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NOTICE

OF

MEETING

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

will meet on

WEDNESDAY, 14TH DECEMBER, 2016

At 7.00 pm

in the

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

TO: MEMBERS OF THE WINDSOR RURAL DEVELOPMENT CONTROL PANEL

COUNCILLORS DR LILLY EVANS (CHAIRMAN), COLIN RAYNER (VICE-CHAIRMAN), CHRISTINE BATESON, MALCOLM BEER, DAVID HILTON AND JOHN LENTON

SUBSTITUTE MEMBERS
COUNCILLORS SAYONARA LUXTON, JOHN STORY, LYNDA YONG, MICHAEL AIREY, SIMON WERNER, LYNNE JONES AND JULIAN SHARPE

Karen Shepherd - Democratic Services Manager - Issued: Tuesday, 6 December 2016

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Andy Carswell** 01628 796319

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 outside and do not re-enter the building until told to do so by a member of staff.

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AGENDA

PART I

ITEM	SUBJECT	PAGE NO
1.	APOLOGIES FOR ABSENCE To receive any apologies for absence.	
2.	DECLARATIONS OF INTEREST To receive any Declarations of Interest.	5 - 6
3.	MINUTES To confirm the Minutes of the meeting held on October 19th 2016.	7 - 10
4.	PLANNING APPLICATIONS (DECISION) To consider the Director of Development & Regeneration / Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/pam/search.jsp or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	11 - 98
5.	ESSENTIAL MONITORING REPORTS (MONITORING) To consider the Essential Monitoring Reports.	99 - 104

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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.

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 19 OCTOBER 2016

PRESENT**:** Councillors Malcolm Beer, David Hilton and John Lenton

Also in attendance: Councillor Derek Wilson

Officers: Wendy Binmore

APOLOGIES FOR ABSENCE

Apologies received from Councillors Christine Bateson and Colin Rayner.

DECLARATIONS OF INTEREST

Cllr L Evans – Declared a prejudicial interest in item 16/02358 as she was a Parish Councillor at Sunningdale Parish Council and in the past, prior to becoming a Member of the Windsor Rural Development Control Panel, had prepared the Parish Council in arguaing against the application. Cllr L Evans left the room during the debate and the bote on this item.

Cllr Lenton – Declared a personal interest in items 16/02133 and 16/02214 as he was a Member of Wraysbury Parish Council and was present when the items were discussed, although he did not take part in the discussion. Cllr Lenton confirmed he had come to Panel with an open mind.

MINUTES

RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panelo Held at Holy Tinity CE School, Sunningdale on 21 September 2016 be approved subject to the following amendment being made:

16/01892 – Two Councillors voted against (Cllrs Beer and Sharpe).

PLANNING APPLICATIONS (DECISION)

16/02133* Mr Griffin: Outline application with all matters reserved: Erection of 6 x detached dwellings with associated works at Breakers Yard and Land Adjacent to Breakers Yard, Gloucester Drive, Wraysbury, Staines – **THE PANEL VOTED to REFUSE the application in accordance with the Head of Planning's recommendations to refuse planning permission for the following summarised reasons (the full reasons are identified in Section 10 of the Main Report):**

- The scheme for residential development is a form of inappropriate development within the functional flood plain. In addition, it has not been satisfactorily demonstrated that the development would not reduce the capacity of the floodplain storage. The scheme also fails to provide a safe means of escape for future occupiers of the dwellings in the event of a flood.

- The information submitted within this application does not provide a suitable basis for assessing that the risk of pollution to controlled waters is acceptable in the Source Protection Zone.
- The very Special Circumstances (VSC) does not outweigh all other harm arising from the development and so the proposal is inappropriate development in the Green Belt.

Four Councillors voted in favour of the motion (Cllrs Beer, L. Evans, Hilton and Yong), and one Councillor voted against the motion (Cllr Lenton).

(The Panel was addressed by Kevin Davies on behalf of the applicant).

16/02214 Mr Hall: New dwelling following demolition of existing dwelling (part retrospective) at 3 Welley Avenue, Wraysbury, Staines, TW19 5HE – **THE PANEL VOTED to APPROVE the application in accordance with the Head of Planning's recommendations with the conditions listed in Section 10 of the Main Report.**

Four Councillors voted in favour of the motion (Cllrs Beer, L. Evans, Hilton and Yong), and one Councillor abstained from the vote (Cllr Lenton).

(The Panel was addressed by Brian Tullett in objection and Jason Hall, the applicant).

16/02358* Mr and Mrs Mills: 4 No. dwellings formed of 2 pairs of semi detached houses with basement, associated parking and amenity space following demolition of existing dwelling at Lime Treet Lodge, London Road, Sunningdale, Ascot SL5 0JN – **THE PANEL VOTED UNANIMOUSLY to REFUSE the application against the Head of Planning's recommendations for the reasons set out below:**

- The site is located in a leafy residential suburb on the edge of the urban area but shares more similarities with the semi rural character to the north east. The proposed dwellings are considered to have a more urban form and be bulkier than the consented scheme due to the steps running up to the front doors; in addition the basement rising above ground level results in windows being raised and therefore the dormers raised in the roof which has increase in width and thus appears bulkier. These changes from the approved scheme will be noticeable in public views from London Road and would have a materially greater effect on the appearance of the surrounding semi rural area than the consented scheme. The contribution the development would make towards addressing housing supply issues would not outweigh the significant and demonstrable harm that the scheme would cause to the character and appearance of the area. It is not a form of sustainable development for which there is a presumption in favour. The proposal is contrary to Policies H10, H11 and DG1 of the RBWM

Local Plan (2003) and to Policies NP/DG1.2 and NP/DG3 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan 2011-2016 (2014)

(The Panel was addressed by Julia Chester (SPAE), Diana Tombs (NPDG) and Michael Burn, Sunningdale Parish Council in objection).

16/02052 Ms Ledger: Single storey side/rear extension at 138 Staines Road, Wraysbury, Staines TW19 5AH – **THIS ITEM WAS WITHDRAWN FROM THE AGENDA.**

ESSENTIAL MONITORING REPORTS (MONITORING)

Details of the Appeal Decision Report and the Planning Appeals Received were noted.

The meeting, which began at 7.00 pm, finished at 8.50 pm

CHAIRMAN…….

DATE…….....

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ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Rural Panel

14th December 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.** 16/01878/FULL **Recommendation** PERM **Page No.**

Location: Russells Farm Windsor Great Park Windsor

Proposal: Replacement agricultural building

Applicant: The Crown Estate **Member Call-in:** Not applicable **Expiry Date:** 13 January 2017

Item No. 2 **Application No.** 16/01889/FULL **Recommendation** DD **Page No.**

Location: St Georges School Wells Lane Ascot SL5 7DZ

Proposal: Erection of swimming pool and changing facilities with ancillary paths, landscaping and re-surface existing adjoining car park (amendment to planning permission 13/02832)

Applicant: The Bursar **Member Call-in:** Not applicable **Expiry Date:** 21 September 2016

Item No. 3 **Application No.** 16/02699/FULL **Recommendation** PERM **Page No.**

Location: Papplewick School Windsor Road Ascot SL5 7LH

Proposal: Erection of teaching and boarding facility following demolition of existing ancillary buildings

Applicant: Mr Burrows - Papplewick Educational Trust Ltd **Member Call-in:** Not applicable **Expiry Date:** 19 December 2016

Item No. 4 **Application No.** 16/02810/FULL **Recommendation** DD **Page No.**

Location: Land At Priory Lodge Priory Road Sunningdale Ascot

Proposal: Erection of a detached five bedroom dwelling with attached garage.

Applicant: Mr Scott **Member Call-in:** Cllr Mrs Christine Bateson **Expiry Date:** 25 October 2016

Item No.	5	**Application No.**	16/03142/FULL	**Recommendation**	REF	**Page No.**	

Location: Rosedale 54 Albany Road Old Windsor Windsor SL4 2QA

Proposal: Erection of a pair of 3 bedroom semi-detached houses with associated parking and landscaping, following demolition of all existing buildings.

Applicant:	Jordan Construction Limited	**Member Call-in:**	Cllr Malcolm Beer	**Expiry Date:**	28 November 2016

Item No.	6	**Application No.**	16/03323/FULL	**Recommendation**	PERM	**Page No.**	

Location: Wraysbury Primary School Welley Road Wraysbury Staines TW19 5DJ

Proposal: Construction of first floor extension.

Applicant:	Miss Pfeiffer	**Member Call-in:**	(Regulation 3)	**Expiry Date:**	16 December 2016

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 1

Application No.:	16/01878/FULL
Location:	Russells Farm Windsor Great Park Windsor
Proposal:	Replacement agricultural building
Applicant:	The Crown Estate
Agent:	Mr Vic Wheeler -ATSS Ltd
Parish/Ward:	Old Windsor Parish/Old Windsor Ward

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

1. SUMMARY

1.1 This application proposes a new agricultural building for cattle and straw storage, to replace two existing buildings within a complex of farm buildings. The development is considered to be appropriate development in the Green Belt. Furthermore, it is considered that the new building is acceptable in terms of the setting of the registered Historic Park and area of Special Landscape Importance. The proposal is also considered acceptable in terms of ecology and surface water drainage.

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

It is recommended the Panel authorises the Head of Planning:	
1.	**To grant planning permission with the conditions listed in Section 9 of this report following the referral to the Department for Communities and Local Government and there being no intervention by the Secretary of State in the decision making process.**

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 Russell's Farm is part of the Crown Estate, and within the Windsor Great Park, which is located within the Green Belt and is also subject to designations as a registered Historic Park, an Area of Special Landscape Importance, and (in part) a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The proposal is for the erection of an agricultural building of approximately 1410 sq.m in area (30.1m x 47 m including roof overhang) and up to 10m high at the ridgeline, to replace 2 smaller buildings totalling 574 sq.m. It is noted that the application form states that the new building would be 1,332 sq.m (internal floor space).

4.2 Part of the building will house cattle in conditions to meet current welfare standards, and will replace a cattle building at the site, which will be demolished. An existing straw barn at the site is also to be demolished, and part of the new building will be used for storing straw.

4.3 The new building would have a pitched cement fibre roof (dark grey coloured). The external walls would comprise of timber space boarding and concrete panels.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

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

General Policies	Green Belt	Highways and parking	Trees
DG1, HG1, N1	GB1,GB2	P4,T5	N6

These policies can be found at
https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Supplementary planning documents

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i Whether the development constitutes appropriate development in Green Belt terms;

ii Impacts on the registered Historic Park;

iii Visual impacts on the Area of Special Landscape Importance;

iv Potential impacts on nature conservation values; and

v Drainage and local flooding issues.

Green Belt

6.2 National Planning Policy Framework paragraphs 89 and 90 of this Framework set out forms of development that are appropriate in the Green Belt, which include agricultural buildings. The proposal is therefore acceptable in Green Belt terms. The proposed building is also considered to be acceptable in terms of its appearance and impact of the rural character of the area.

Impacts on the registered Historic Park

6.3 The Royal Estate Windsor Great Park is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest. Historic England was consulted, and did not object to the proposal. Potential impacts on the historic and cultural values were discussed with the Council's Conservation Officer, and it is concluded that due to the context of the proposal in a cluster of agricultural buildings that the impacts on these values would not be significant.

The Area of Special Landscape Importance

6.4 The Great Park is also subject to this local designation. The new building would be well screened by other farm buildings and located centrally within a complex of existing buildings. The farm complex is surrounding woodland, which is protected by the nature designation discussed below. It is concluded that the landscape impacts of the proposal are acceptable.

Potential impacts on nature conservation values

6.5 The application site is in close proximity to a European designated site, the Windsor Forest and Great Park Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The proposed building is for storage of straw and keeping cattle.

6.6 The applicant advises that there is no waste water drainage proposed or required for the development. The cattle are bedded on straw and the unit will be scraped for the removal of bedding as it is now. They advise that no waste water will be entering the storm water system.

