. The issue for consideration is whether the use of the building as a separate dwelling would materially harm the character and appearance of the area over and above its existing use as an ancillary outbuilding to No. 47 Allenby Road.

6.3 The application site is located within an existing residential area and the building is currently used as a playroom, office and bathroom. No external changes are proposed to the existing building to facilitate the conversion and the new dwelling would utilise an existing access point and drive. As the dwelling would only have one bedroom, it is not considered that the activities involved in using the building as a dwelling would be materially different from the current use, such that it would harm the character and appearance of the area.

6.4 Where applicable, the proposal complies with Policies DG1 and H10 of the Local Plan.

The impact on the living conditions of neighbours and future occupiers of the proposal

6.5 As no external changes are proposed to the existing building to facilitate the change of use, the proposal would not harm the living conditions of any neighbours in terms of loss of light, loss of privacy or by appearing overbearing.

6.6 Any harm to the amenities of the neighbour's would potentially arise from the comings and goings of the occupiers of the new dwelling. However, given that the dwelling would have only one-bedroom, it is not considered that the activities of future occupiers would materially harm the living conditions of any neighbours.

6.7 The current Local Plan does not specify a minimum requirement for private amenity space associated with new residential development. However, the new dwelling would have private amenity space to the side and rear and for a one bedroom property this is considered to be of a

sufficient size. The remaining garden to the rear of 47 Allenby Road is also considered to be of a sufficient size.

- 6.8 Where applicable, the proposal complies with Policies DG1 and H10 of the Local Plan.

Parking provision

- 6.9 A one bedroom dwelling requires one off-street parking space to comply with the Council's adopted parking standards. As one space is provided on the drive, without affecting the parking requirement for 47 Allenby Road, the Highway Authority raises no objection to the proposal.
- 6.10 The proposal complies with Policy P4 of the Local Plan.

Other Material Considerations

Housing Land Supply

- 6.11 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Borough Council cannot demonstrate a 5 year housing land supply and it is acknowledged that this scheme would make a contribution to the Borough's housing stock.

Planning history for the site

- 6.12 The majority of the objections received in this case make reference to the previous decisions to refuse planning permission for a dwelling on this site. However, the main difference between the refused applications and the current application is that the previous proposals required planning permission for the building whilst the existing building, the subject of this application, does not require planning permission having been built under permitted development rights as accommodation ancillary to 47 Allenby Road.
- 6.13 While the existing building was only permitted on the basis that it is ancillary accommodation to the main dwellinghouse, this does not preclude the owner from applying for planning permission such as under the current application. There are no limits to the number and/or types of applications an applicant can submit and each application is required to be treated on its merits.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 The impact of the proposal on local infrastructure and services would be limited due to its location and scale. As such, it is not appropriate to seek any further S106 contributions under this application.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 31st March 2016

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

Comment		Where in the report this is considered
1.	The building is already being advertised as a separate dwelling.	This does not contravene Planning Law.
2.	The garage is unusable.	True, but the property only requires one off-street parking space which is provided on the drive.
3.	This will eventually become a two-storey dwelling.	This application is required to be treated on its own merits for a one bedroom bungalow.
4.	The property is totally at odds with the general architecture of the area.	The application relates to the use of the building rather than the building itself which exists already.
5.	It distorts the line of existing development in the road.	As above.
6.	Will add to the traffic in the area and risk road safety particularly to children.	No objections have been received from the Highway Authority.
7.	Over-development / land grabbing.	As for point 4 above.
8.	A separate dwelling in this location has previously been refused.	Covered in paragraphs 6.12 and 6.13
9.	The applicant has clearly sought to circumvent the planning system. This is planning by the back door.	This is not material to the consideration of the application.
10.	Will set an undesirable precedent for infilling and separating residential plots detrimental to the character and appearance of the area.	Each application is required to be treated on its own merits.
11.	Lack of amenity space.	Covered in paragraph 6.7
12.	The building cramps the main dwelling at No.45.	As for point 4 above.
13.	The previous reasons for refusal are still relevant.	Covered in paragraphs 6.12 and 6.13.
14.	This is no longer incidental to the main dwelling.	True, but only the change of use requires planning permission.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	No objections, such to a condition that the parking space is provided and retained in accordance with the approved plans.	6.9

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental	No objections.	Noted.

Protection		
------------	--	--

9. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Site plan
- Appendix C – Proposed floor plan

This recommendation is made following careful consideration of all the issues raised through the application process. 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.

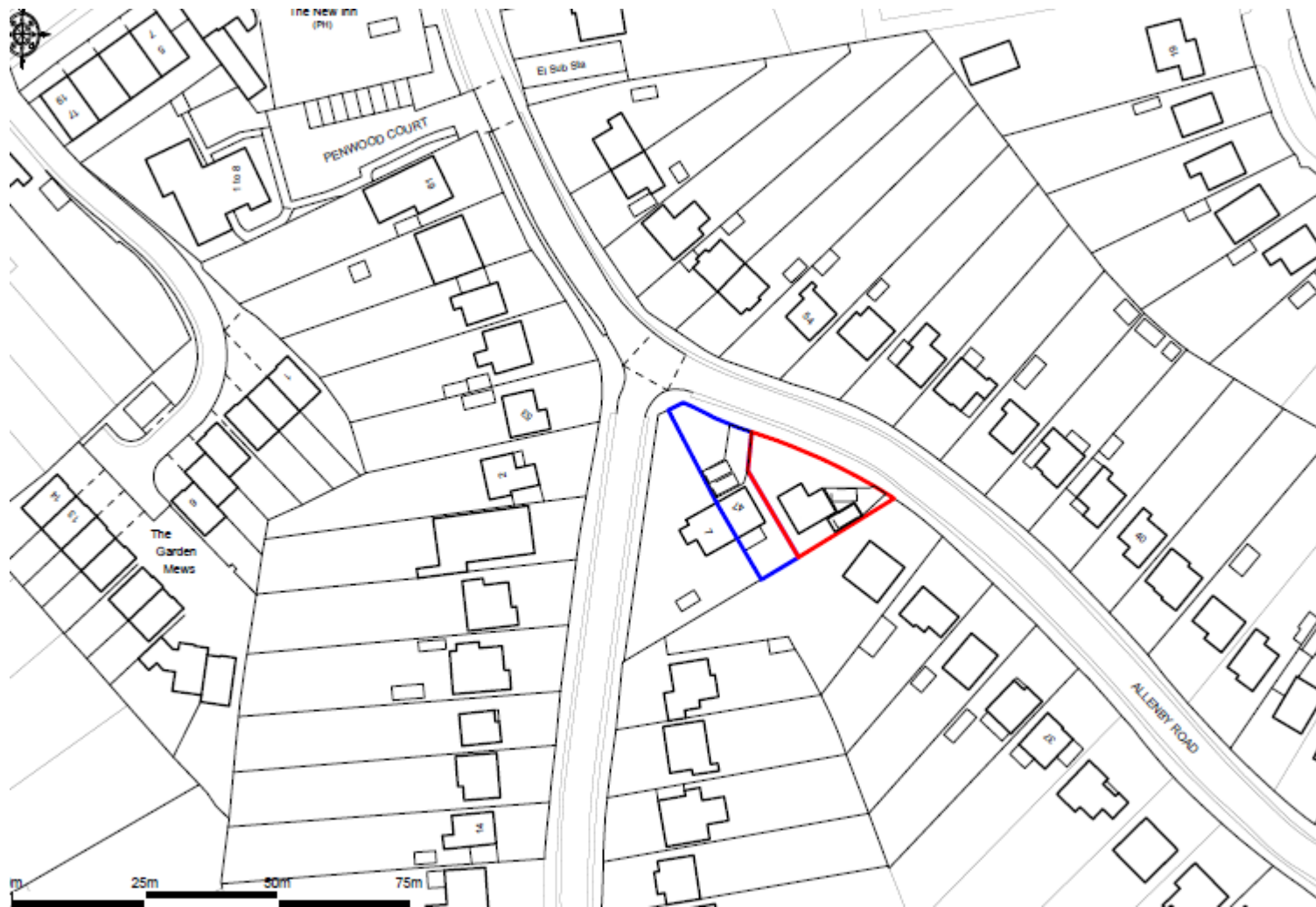
In this case the issues have been successfully resolved.