6.7 Since the application was originally submitted the applicants have submitted a Construction Environmental Management Plan to detail how construction works would minimise any adverse impact on the environment. The applicants have also submitted an Ecological Report and Storm Water Drainage Maintenance Plan. Natural England has advised in the light of these submissions, that they are satisfied that there would be no significant adverse impacts on designated sites, withdrawing their previous objection.

6.8 The Ecology Report advises that no evidence of bats or owls was found in the buildings to be removed. The report also concludes that there was no evidence of other protected species at the site. The applicants are proposing bat boxes on the exterior of the new building. The Council's Ecologist has discussed the proposal with the case officer and it is not anticipated that there will an ecology objection. The Council's Ecologist will advise on any suggested conditions and this will be reported in the panel update.

Drainage and local flooding issues

6.9 It is understood that surface water will be directed into the existing surface water drainage system. There are no proposals for soakaways. The applicants have submitted a drainage plan (received 19th July), together with a Storm Water Drainage Management Plan. Both Natural England and the Lead Local Flood Authority (LLFA) are satisfied with the surface water drainage arrangements, and have removed their original objections. The LLFA has suggested a condition to ensure that the surface water system is implemented in accordance with the approved detailed prior to the use of the building commencing, in order to ensure that the principles of sustainable drainage are incorporated into the proposed development. (See condition 2 – Section 9).

Other Material Considerations

6.10 The Parish Council has not objected to the proposal but has noted the LLFA comments. There are no highways or tree officer objections to the proposals. There are no trees in the immediate vicinity of the proposed building.

6.11 The proposal would support the business activities of a working farm, and provided that the nature conservation and drainage constraints can be properly addressed there would be no objection in principle to the proposed building being erected.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

A site notice was posted on 26th July 2016 and the application was advertised in the Maidenhead Advertiser on 4th August 2016.

No letters were received from neighbours.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Natural England	No objection.	Paragraphs 6.4-6.9.
Parish Council	No objection to the proposal but agreed with RBWM's comments on surface water drainage.	Para 6.9.
Historic England	The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.	Para 6.3.

Other consultees

Consultee	Comment	Where in the report this is considered
Local Lead Flood Authority	No objection – suggested condition: The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing, and maintained thereafter. Reason: To ensure that the principles of sustainable drainage are incorporated into the proposed development.	Para 6.9.
Tree Officer	No objection.	Para 6.10.
Highway Officer	No objection.	Para 6.10.
Council's Ecologist	Comments and suggested conditions awaited. These will be reported in the panel update.	Para 6.8.
Berkshire Garden Trust	No objection.	Para 6.3.

8. APPENDICES TO THIS REPORT

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

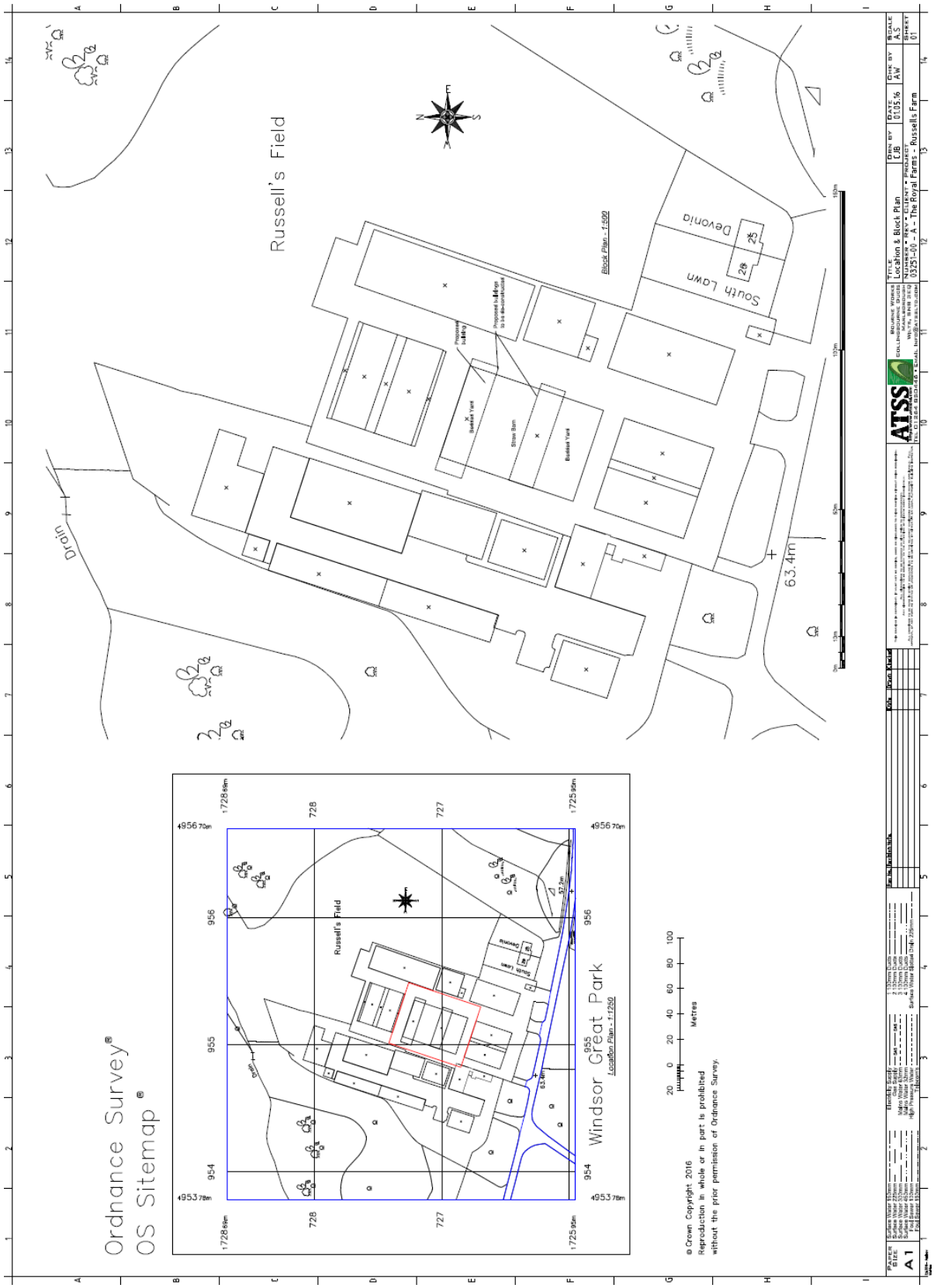
9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED.

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

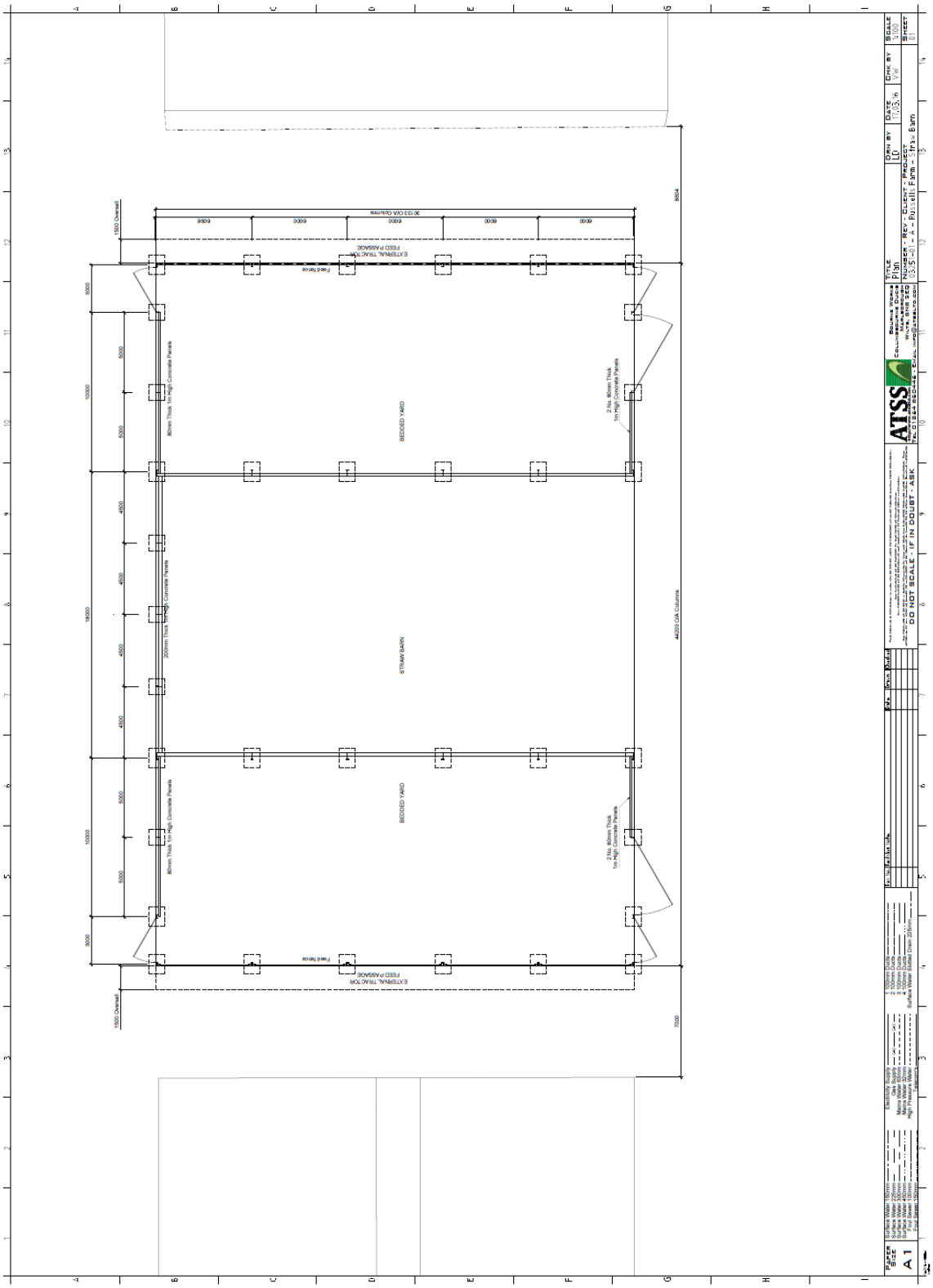
2. The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing, and maintained thereafter in accordance with the submitted storm water drainage maintenance plan.
Reason: To ensure that the principles of sustainable drainage are incorporated into the proposed development.