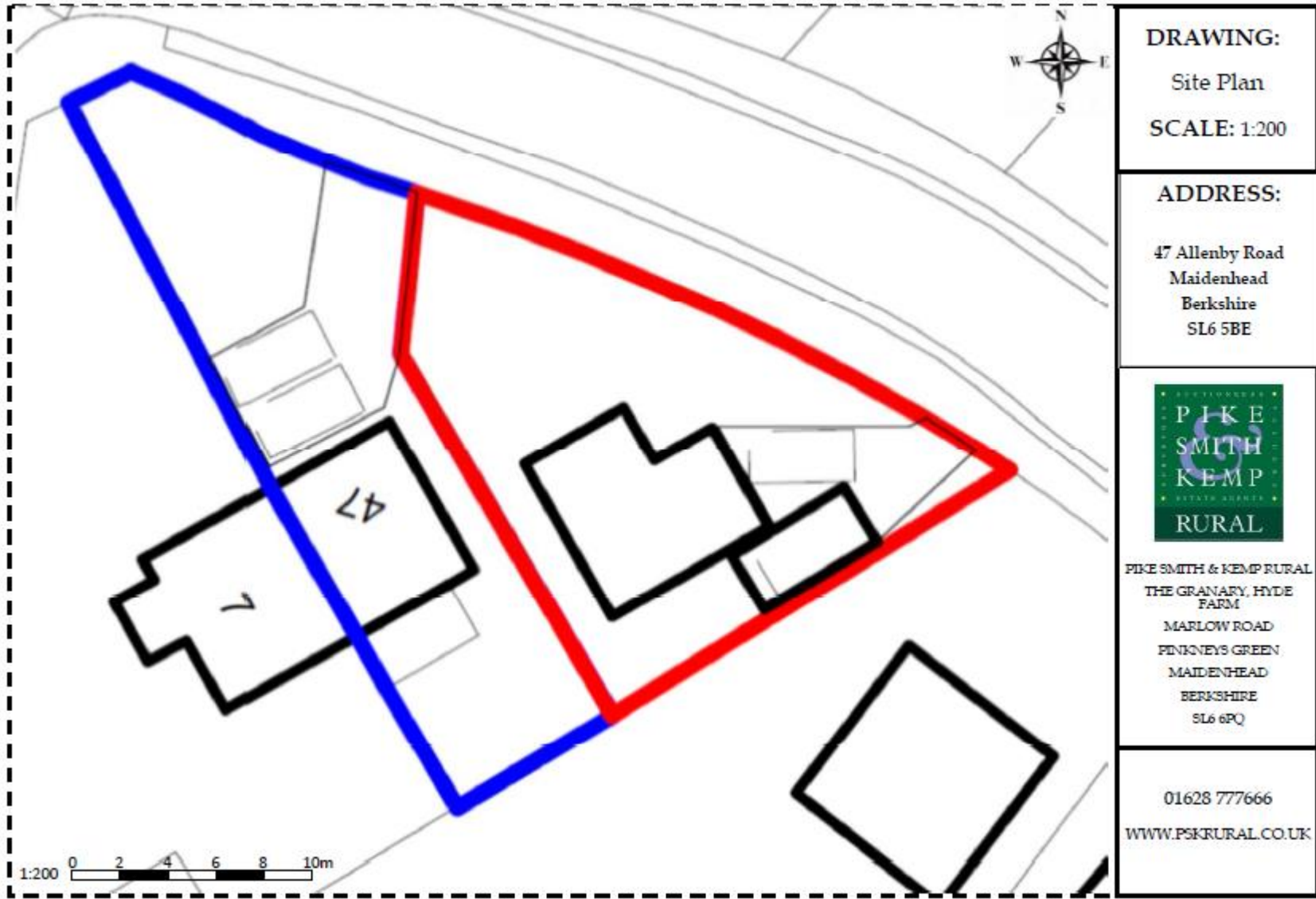
10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

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. 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 dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: To protect the character and appearance of the area and because the size and location of the site requires strict control over the form of any additional development which may be proposed. Relevant Policies - Local Plan H10, DG1.

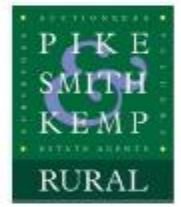
3. No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities 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.





DRAWING:
Site Plan
SCALE: 1:200

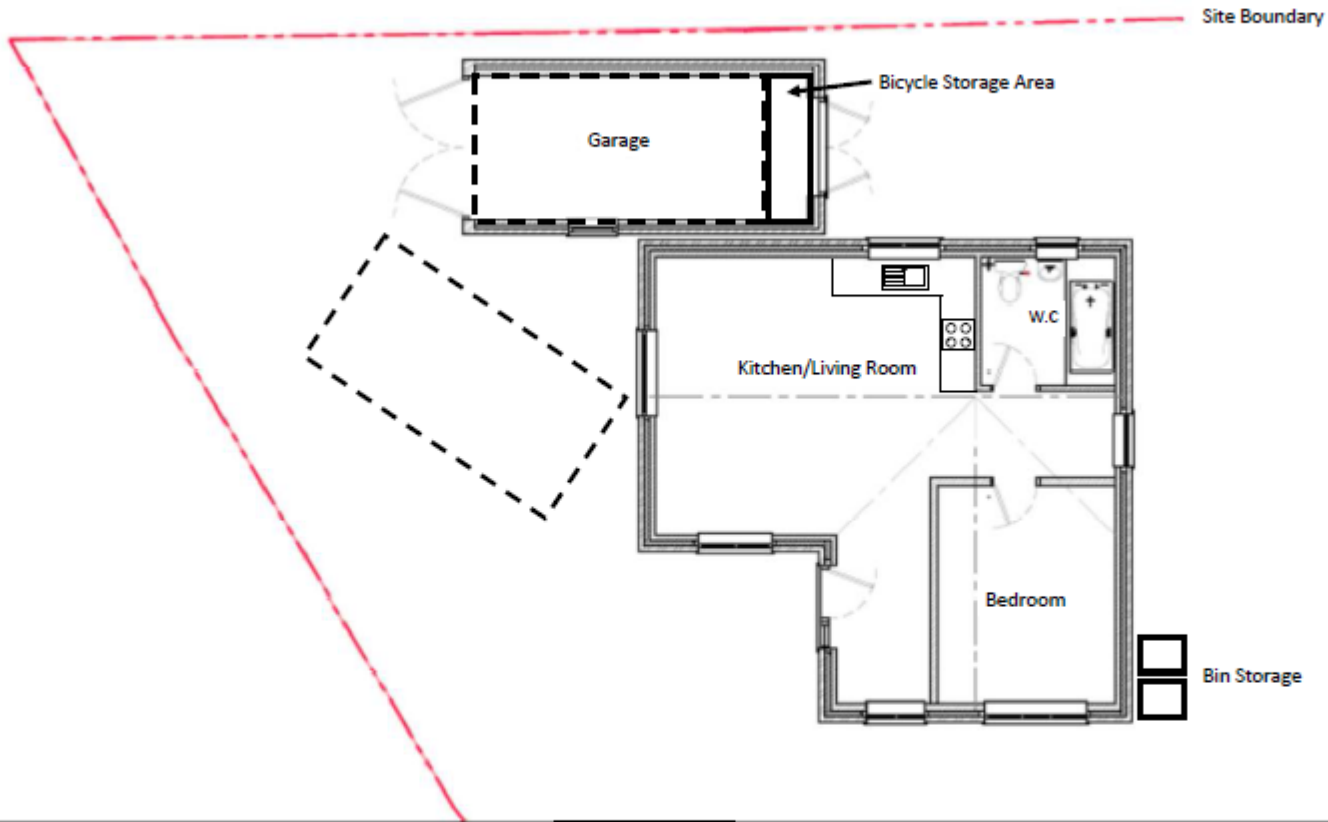
ADDRESS:
47 Allenby Road
Maidenhead
Berkshire
SL6 5BE



PIKE SMITH & KEMP RURAL
THE GRANARY, HYDE FARM
MARLOW ROAD
PINCKNEYS GREEN
MAIDENHEAD
BERKSHIRE
SL6 6PQ

01628 777666
WWW.PSKRURAL.CO.UK

Appendix B



<p>DRAWING: Proposed Floor Plan SCALE: 1:100</p>	<p>ADDRESS: 47 Allenby Road Maidenhead Berkshire SL6 5BE</p>		<p>PIKE SMITH & KEMP RURAL THE GRANARY, HYDE FARM MARLOW ROAD PINCKNEYS GREEN MAIDENHEAD BERKSHIRE SL6 6PQ</p>	<p>01628 777666 WWW.PSKRURAL.CO.UK</p>
--------------------------------------------------------------------	-------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------