3. The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

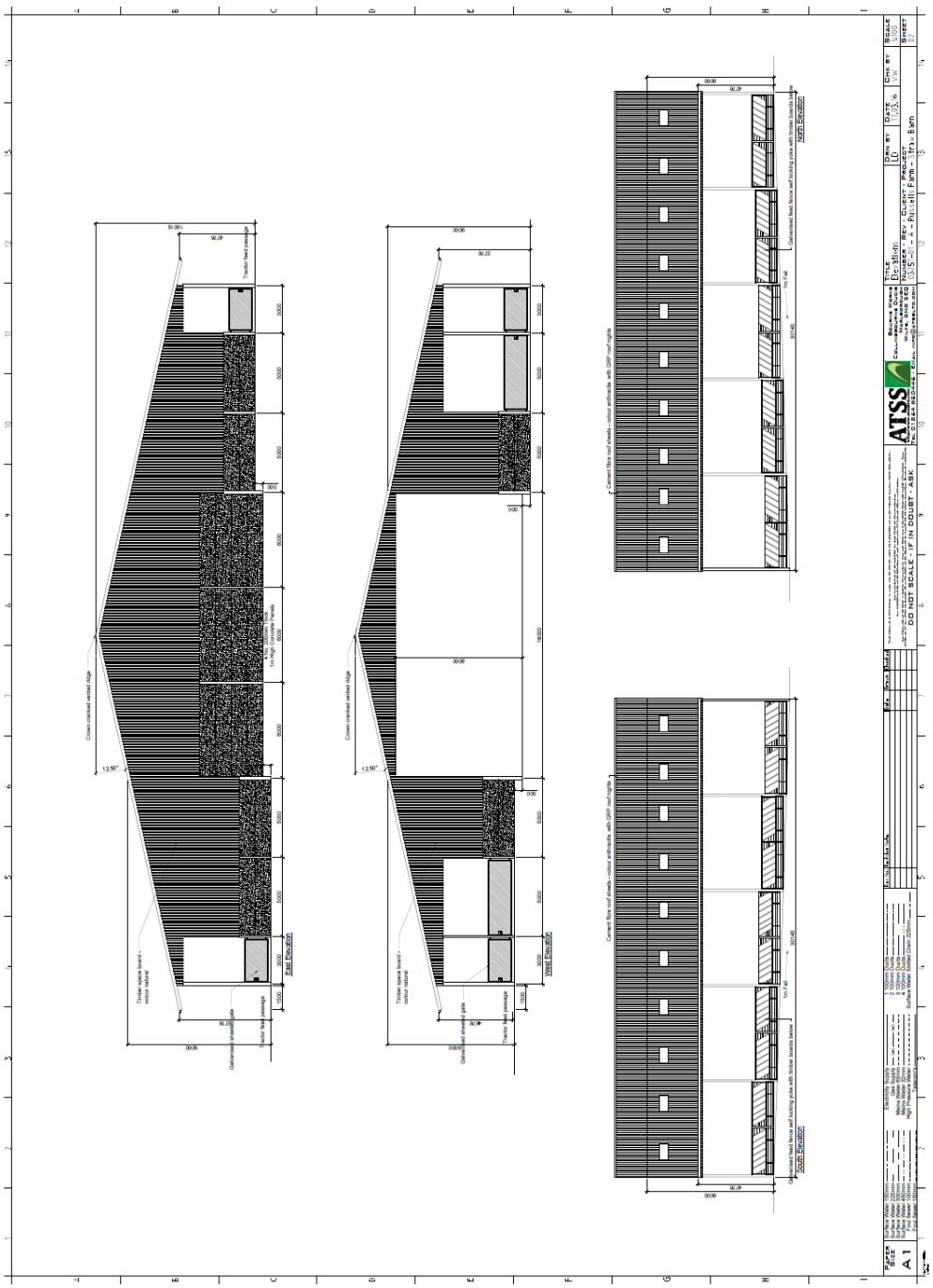
APPENDIX A – 16/01878 Russells Farm, Windsor Great Park



APPENDIX B – RUSSELLS FARM 16/01878



APPENDIX B – RUSSELLS FARM 16/01878



APPENDIX B – RUSSELLS FARM 16/01878

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 2

Application No.:	16/01889/FULL
Location:	St Georges School Wells Lane Ascot SL5 7DZ
Proposal:	Erection of swimming pool and changing facilities with ancillary paths, landscaping and re-surface existing adjoining car park (amendment to planning permission 13/02832)
Applicant:	The Bursar
Agent:	Mr Mark Carter
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward

If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk

1. SUMMARY

1.1 The application seeks planning permission for an indoor swimming pool (to replace an existing outdoor pool in the grounds of the school) in the form of an extension to an existing building. The proposal is considered to comprise inappropriate development in the Green Belt, however, the applicant has made the case for very special circumstances based on the educational requirements of the school and demonstrating that the pool is needed and is no larger than required. This case of Very Special Circumstances (VSC) has been accepted previously (planning reference 13/02832) , and this forms a material planning consideration in the determination of this current application in accepting the case of VSC, as the planning policy relating to Green Belt and the site context has not changed.

1.2 A revised Sustainable Drainage Scheme has been submitted in order to overcome concerns raised by the Council's flood risk officer and tree officer. Formal comments are awaited from both consultees, however, on the basis that a satisfactory SUDs system is provided, it is considered that case of Very Special Circumstances exists which outweighs the harm to the Green Belt and any other harm.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report, subject to a satisfactory Sustainable Drainage scheme being provided, and subject to the application being referred to the Secretary of State for consideration as to whether to call-in the application for determination as it is a major development in the Green Belt.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The site comprises part of the grounds of St Georges School, a private girls boarding school, in Ascot. The site comprises land around an existing sports hall building, located in the southern part of the site, close to Wells Lane. Wells Lane separates the main school grounds and its car park from the school playing fields. The site is located within the Green Belt and is covered by an area Tree Preservation Order. The land is sloping.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
88/00013/FULL	Demolition of existing and erection of a two Storey classroom block.	Approved 23.12.88.
89/00074/FULL	Construction of a 208 space car park.	Approved 8.3.90.
90/00051/FULL	Erection of a part three storey/part two Storey building to provide indoor sports hall Including two squash courts, viewing area with store below, small teaching area, changing rooms and staff room.	Approved 31.7.91.
91/00044/FULL	Alterations to the elevations of the indoor sports building approved under consent 469310Including a reduction in the height.	Refused 26.3.91.
93/00050/FULL	Erection of a detached single storey building to provide a replacement animal house for school pets.	Approved 11.5.93.
94/00040/FULL	Erection of two two-storey side extensions to Loveday house to provide additional 6th form Boarding accommodation and create a staff Flat and a four-bedroom replacement house for Headmistress.	Approved 8.6.94.
95/00052/FULL	Erection of a detached two storey building to Provide new 250 seat theatre with stage and Teaching area, changing rooms, foyer, bar and Stores.	Refused 29.1.96.
99/78821/FULL	Erection of a three storey multi purpose hall.	Approved 7.6.2000.
02/82165/FULL	Retention of temporary access road to provide vehicular access to the multi purpose hall.	Refuse 15.4.02.
03/83532/FULL	Erection of polytunnel.	Approved 27.10.03.
05/00599/FULL	Erection of a timber sports shelter/store building.	Approved 19.4.05.
05/02807/FULL	Retention of temporary construction access road to provide vehicular access to multi purpose hall.	Approved 9.1.06.
07/01193/FULL	Erection of two sets of each of 10 no. 8 metre high floodlights to existing tennis courts.	Approved 22.6.07.
09/02196/FULL	Construction of a two storey Arts faculty building with link to existing science building. Internal alterations to main building (Markham) including changes to main entrance, staff entrance with canopy and girls entrance with canopy, new doorway, door changed to window, new covered walkway and gates to delivery area.	Approved 4.12.09.
13/02831/FULL	Demolish existing outdoor swimming pool and changing facilities and erect a detached four bedroom house with access alterations and ancillary works.	Application withdrawn on the 22nd November 2013.
13/02835/FULL	Erection of a two storey library building with link extension to the existing school on site of existing	Permitted on the 15th November 2013.

	porta cabin.	
13/02832/FULL	Erection of swimming pool and changing facilities etc. with ancillary paths, landscaping etc. and re surface existing adjoining car park.	Permitted on the 5th December 2013.

4.1 The application seeks permission to erect a new enclosed swimming pool building; this is to replace an outdoor swimming pool within the school, which no longer meets the schools requirements.

4.2 The proposed swimming pool would be accommodated in a single storey extension to the existing sports hall, wrapping around the existing wall of the sports hall. The extension would result in the loss of some trees. New external walls would be constructed from facing brickwork to match the existing so the pool appears as an extension of the existing sports hall. Glazed panels are included to the south wall of the pool and the entrance elevation.

4.3 The existing car park is to the south of the sports hall and it is proposed to resurface the car park with tarmac finish.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections:

Paragraphs 61, 64- Design
Paragraphs 87, 88 and 89- Green Belt

Royal Borough Local Plan

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

Green Belt	Highways and Parking	Trees
GB1, GB2	P4, T5	N6

These policies can be found at:
https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i Whether the proposal amounts to appropriate development in the Green Belt and if not whether there are any very special circumstances to allow the development;

ii Impact upon the character and appearance of the area;

iii Impact upon trees.

Whether the proposal amounts to appropriate development in the Green Belt and if not whether there are any very special circumstances to allow the development

6.2 Policy GB1 of the Local Plan sets out forms of development that are appropriate in the Green Belt, the proposed extension does not comprise one of the forms of development that are set out in Policy GB1. Regard must be had to the NPPF, which is in slight conflict with the local plan Green Belt policies and allows a slightly greater scope of development in the Green Belt. The NPPF sets out at paragraph 89 when buildings in the Green Belt may be a form of appropriate development.

6.3 It is not considered that the proposed extension would fall into any of the forms of appropriate development within the Green Belt as set out in National Planning Policy. Inappropriate development in the Green Belt is by definition, harmful to the Green Belt. Having established the 'in principle' harm from the development being inappropriate, it is necessary to identify if the development physically harms the Green Belt. The proposed extension would be single storey and would appear subservient to the main building. Due to the scale and siting of the extension, it is considered that the extension would have a limited impact on the openness of the Green Belt.

6.4 The proposal is contrary to the NPPF and Local Plan Policies. The application could only be approved, if 'Very Special Circumstances' (VSC) clearly outweigh the harm to the Green Belt caused by inappropriateness and any other harm. The applicant has made a case for VSC and this is considered at the end of the report under the 'Planning Balance' after consideration of all the other issues.

Impact upon the character and appearance of the area

6.5 The proposed building would be of a contemporary design and has been designed to take account of the existing slope of the land, being set into the ground, whilst wrapping around the existing sports hall building.

6.6 The proposed extension would appear as a modest addition to the building when viewed from the footpath to the south along Wells Lane. The extension is considered to be of a good quality design, which would appear as part of the complex of building already on this site. The proposal would result in the loss of a number of trees which do contribute to the character of the area, but are not of individual merit. There is no objection to the loss of these trees, on the basis of a suitable tree/soft landscaping scheme. The proposed tree planting around the extension which includes the planting of a number of trees, including Oak and Silver Birch shown on drawing 91/15A is considered to be acceptable to mitigate for the loss of the trees and to soften the appearance of the development.

Sustainable Drainage

6.7 In accordance with the requirements of National Planning Policy, for this major development, there is a requirement to provide Sustainable Drainage which provides betterment for surface water run-off at the site. The revised SUDs scheme has been provided to the Council's Flood Risk engineer and their comments will be provided in the update report to Panel. The previous scheme was not required to make this provision before determination, but the Flood Water Management Act has changed National Policy in this regard. This planning application was submitted without Sustainable Drainage information.

Impact upon trees

6.8 Owing to additional information on drainage being lodged, during the course of the application, the tree officer has then raised concerns over the proposed Sustainable

Drainage (SUDs) system and the impact this would have on water being able to run to the trees at the bottom of the car park (south of the site). A revised SUDs system has been submitted which has been designed to take account of these trees (the concrete tank has been re-sited and gullies removed in the area close to the trees). Formal comments from the tree officer will be reported in the update to Panel, as will the recommended conditions in order to protect retained trees during the course of the construction of the development, and to secure the landscaping scheme.