This page is intentionally left blank

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 5

Application No.:	16/00853/VAR
Location:	International Graphics Sourcing Unit 3 The Quadrant Howarth Road Maidenhead SL6 1AP
Proposal:	Change of use to tyre supplier and fitting service (B2) as approved under planning permission 05/00090 without complying with condition 2 (hours of operation) to remove all time constraints on the proposed use.
Applicant:	Timpson Limited
Agent:	Mr Robert Taylor
Parish/Ward:	Oldfield Ward
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 The application site currently has a lawful use within Class B2 (general industrial) of the Use Classes Order. The applicants wish to operate this Council owned unit on an industrial estate for the processing of dry cleaning on site and associated processes. The use of a dry cleaning works is a B2 Use. They wish to be able to operate it on Sundays and for 24 hours a day if necessary. A condition on permission 05/00090 was that it could only operate from 8am to 6pm Mondays to Saturdays and at no time on Sundays, Bank or Public Holidays. That condition was imposed to protect the amenities of adjoining occupiers and quoted Local Plan Policy NAP3. It is considered that as all the adjoining occupiers are industrial units and the nearest residences are either across a railway line and 55m away or 70 and 74m away across a road and a watercourse, then there will be no harm to residential amenities if the condition is removed. The application is therefore recommended for approval.

It is recommended the Panel grants planning permission with no conditions.

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 because the land is owned by the Council; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is an industrial unit of some 140 sqm, situated on an industrial estate belonging to the Council. It is in a group of 4 identical units which back onto the railway line and front onto a car parking area. It is reached via Stafferton Way.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
05/00090/COU	Change of use to tyre supplier and fitting service (B2).	Approved 3.3.2005

- 4.1 The proposal is for the site to be used for B2 use without complying with Condition 2 of planning permission 05/00090 which limited the hours of operation, to remove all time constraints on the proposed use.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework (NPPF), Sections 17, 19.

Royal Borough Local Plan

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

	Development in Industrial Areas
Local Plan	E10, NAP3

6. EXPLANATION OF RECOMMENDATION

6.1 The key issue for consideration is whether the time constraint remains necessary for the proposed use, or whether its removal would harm any residential amenities.

Residential amenity

6.2 All the adjoining occupiers of the industrial units are businesses and a go-carting business. The nearest residences are either across a railway line and 55m away or 70 and 74m away across a road and a watercourse. The distances to the nearest residences are sufficient to ensure that there will be no harm to residential amenities if the condition is removed. Furthermore, vehicles servicing the site would be unlikely to pass by those houses. The Environmental Protection Officer has assessed the proposal and has no objections to the removal of the time constraint condition. The Highways Officer also has no objection to the proposal.

6.3 Paragraph 17 of the NPPF sets out core planning principles, which include the requirement to proactively drive and support sustainable economic development, and to identify and then meet the business needs of an area, and respond positively to wider opportunities for growth. It also includes that the planning system should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 19 states that the planning system should support sustainable economic growth, and not act as an impediment to sustainable growth, and that sufficient weight should be placed on the need to support economic growth through the planning system. It is considered that the proposal complies with the NPPF.

Other Material Considerations

6.4 The Town and Country Planning (Use classes) Order 1987 (as amended) puts uses of land and buildings into various categories. The original permission was for a tyre supplier and fitting service which fell within B2 use (general industrial). The proposed use, that of a dry cleaning works, is also a B2 use.

6.5 The original permission has two conditions, the first that the development shall be commenced within 5 years of the date of the permission. The second was that the use permitted shall operate between the hours of 08.00 – 18.00 on Mondays to Saturdays and at no time on Sundays, Bank or Public Holidays. Reason: To protect the amenities of adjoining occupiers. Relevant Policies Local Plan NAP3 – Structure Plan EN2 and LD3. It is now recommended to grant permission without either of the conditions.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

3 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 22.3.2016.

No representations were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection.	6.2
Highways Officer	No objection.	6.2
Environment Agency	No comment.	-

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan

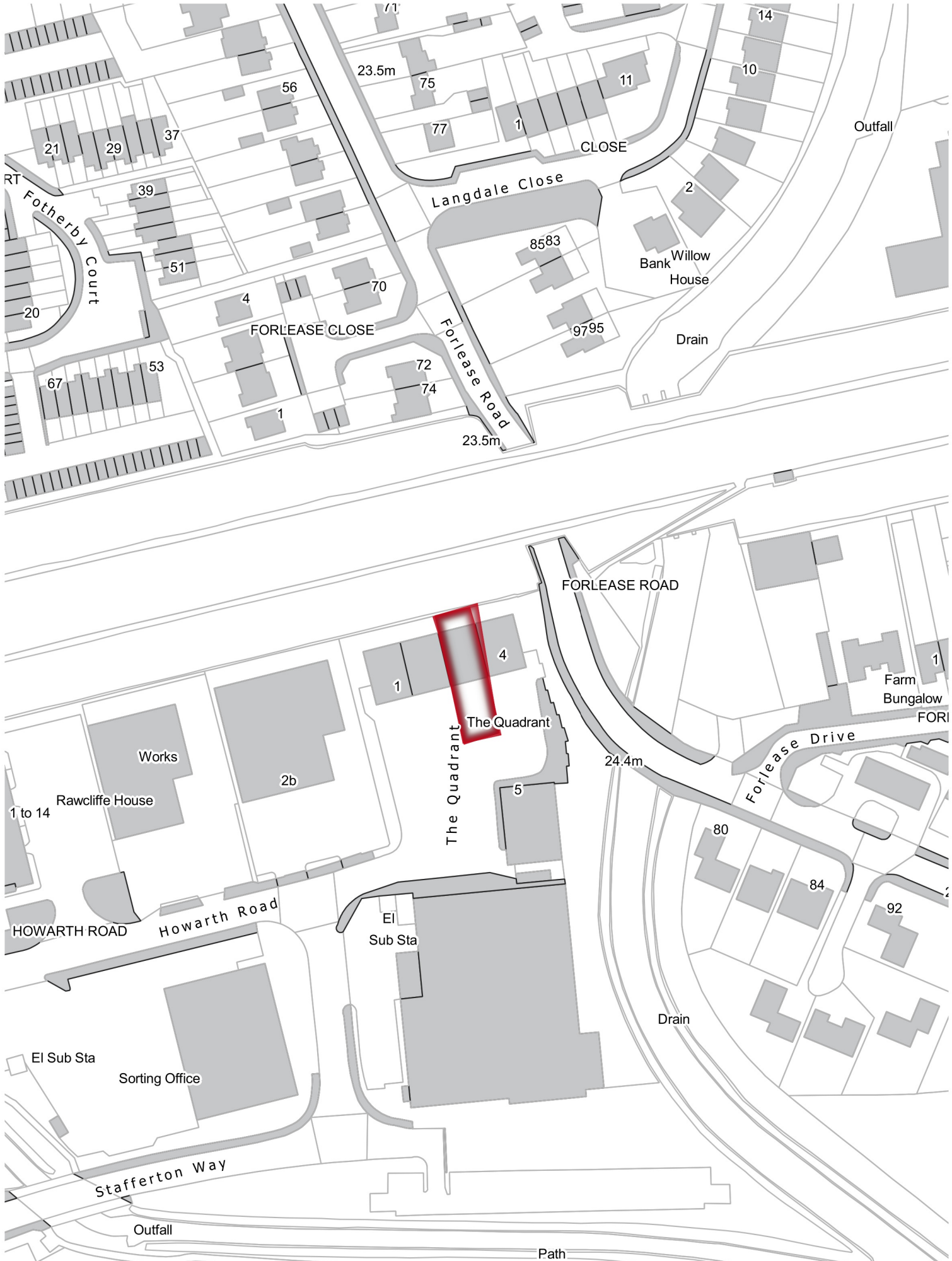
This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental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

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. None.