VSC and the Planning Balance

6.9 The applicant has made the case of Very Special Circumstances, which are:

The proposals result from the schools requirement to replace the existing pool which has been on site since the school opened. **(This is not considered to be VSC).**
Sports England provide guidance for schools and swimming pools in a Design Guidance Note 2011, this directs the location of the pool and depends on: position of existing and new access roads and public utilities orientation in relation to natural lighting and solar glare; visibility of the facility car parking; access for service and emergency vehicles; soil substrate conditions and depths of the water table. **(This is not considered to be VSC).**
The scheme would provide a much needed new indoor swimming pool, to enable the School to improve the health and fitness of its pupils. **(This is considered to form part of the VSC).**
The existing pool is proving very difficult and expensive to maintain because it was exposed to the elements. The pool is not heated. The changing facilities are very basic. This results in its being used only from May to July. At some 14 metres long and with the incorrect depths it does not meet curriculum requirements. As a result the existing pool is unattractive and being open is largely unsustainable. **(This is considered to form part of the VSC).**
The proposed works follow and arise from Government Educational guidelines and the need to satisfy inspection reports, and it would not therefore be easy or possible to compromise these standards. In the past the Local Authority has been very supportive of the School in its aspiration to provide better facilities for educational reasons whilst preserving its attractive setting. **(This is not considered to be VSC).**
By providing new purpose designed accommodation for swimming, the Governors aim to improve safety and ease of access for the students and staff users by means of suitably designed external and internal routes. This will enable the school to better achieve their aim of complying with recent Building Regulations Part M requirements and Disability Discrimination Act requirements. **(This is considered to form part of the VSC).**
There are no proposals to increase number of pupils or staff attending the school. The facilities are designed to replace existing substandard facilities on the site, however the school are quite prepared to open the pool to members of the local community of this is something the Council would like to see. The school will ensure the timetable is used flexibly to make the best use of the facilities and can establish meaningful links with local clubs and societies. This can also involve ensuring the availability of the resource for other schools and for young people with special educational needs, in the summer the pool could be used by the 'camp' activity clubs that the school hold for children. **(This is not considered to be VSC).**
Independent schools are not required to teach the National Curriculum, however fee paying parents expect them to not only meet the standards set out there but to exceed them. In this way, charitable schools such as St George's are able to meet their public benefit obligations to the local community as required by the Charity Commission. Moreover, the government requires independent school to have good relations

with and to support maintained schools. St George's has close links with local schools both inside and neighbouring the Borough. . **(This is considered to form part of the VSC).**
The minimum requirements to deliver this facility in terms of lanes, lane widths, shallow and deeper end all meet the standards which allow for swimming and also canoe training, water polo and diving. ASA and Sport England guidelines are a 6 lane pool of 25m x 13m. The clearance around the pool has been kept to the minimum to ensure the building is no larger than it needs to be for Green Belt, and financial, reasons. The pool is designed for a maximum occupancy of approximately 40 students at one time. There is also adequate segregated changing, staff changing, first aid, storage and plant rooms etc. It is not possible to use the sports hall changing room as it is not appropriate for muddy sports to be changing with swimmers and there is inadequate capacity if field sports and swimmers were changing together. New wet changing facilities have been provided by kept to the minimum of the size of group that would be using the pool at one time. **(This is considered to form part of the VSC).**
The proposed site links well to the operational pattern of the school. Other sites would impinge on car parking. The site would not affect the adjoining playing fields. The pool improves the aesthetics of the sports hall building. Three sites were considered and two were dismissed as one would be viewed by visitors and passers by from Wells Lane and the other involved considerable earth movement and would affect mature trees. The proposed location utilises a fall in the land to minimise the appearance of height and avoids the root protection area of any important trees. The materials will match the existing building. The building will be very sustainable and the internal environment of the pool will be monitored with full heat recovery long life low energy lights. Special attention will be paid to water use and recycling and high levels of insulation will be achieved. It is also the most suitable for use by the children incorporating a suitable access route from adjacent classrooms. **(This is not considered to be VSC).**

6.10 It is considered that there is harm to the Green Belt, by reason of its inappropriateness, and by the limited impact on the openness of the Green Belt. It is considered that the SUDS scheme proposed is likely to manage surface water run-off adequately and is likely to have an acceptable impact on trees. On this basis, there is not likely to be any other harm as a result of the development, assuming that the flood risk officer and tree officer raise no objection to the further revised SUDs scheme.

6.11 The case for Very Special Circumstances has previously been accepted for a similar proposal at the school, which is a material consideration of significant weight in the determination of this application. However, legislation now requires the proposal to provide SUDs on site which is a material change in policy. It is accepted that the existing pool is substandard and the proposed facility would provide benefits for the school, and these are considered to form the stronger points put forward by the applicant than the other points for a case of VSC. On the basis the case of Very Special Circumstances has been accepted previously, and on the basis the only harm is to the Green Belt and through its limited impact on the openness of the Green Belt, then it is considered on balance that the VSC would outweigh this identified harm.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

The planning officer posted a statutory notice advertising the application at the site on 1st July 2016 and the application was advertised in the Maidenhead and Windsor Advertiser on the 30th June 2016.

Statutory Consultees

Consultee	Comment	Where in the report this is considered
Lead Local Flood Authority	Have provided comments to inform the proposed SUDs scheme and their formal comments on the submitted scheme will be reported in the update to Panel.	6.7.

Other Consultees

Consultee	Comment	Where in the report this is considered
Tree officer	No objection to the loss of the trees provided the proposed soft landscaping scheme is secured. Have provided comments to inform the proposed SUDs scheme and their formal comments on the submitted scheme will be reported in the update to Panel.	6.6, 6.8.
Parish Council	Has no objection.	Noted.
Natural England	Raise no objection.	Noted.
Sport England	The proposed development already has planning permission (13/02832) and it is understood that the facility is being provided to replace an outdoor pool belonging to the school. Sport England was not consulted on the original application. As the proposal does not have any impact on any existing sport facilities or playing fields Sport England has no comments to make, though the local authority should assess the proposal against guidance contained within Paragraphs 73 and 74 of the National Planning Policy Framework (NPPF).	Noted.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Proposed layout
- Appendix C - Proposed elevations and floor plans
- Appendix D - Previously approved plans (13/02832)

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

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

In this case the issues have been successfully resolved.

9. CONDITIONS IF PERMISSION IS GRANTED

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

3. a) No development shall take place until evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a standard BREEAM or a bespoke BREEAM) has been submitted to and approved in writing by the Local Planning Authority on,

b) No superstructure works shall commence until a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of Very Good, has been submitted to and approved in writing by the Local Planning Authority, and

c) No superstructure works shall commence until a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of Very Good has been submitted to and approved in writing by the Local Planning Authority.

Reason: The Code Assessor can only submit the Design Stage Assessment Report when the design is complete. The Assessor then needs to write a report and submit it to the BRE. The BRE can only then verify the submission and issue Design Stage Certificate. This could realistically take 2 months to achieve.

4. Within 3 months of completion of the final commercial unit a Building Research Establishment (BRE) issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of Very Good shall be submitted to the Local Planning Authority.

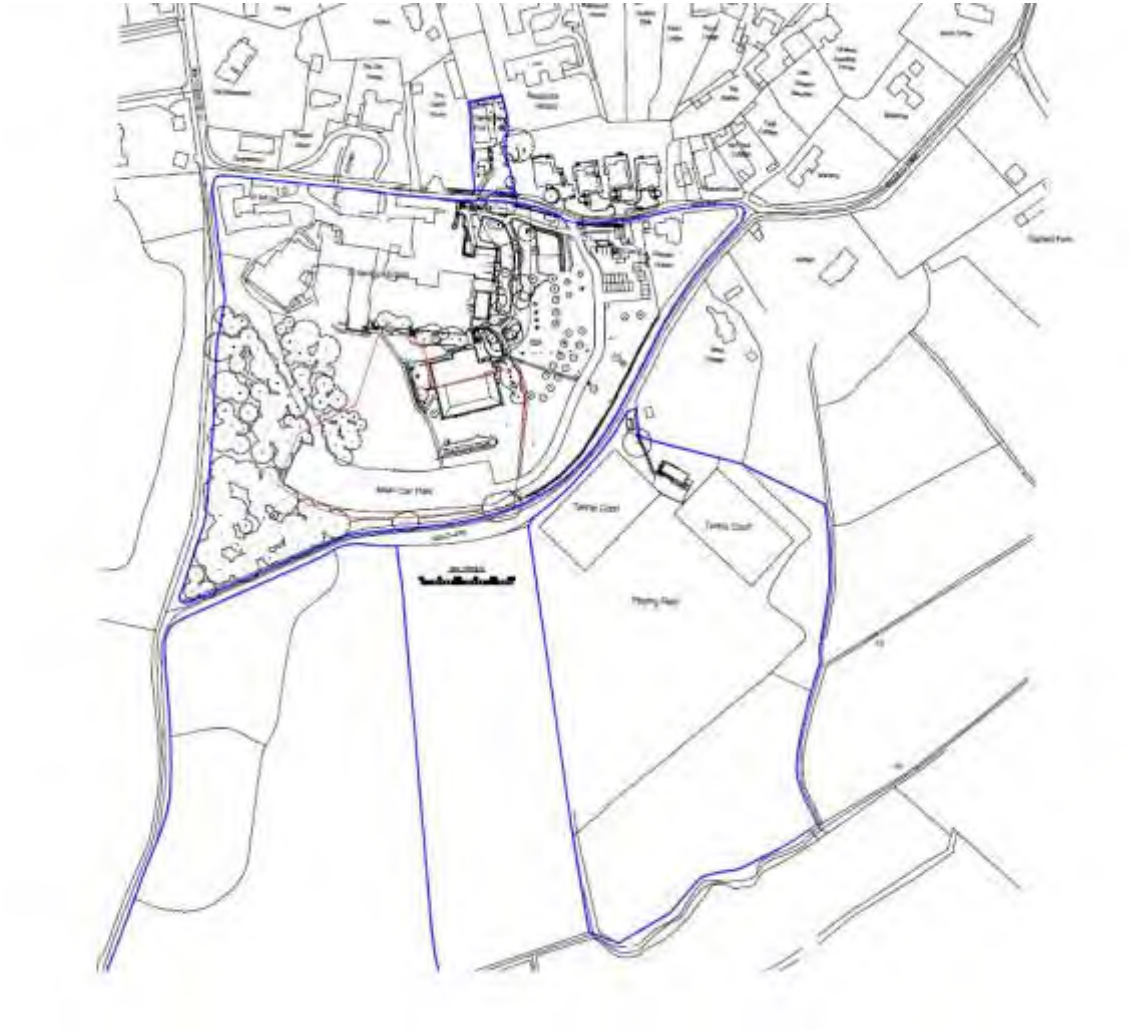
Reason: The Code Assessor can only confirm that the site wide works are satisfactory when the whole of the development is complete. The Assessor then needs to write a report and submit it to the BRE. The BRE can only then verify the submission and issue Final Code Certificate. This could realistically take 3 months to achieve.