This page is intentionally left blank

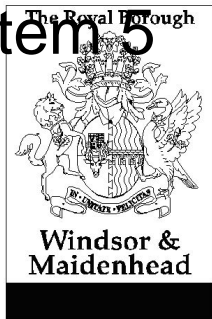


Site location



This page is intentionally left blank

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



Planning Appeals Received

30 March 2016 - 28 April 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 <https://acp.planninginspectorate.gov.uk/> should you wish to make comments in connection with an appeal, please use the Plns 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: Bisham Parish
Appeal Ref.: 16/00037/REF **Planning Ref.:** 15/03758/FULL **Plns Ref.:** APP/T0355/D/16/3146726
Date Received: 30 March 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Part retrospective open logia adjacent to existing swimming pool
Location: **Manor House Bradenham Lane Bisham Marlow SL7 1SB**
Appellant: Mrs S Mead **c/o Agent:** Mr P Emmett Emmetts Architecture 20 High Street Croughton Brackley NN13 5LT

Parish/Ward:
Appeal Ref.: 16/00039/REF **Planning Ref.:** 15/04016/FULL **Plns Ref.:** APP/T0355/D/16/3147692
Date Received: 6 April 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of vehicular access.
Location: **7 Switchback Road South Maidenhead SL6 7QR**
Appellant: Mr Duncan Innes 7 Switchback Road South Maidenhead SL6 7QR

Parish/Ward: Cox Green Parish
Appeal Ref.: 16/00040/REF **Planning Ref.:** 15/04112/FULL **Plns Ref.:** APP/T0355/D/16/3147142
Date Received: 13 April 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Proposed garage conversion, double carport to the front elevation and single storey rear extension and widen existing kerb.
Location: **7 Lowbrook Drive Maidenhead SL6 3XT**
Appellant: Mr Graham Pederson **c/o Agent:** Mr Stuart Keen SKDdesign Ltd Unit 3 Woodlands Business Park Woodlands Park Avenue Maidenhead SL6 3UA

Parish/Ward: White Waltham Parish
Appeal Ref.: 16/00041/REF **Planning Ref.:** 15/04243/FULL **Plns Ref.:** APP/T0355/D/16/3147423
Date Received: 19 April 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Construction of first floor rear extension, alterations to roof on rear extensions and amendments to fenestrations.
Location: **Bow House Coronation Road Littlewick Green Maidenhead SL6 3RA**
Appellant: Mr And Mrs Paul Ripley **c/o Agent:** Mr Christian Leigh Leigh And Glennie Ltd 6 All Souls Road Ascot SL5 9EA

Parish/Ward:
Appeal Ref.: 16/00042/REF **Planning Ref.:** 16/00092/FULL **Plns Ref.:** APP/T0355/D/
16/3147663

Date Received: 20 April 2016 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Alterations to driveway including dropped kerb.
Location: **3 Switchback Road South Maidenhead SL6 7QR**
Appellant: Mr Adrian Wheeler 3 Switchback Road South Maidenhead SL6 7QR



Appeal Decision Report

31 March 2016 - 29 April 2016

MAIDENHEAD

Appeal Ref.: 14/60106/REF **Planning Ref.:** 14/01225/CLU **Plns Ref.:** APP/T0355/X/
14/2227138

Appellant: Mrs Louise Stevens **c/o Agent:** Mr Joe Cunnane Cunnane Town Planning LLP
Churchward House 4 Foundry Court Gogmore Lane Chertsey KT16 9AP

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

Description: Certificate of lawfulness to determine whether the existing use of the land as mixed use comprising residential use and ancillary storage of rides, lorries and caravans is lawful

Location: **Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF**

Appeal Decision: Dismissed **Decision Date:** 21 April 2016

Main Issue: The case advanced for the appellant in brief is that the site has continually functioned as a travelling show person's site since 1991 and that the stationing of caravans for residential occupation by staff has always occurred. The character of the use of the land has not changed as a result of the stationing of 8 static caravans. The Inspector concluded that during the periods of travelling or when caravans are simply stored the Council could not have taken action against a mixed use of land including the stationing of caravans for residential purposes as described in the notice. The interruption in the residential use of the land resulted in a cessation of the mixed use as described in the notice. As such the occupation of caravans stationed on the site for residential purposes on a continuous basis has not subsisted for a period of ten years or more prior to the issue of the notice and therefore this is not the lawful use of the land.

Appeal Ref.: 14/60107/ENF **Enforcement Ref.:** 13/50390/ENF **Plns Ref.:** APP/T0355/C/
14/2226708

Appellant: Louise Stevens **c/o Agent:** Mr Joe Cunnane Cunnane Town Planning LLP Churchward House 4 Foundry Court Gogmore Lane Chertsey KT16 9AP

Decision Type: **Officer Recommendation:**

Description: Appeal against the Enforcement Notice: 12 mobile homes and 6 touring caravans stationed on site for residential purposes.