5. Prior to the first use of the swimming pool hereby approved, details of how the swimming pool is to be made available for use by other bodies and organisations (including details of days and times of this use throughout the year) shall be

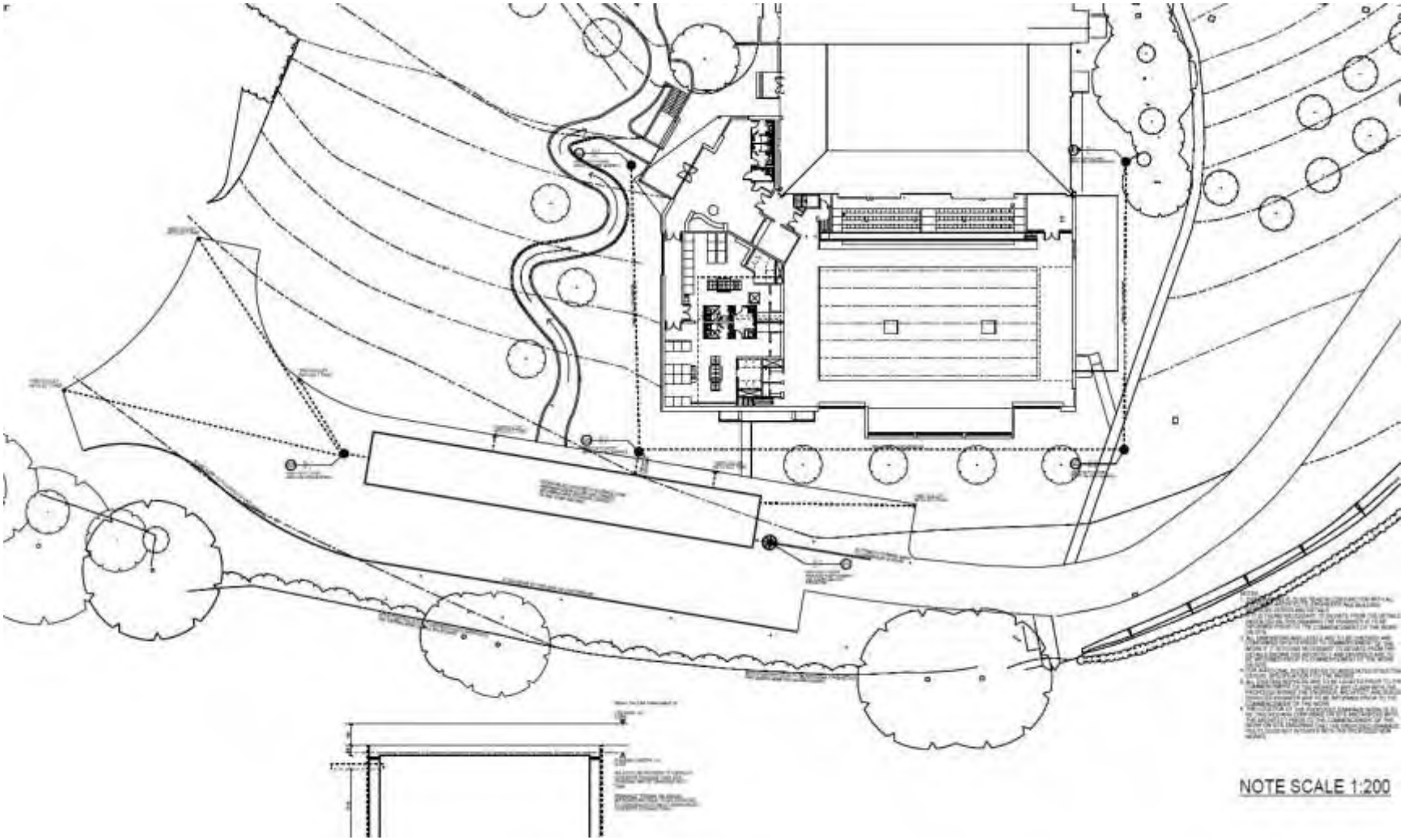
submitted to and approved in writing by the Local Planning Authority. Thereafter the pool shall be kept available as set out in the approved details.
Reason: In the interests of highway safety. Local Plan Policy T5

6. The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Appendix A- Site location Plan

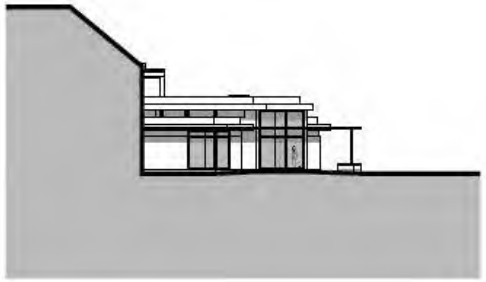


Appendix B- Proposed site layout – showing proposed SUDs scheme



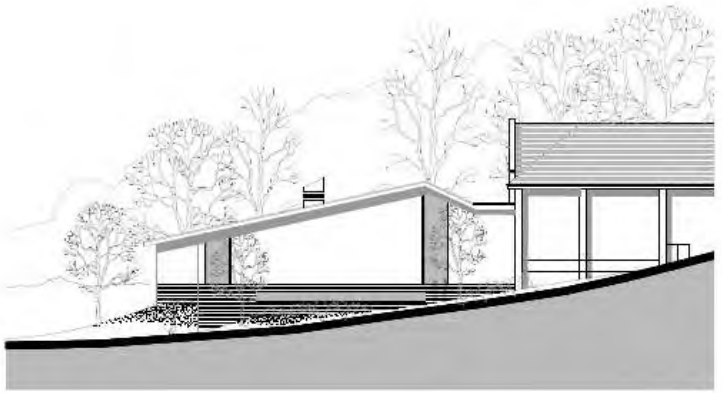
Appendix C- Proposed Elevations and floor plans