Location: **Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF**

Appeal Decision: Dismissed **Decision Date:** 21 April 2016

Main Issue: The appeal decision relates to two matters: (1) An appeal against Enforcement Notice which was served in connection with the following breaches: - The installation of an aggregate hardstanding; - The erection of fencing round the mobile homes with earth bunding to the rear of the mobile homes; - The use of the land for stationing caravans for residential purposes. The Inspector found that the operational development (bund and hardstanding) and the material change of use of the land (stationing of caravans for residential purposes) were inappropriate in the Green Belt. The owner made the case that the mobile homes were for 'travelling showpersons'. However, the Inspector advised that there is no historic permission, or even certificate of lawfulness, for this use of the site as a travelling showpersons yard. The owner also claimed that this use had been continuing for a minimum of 10 years, but she was not able to substantiate this claim to the satisfaction of the Inspector. (2) An appeal against refusal to grant a "Certificate of lawfulness to determine whether the existing use of the land as mixed use comprising residential use and ancillary storage of rides, lorries and caravans" Subject to some amendments to the exact wording of Enforcement Notice, the appeal was dismissed and the Notice upheld. Also the Inspector refused to grant planning permission of the deemed (CLU) application.

Appeal Ref.: 15/00089/REF **Planning Ref.:** 15/02484/FULL **Plns Ref.:** APP/T0355/W/15/3137638

Appellant: Mr Ryan Reider **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell RG12 9BX

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

Description: Change of use of land from agricultural to residential use.

Location: **Green Acres Fifield Road Fifield Maidenhead SL6 2NX**

Appeal Decision: Dismissed **Decision Date:** 23 March 2016

Main Issue: The proposed development does not clearly outweigh the harm by reason of inappropriateness, harm to the openness, function and visual amenity of the Green Belt and the conflict with national and local policy. Accordingly, it is concluded that very special circumstances are required to justify the development do not exist.

Appeal Ref.: 16/00007/REF **Planning Ref.:** 15/03926/FULL **Plns Ref.:** APP/T0355/D/16/3143234

Appellant: Mr Alan Suleyman **c/o Agent:** Mr Alistair Lloyd Abracad Architects The Atrium Broad Lane Bracknell Berkshire RG12 9BX

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

Description: Construction of a two storey rear extension and single storey side extension and front porch

Location: **Etchea Fishery Road Maidenhead SL6 1UP**

Appeal Decision: Dismissed **Decision Date:** 12 April 2016

Main Issue: The proposal would have an overbearing impact on the patio area and extension at Croome Cottage. It would significantly reduce the levels of sunlight that would reach the patio area by casting a shadow over that area, and would also significantly reduce the level of enjoyment which the occupiers of Croome Cottage derive when using the patio. It would also reduce the levels of daylight that would reach the patio doors of the extension at Croome Cottage making the extension gloomy, impacting the enjoyment of the extension. It would have a detrimental impact on the living conditions of the occupiers of Croome Cottage. The balcony would also cause loss of privacy to the garden of Croome Cottage between the patio and the river.

Appeal Ref.: 16/00013/REF **Planning Ref.:** 15/02906/FULL **Plns Ref.:** APP/T0355/W/16/3143249

Appellant: Mr B Glistler - White Waltham Garage Ltd **c/o Agent:** Mr Christopher Arden Christopher Arden Chartered Architects 11 Galton Road Ascot Berkshire SL5 0BP

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

Description: Construction of 2 detached dwellings served by existing vehicular access, following demolition of existing buildings

Location: **White Waltham Garage Waltham Road White Waltham Maidenhead SL6 3SG**

Appeal Decision: Dismissed **Decision Date:** 21 April 2016

Main Issue: The buildings in this part of the settlement have very distinctive features which make an important contribution to the character and appearance of the area. The two proposed dwellings would be prominent and thus be part of the street scene. The close spacing proposed between them is not especially characteristic of the area and more importantly the design features proposed, while not intrinsically of poor quality, would be more typically found in an urban area or within an urban extension development. They show little or no respect for the other buildings in the area or its overall character and appearance. The proposal would therefore not comply with the fourth core planning principle set out in Framework paragraph 17 or the more detailed development of this in Framework section 7, Requiring Good Design.