SOUTH ELEVATION

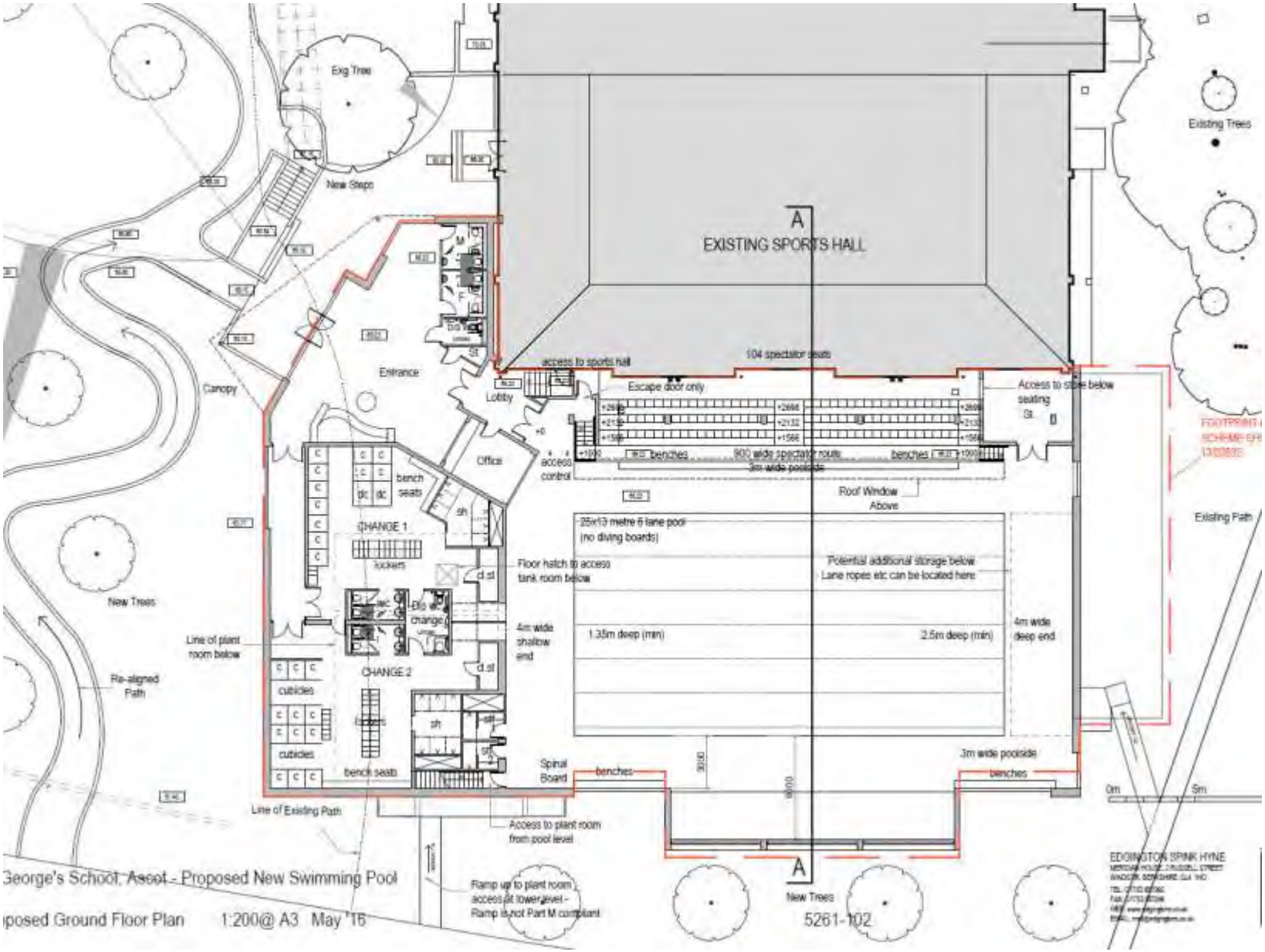


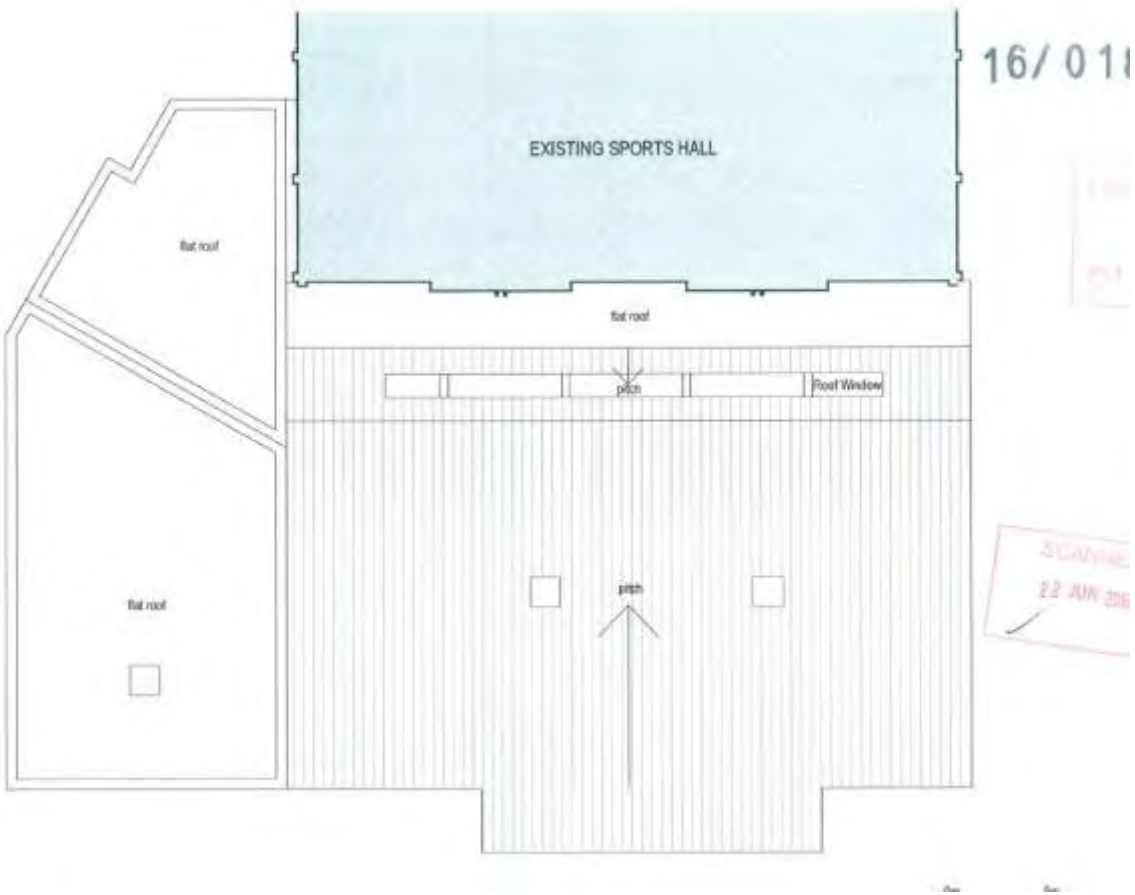
NORTH ELEVATION

WEST ELEVATION

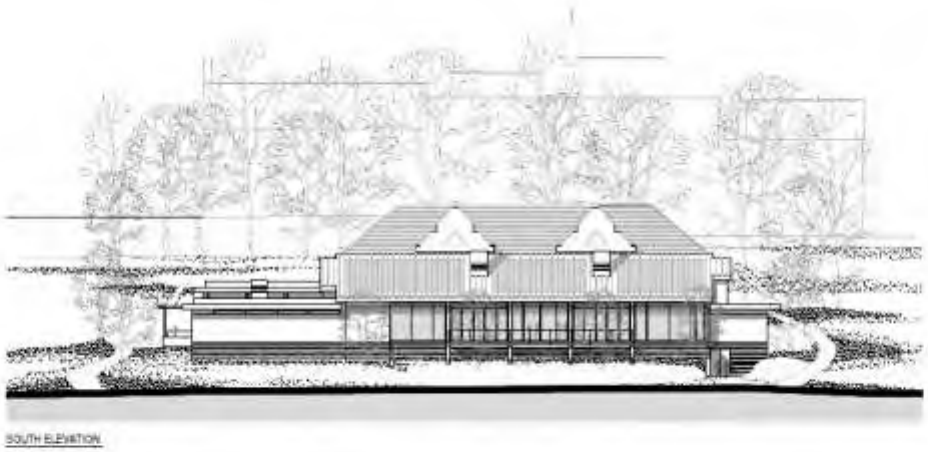


EAST ELEVATION


EXISTING SPORTS HALL
Exg Tree
New Steps
Existing Trees
Canopy
Entrance
Lobby
Office
access to sports hall
104 spectator seats
Escape door only
Access to store below seating
benches
900 wide spectator route
3m wide poolside
access control
Roof Window Above
bench seats
CHANGE 1
lockers
CHANGE 2
cubicles
bench seats
Floor hatch to access tank room below
25x13 metre 6 lane pool (no diving boards)
Potential additional storage below
Lane ropes etc can be located here
4m wide shallow end
1.35m deep (min)
2.5m deep (min)
4m wide deep end
3m wide poolside
Spinal Board
Line of plant room below
Re-aligned Path
New Trees
Line of Existing Path
Access to plant room from pool level
Ramp up to plant room access at lower level - Ramp is not Part M compliant
Existing Path
0m
5m
EDDINGTON SPINK HYNE
George's School, Ascot - Proposed New Swimming Pool
posed Ground Floor Plan 1:200@ A3 May '16
5261-102


EXISTING SPORTS HALL
flat roof
flat roof
flat roof
pitch
Roof Window
pitch

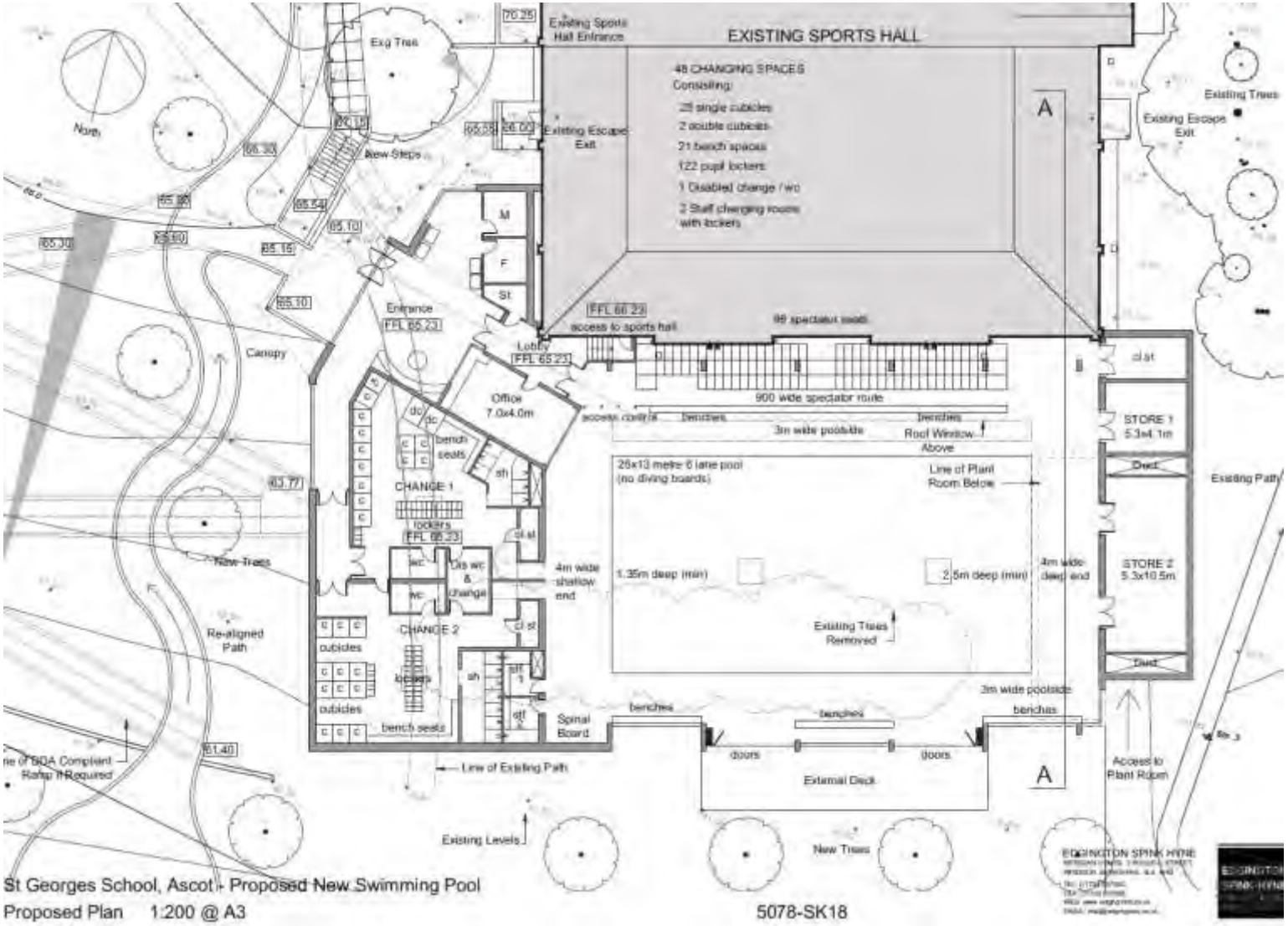
Appendix D- Previously approved plans



SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION



St Georges School, Ascot - Proposed New Swimming Pool

Proposed Plan 1:200 @ A3

5078-SK18

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 3

Application No.:	16/02699/FULL
Location:	Papplewick School Windsor Road Ascot SL5 7LH
Proposal:	Erection of teaching and boarding facility following demolition of existing ancillary buildings
Applicant:	Mr Burrows - Papplewick Educational Trust Ltd
Agent:	Mr Chris Connor
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward

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

1. SUMMARY

1.1 This application proposes a new school building to provide replacement staff accommodation, new boarding facilities and new class rooms, following the demolition of existing buildings on the site. The site is not in the Green Belt. The applicants advise that there would no increase in the number of staff or pupils at the school. It is considered that the proposal is acceptable in terms of its impact on the street scene, impact on trees, impact on neighbouring properties, highway and drainage implications.

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

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The application site is opposite Ascot Racecourse. The properties on this side of the road are mainly residential. The site is not within the Green Belt. There is a Tree Preservation Order on adjacent land (properties within The Chase). There are mature trees on the application site, including the site frontage.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The proposal is for the construction of a new boarding and teaching facility at the existing school following demolition of a number of buildings including wooden huts/class rooms, a staff dwelling called 'The Lodge', a single storey brick bungalow containing staff accommodation which is currently used by GAP students (overseas students) as a dormitory. The new building would provide a new purpose built replacement dormitory house for Year 8, replacement staff accommodation, plus dedicated spaces for Art, Design & Technology, an IT suite and two further teaching spaces. The proposal also involves realignment of the access drive and additional car parking areas.

4.2 It is understood that the proposed development would not result in an increase in the numbers of pupils or staff. The new building would provide floorspace on three floors, with the third floor accommodation provided within the roof.

4.3 There are numerous planning applications relating to this site as a whole. However, the most recent relevant application relating to this part of the site, are listed below.

00/79657	Demolition of existing staff lodge and erection of a two and a half storey block of 10 flats incorporating replacement school shop.	Approved 24/1/2001.
00/79658	Demolition of existing staff bungalow and erection of 2 x 3-bedroom staff houses.	Approved 18/4/2001.
05/00143	Siting of a temporary classroom.	Approved 7/3/2005.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Trees
DG1, H10, H11	P4, T5	N6

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

5.3 **Ascot, Sunninghill and Sunningdale Neighbourhood Plan**

Within settlement area	Highways and Parking	Trees
NP/DG1, NP/DG3, , NP/EN4	NP/T1,	NP/EN2

5.4 National Planning Policy Framework – Paragraph 17 Core Principles, Chapter 6 – housing; Chapter 7 – good design; Chapter 11 –preserving and enhancing the natural environment.

Other Local Strategies or Publications

5.5 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i The principle of development and its impact in the street scene;

ii Impact on neighbouring properties;

iii Parking and highway issues;

iv Trees;

v Ecology;

vi Surface water drainage.

The principle of the development and its impact of the development in the street scene

6.2 The proposal would involve removing a number of existing buildings and providing one new building containing classrooms (including Art room, IT Classroom, Design Technology facilities) new dormitories and staff accommodation. The proposal would also involve a reconfigured carpark and revised access drives. The site is excluded from the Green Belt. In principle, the demolition of the existing buildings and building of a purpose built building to provide upgraded school facilities is considered to be acceptable.

6.3 The school is not proposing any additional staff or additional pupils. The existing school provides boarding facilities for pupils. The applicant advises that one of the main purposes of the project is to provide purpose built boarding accommodation for Year 8 (who are in the final year of this school). Current boarding facilities within the existing building include bunk beds. The new dormitories would provide more spacious accommodation for boarders. The space occupied by the existing Year 8 boarding facilities within remaining existing buildings, will be reutilised for school teaching purposes.

6.4 The new staff accommodation would comprise a 3 bedroom unit (on 2 floors totalling 117 sq. metres) and a 1-bedrom first floor flat (42.5 sq. metres). It is understood that the existing staff accommodation comprises 2 x 2-bedroom flats within the existing Lodge building (approximately 90 sq. metres floorspace). The existing single storey brick bungalow in the North West corner of the site (built originally to provide staff accommodation) is currently used as dormitory accommodation for GAP (oversea students) which is to be demolished (approximately 46 sq. metres). This student accommodation is incorporated in the new building. A staff bedsit is also **proposed** (with no kitchen – so not self contained) near the new dormitories. It is understood that this would be used by the school matron and is approximately 27 sq. metres in area. The applicant advises that the fabric of the existing buildings (the Lodge and bungalow) is in a poor state and the general arrangement is not conducive to modern living standards.

6.5 The plans show a pitched roofed brick and rendered building. The building would be a modern design incorporating varied roof slopes and large feature windows, with accommodation on three floors. The third floor accommodation would be provided within the roofspace. In terms of design and impact, the proposed building is considered acceptable in this location and setting. The building would measure 11.5 metres overall height, 48 metres in overall length and 23 metres overall width. The new building would be set back from the road frontage by 34 metres.

6.6 The applicants have submitted an amended site layout (5034 1110 G) which shows the proposed building sited slightly further away (by approximately 0.5 metre) from the rear boundaries of Nos 5,6,7 The Chase than the originally submitted plans, with the area of soft ground near the boundary increased. The separation distance between the proposed new building and the rear boundaries of properties in The Chase, is now shown to range between 18.1 metres and 14.4 metres.

6.7 New parking spaces and access drive would be provided between the new building and the rear boundaries of properties in The Chase. It is considered that the reconfigured driveway and new parking areas would not be visually obtrusive when viewed in the context of the street scene. The Tree Officer has agreed to accept the loss of two trees T5 and T6 (both Pinus sylvestris) near the entrance to the site in order to facilitate the provision of a new surface water drainage pipe. All the other trees (including prominent mature oaks) along the frontage of the site are to be retained.

Impact on neighbouring properties

6.8 The rear of the new building would be at least 14.4 metres from the rear boundaries of Nos 6 and 7 The Chase. The rear elevation of No 7 The Chase is approximately 29 metres from the boundary of the site and faces directly towards the school. Given these separation distances it is considered that there would not be any unacceptable loss of outlook from the neighbouring properties or over-bearing impact. Furthermore, it is not considered that there would be any unacceptable loss of light or overshadowing to neighbouring properties.

6.9 In the first floor rear elevation of the proposed new building (facing rear gardens in The Chase); there are 2 staff bedroom windows, a common room window and 3 classroom windows. In the second floor rear elevation there is dormitory window. It is considered given the intervening distances, there would not be any unacceptable level of overlooking or loss of privacy to the existing properties in The Chase. It is noted the existing two storey school building sited very near to the rear boundary of No 7 and 8 The Chase, has 3 first floor windows facing these neighbouring properties.

Highway and p**arking considerations**

6.10 The site is located on the north-western side of the A322 Windsor Road, within a built up residential area opposite Ascot Racecourse. The A322 is a primary distributor road connecting to the strategic network to the south via Bracknell at the M3 Junction 3 and to the north at the M4 Junction 6 via Windsor.

6.11 This section of the A322 Windsor Road is subject to a local 40mph speed restriction and is lit. In the vicinity of the school it has a carriageway width of 6.0m with a continuous 1.3m wide footway and wide 5.0m wide verge with deep roadside ditch nearside. On the opposite side of the road there is a similar width verge and roadside

ditch but no footway. The school has the benefit of a single 18.0 m wide entry/exit shared access point for both vehicles and pedestrians on the north-western side of the main A322 Windsor Road. There is no separate pedestrian access route.

6.12 Visibility available (2.4m by 120m in each direction) for drivers of vehicles entering and leaving the site is commensurate with the existing 40mph speed limit and is considered to be sufficient to serve the proposed development. School triangular warning signs with attached advisory 'Kill Your Speed' signs are located on the A322 road on both the north and south bound approaches to the access for the school.

6.13 The existing priority T-junction access arrangement for the school from the A322 Windsor Road is considered sufficient to serve the proposed development. Accordingly, the statement in the Technical (Transport Supporting) Note (TN) dated 11 July 2016, which accompanied the planning application in that this access is to be retained in its current form, is acceptable in highway terms.

6.14 It is noted that Papplewick School currently has 55 full time equivalent (FTE) members of staff at the school and 43 car parking spaces on site. The existing car parking area is to be reconfigured and an additional 12 parking spaces provided to meet the Council's parking standards of 1 space per FTE member of staff. Furthermore, 4 minibus designated parking spaces are also to be provided at the southern corner of the site.

6.15 A copy of Papplewick School's strict child protection policy whereby students are not allowed to cycle to school or around the site, due to the proximity of the main A322 road has been submitted with the application. It is noted that both Site Plans (original 5034 1110 C and the revised 5034 1110 G) indicate the location of 2No x 10 space bicycle shelters (for staff only, total 20 spaces).

6.16 A swept path analysis for a 6.33m minibus, a 10m rigid HGV and a 9.86m refuse vehicle using the access and on-site turning facility is as shown on Drwg. No. 38562/5501/001A. Accordingly, it is considered that the proposed parking and servicing arrangements are acceptable from the highway aspect.

6.17 On the basis that the proposals will not increase the number of students or staff on site, it is accepted that there will be no change to the existing daily vehicle movements to/from the site.

6.18 A Travel Plan dated August 2016 has been prepared for the school and is submitted as part of the planning application. It is understood that the Council's Road Safety & Travel Plan Co-ordinator is satisfied with the principles of the travel plan as drafted. Any additional comments in this respect will be provided in the panel update.

6.19 The Highway Authority suggests condition to secure a Construction Management Plan; and to provide parking and turning space as per the approved drawing (now 5034 1110 Rev G) and cycle parking as per approved drawing (now 5034 1110 G). Standard Informatives are also suggested regarding recovery of costs to repair damage to footways/verges and public highways. (See Conditions 3, 4, 5 in Section 10).

Tree considerations

6.20 The Council's Tree Officer is satisfied that the proposed development (as amended) is acceptable in terms of impact on mature trees within the site, and on TPO trees

on the adjacent sites (within The Chase), provided no dig rather than lo-dig is used for parking spaces and driveway within the root protection areas (RPAs) of trees.

6.21 The increase in soft landscaping along the northern boundary of the property is positive and the planned incursion into the root protection area (RPA) of T16 is limited to 16% of its total RPA. Provided that the wearing course and sub base are fully permeable there are no further objections to the parking bays aligning the northern boundary. The Tree Officer has also advised that within the RPA permeable block paving (rather than asphalt should be used). These matters can be controlled by condition. (See Condition 8 – Section 10).

6.22 The Council's Tree Officer is agreeable to the loss of two Scots pines T5 and T6 near the entrance to facilitate new surface water drainage provision. A landscaping scheme condition could secure replacement trees elsewhere on the site. (See Condition 6 - Section 10).

Ecology matters

6.23 The applicant has submitted ecology reports and bat surveys with the application and the Council's Ecologist has been consulted on the application.

6.24 There are two buildings on site with low potential to support roosting bats and therefore further survey work was undertaken to ascertain the presence or absence of bats from these buildings. No bats were recorded during the further survey and therefore no further survey effort or specific mitigation is required.

6.25 The applicant's ecologist has concluded that the woodland areas and boundary hedgerows within the site boundary have the potential to support dormouse. However, it is understood that the woodland, tree lines and hedgerows are not to be affected by the proposed works and therefore no further survey for this species is necessary.

6.26 The site also had limited potential to support foraging badger and hedgehog. The applicant's ecologist outlined a precautionary method of working to protect any mammals on site. This advice can be dealt with by condition. (See Condition 9 – Section 10).

6.27 The site has limited potential to support amphibians and reptiles and only small areas of suitable habitat are to be lost during development. Some reptiles and amphibians are protected under European or UK legislation. The applicant's ecologist outlined a precautionary method of working to protect any reptiles or amphibians found during site works. This advice can be incorporated into a suitably worded condition. (See condition 8 –Section 10).

6.28 The trees and scrub on site were recorded as having the potential to support breeding birds and several swallow nests were recorded under soffits on several of the buildings. Breeding birds, their eggs and active nests are protected under the Wildlife and Countryside Act 1981, as amended. Vegetation removal and building demolition should be undertaken outside the breeding bird season (which spans from March to August inclusive) or else vegetation clearance and building demolition should be undertaken immediately subsequent to checks by an experienced ecologist. This advice can be incorporated into a suitably worded condition. (See condition 11 – Section 10).

6.29 Paragraph 109 of the NPPF states that: "*The planning system should contribute to and enhance the natural and local environment by […] minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*". In addition, Section 40 of the Natural Environment and Rural Communities Act 2006 states that "Every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In addition, Policy NP/EN4 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan states "*Development proposals should seek to enhance biodiversity wherever possible".*

6.30 The applicant's ecologist has recommended several biodiversity enhancements which could be included into the development proposals to increase the biodiversity opportunities at the site. These included wildlife friendly planting, sensitive lighting, the inclusion of bat and bird boxes on buildings and retained mature trees and creation of log piles. A suitably worded planning condition is included requiring the applicant to incorporate all the biodiversity enhancements recommended within the ecology reports. (See condition 10- Section 10.

Drainage considerations

6.31 The applicant is proposing a new surface water drain pipe to direct surface water to the drainage ditch alongside the main road. In principle the Council's Flood Risk Engineer is satisfied with this arrangement; provided there are satisfactory surface water attenuation measures. The applicant has recently submitted a drainage report to address this matter and it is noted that a surface water storage tank (below ground) is proposed within the car parking area. Any further comments received from the Lead Local Flood Authority will be reported in the panel update report.

7. OTHER MATTERS

Thames Basin Heath Special Protection Area

7.1 The site lies within a 5 kilometres (km) linear distance from the nearest part of the boundary of the Thames Basin Heaths Special Protection Area (SPA) which was classified on the 9th March 2005 under the EC Birds Directive. The nearest part of the SPA lies in the Chobham Common Site of Special Scientific Interest, notified by Natural England under the provisions of section 28 of the Wildlife and Countryside Act 1981. It is widely recognised that additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its conservation interest, namely the Nightjar, Woodlark and Dartford Warbler which are the three internationally rare bird species for which the SPA is classified. The Council, as a competent authority, needs to engage with the requirements of Regulation 61 of The Conservation of Habitats and Species Regulations 2010, as amended, and apply it to housing development, such as the application proposal, that is within 5km of the SPA boundary. The Council needs to decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SPA.

7.2 This site is located within the 'zone of influence' set at 0.4km to 5km distance from the Thames Basin Heath Special Protection Area (SPA) boundary and any net additional residential units would only be acceptable if sufficient mitigation for the potential impact on the SPA was provided.

7.3 As there would be no net increase in the number of additional self-contained staff units to be provided on site, there would be no need for mitigation/contributions towards SPA mitigation measures for this current application. However, it is considered prudent to impose a condition to prevent any further self-contained staff units of accommodation being created on the application site (outlined in red) and on the remainder of the site (outlined in blue), without first obtaining planning permission. This would ensure that if further self-contained units are proposed, the LPA can then secure the requisite SAMM and SANG mitigation. (See condition 11 – Section 10).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.4 The applicant has submitted a CIL liability form with the application. The applicant has also submitted a form claiming exemption from CIL, as a charitable organisation.

7.5 It is considered that the CIL charging would apply to the new self-contained residential accommodation – not the pupil boarding accommodation. However, there is no overall increase in the number of residential units (there are 2 self-contained units proposed there are at least 2 existing self-contained units on site.) The new development would not result in more than 100 square metres. Therefore, the proposed development would not attract payments under CIL.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

3 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 19th August 2016 and the application was advertised in the Maidenhead Advertiser on 25 August 2016.

No letters were received from neighbours.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Concern that the boundary trees might be at risk due to the possible encroachment on the root protection area of the miniature trees on the Windsor Road and the trees on the northern boundary.	Paragraphs 6.21-6.22.
Highways	No objection subject to conditions.	Paragraphs 6.11-6.20.
Ecology	No objections subject to conditions.	Paragraphs 6.24-6.31.
LLFA	No objections in principle to the new drainage route – further details required regarding flood attenuation. Any further comments will be reported in the panel update if received in time.	Paragraphs 6.32.
Trees	No objection subject to no dig provided within the driveway	Paragraphs

	within tree root protection areas. Any further comments will be reported in the panel update.	6.11-6.20.

9. APPENDICES TO THIS REPORT

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

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 on the construction of the new building hereby approved until details and samples of the materials to be used on the external surfaces of the development including all new hardsurfacing, 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.

3. Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
   Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.

4. No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
   Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.

5. 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.

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. The landscaping scheme shall include

replacement tree planting (for trees T5 and T6). 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 erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.

8. All new hardsurfacing within the Tree Root Protection Areas, shall be constructed using 'no-dig' method and in accordance with the approved details. The finished surface (wearing course) and sub base of any new hard surfacing within the root protection areas of trees shall be fully permeable. The surface materials within root protection areas shall be permeable block paving (not asphalt).
Reason: In the interests of protecting trees which contribute to the visual amenities of the area. Relevant policies - DG1, N6.

9. The precautionary methods of working to safeguard wildlife (including badgers, hedgehogs, reptiles and amphibians) during the demolition and construction phases, as set out in the submitted ecological reports shall be strictly adhered to.
Reason: In the interests of biodiversity and ecology. Relevant Policy - Neighbourhood Plan NP/EN4.

10. The biodiversity enhancements (including provision of bat boxes) shall be carried out in accordance with the advice in the ecology reports submitted with the application.
Reason: In the interests of biodiversity and ecology. Relevant Policy - Neighbourhood Plan NP/EN4.

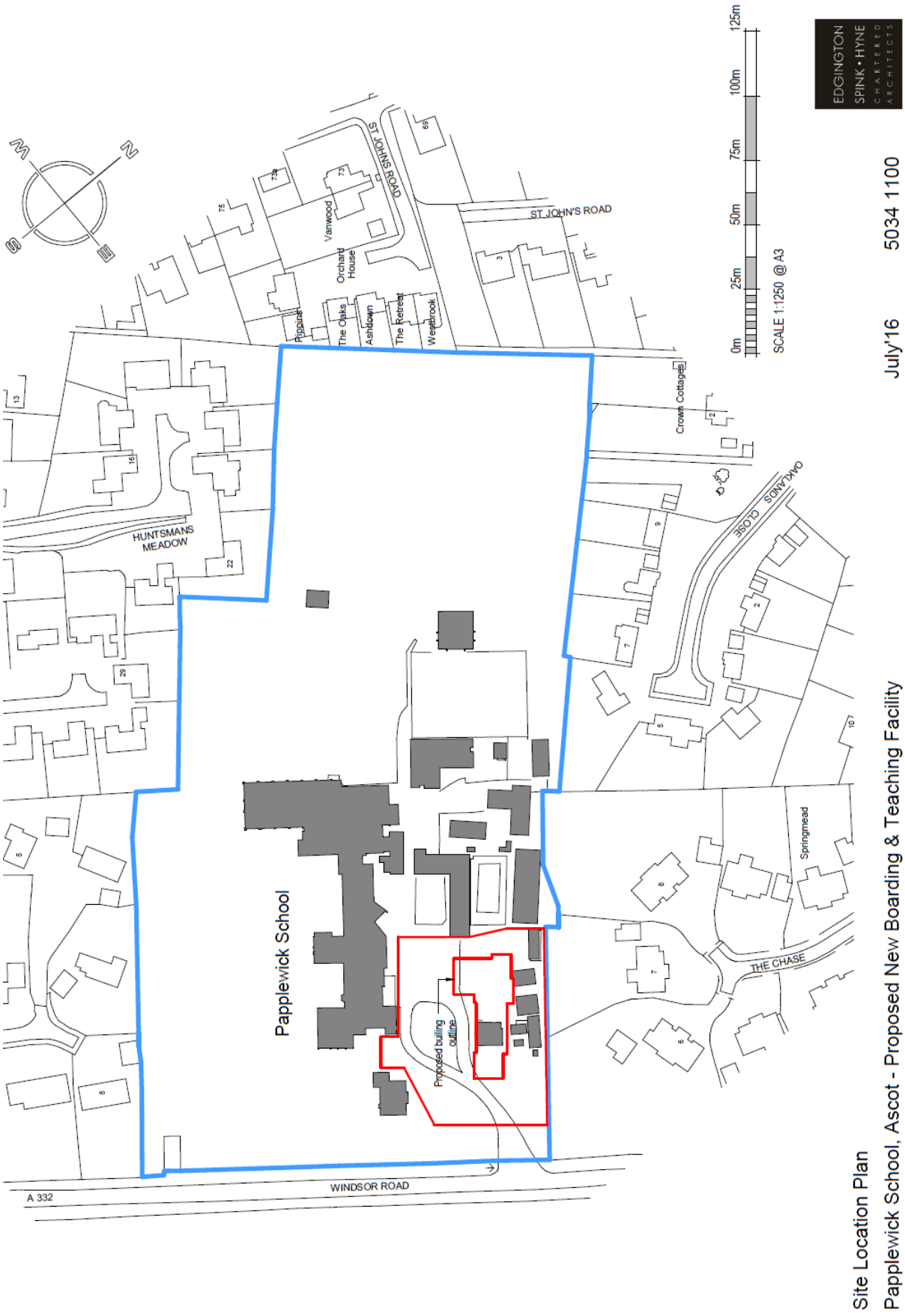
11. No additional self-contained units of staff accommodation shall be created on the application site (outlined in red) and on the remainder of the school site (outlined in blue), without first obtaining planning permission from the Local Planning Authority.
Reason: To ensure that the development, either on its own or in combination with other plans or projects, does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010 (Thames Basin Heaths Special Protection Area) and to ensure that adequate provision is secured for the delivery of Suitable Alternative Natural Greenspace (SANG) and for provision towards Strategic Access Management and Monitoring (SAMM).

Informatives

1. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.

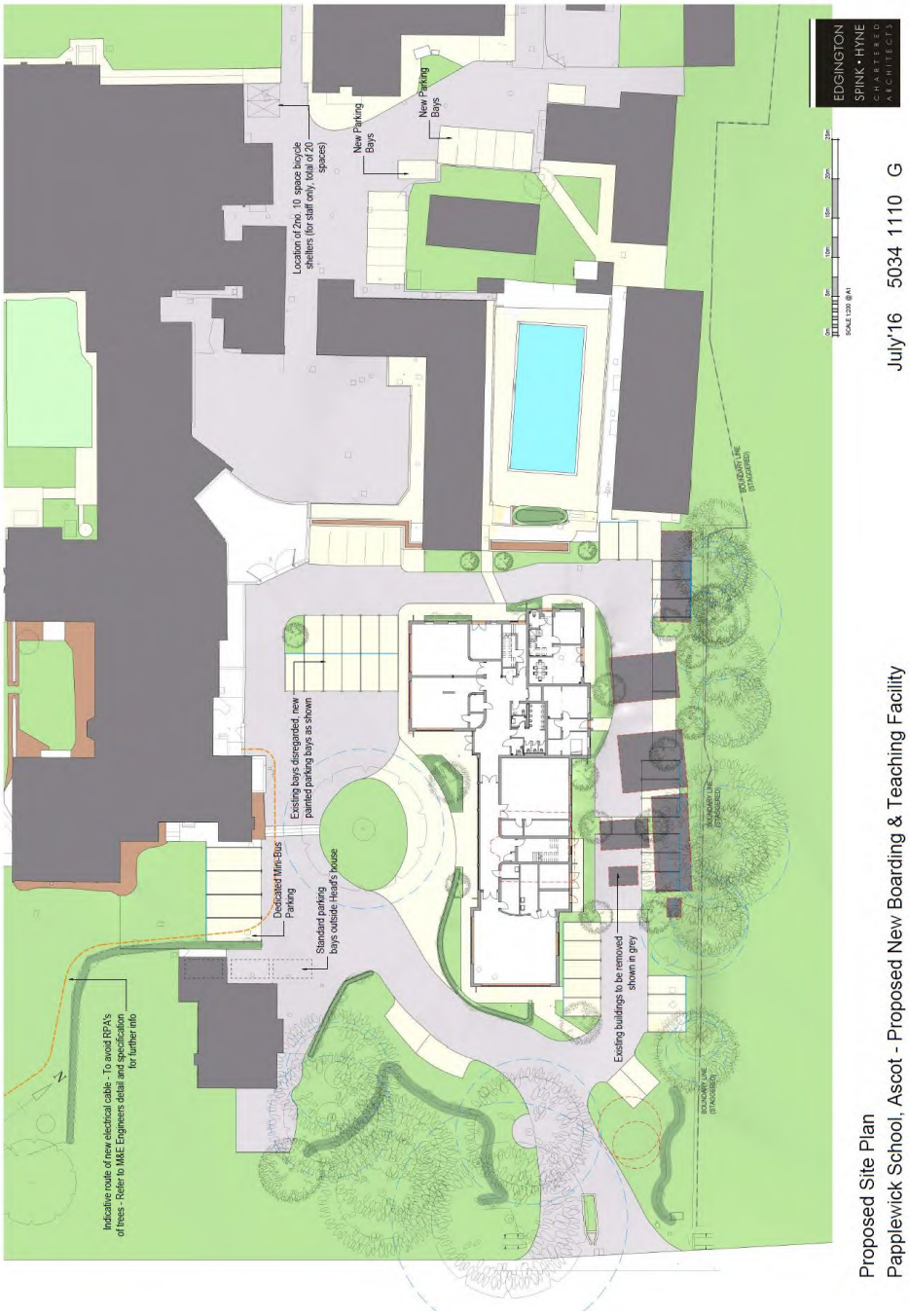
2. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.

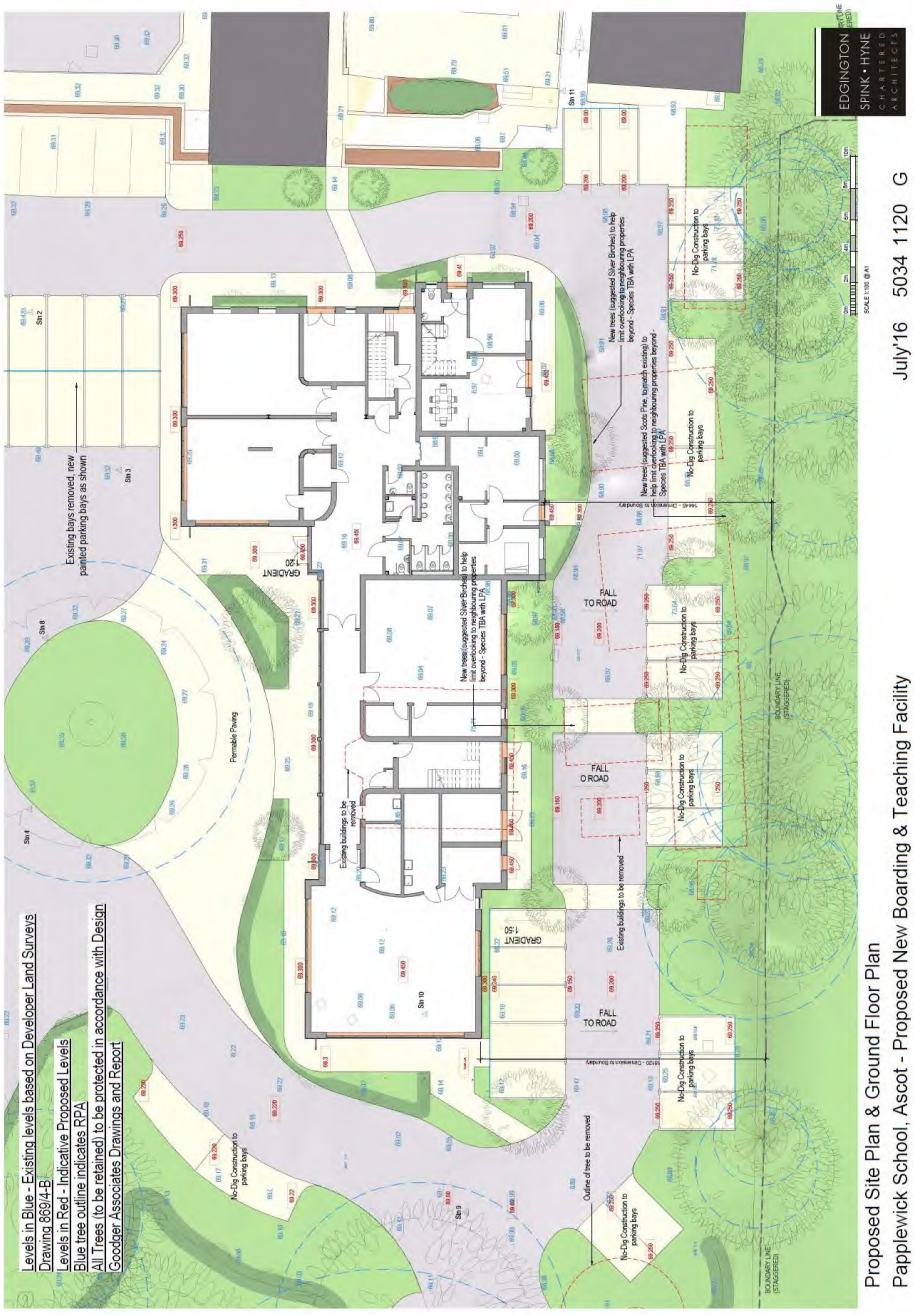
APPENDIX A – 16/02699 – Papplewick School, Windsor Road, Ascot.



APPENDIX B – Papplewick School – 16/02699

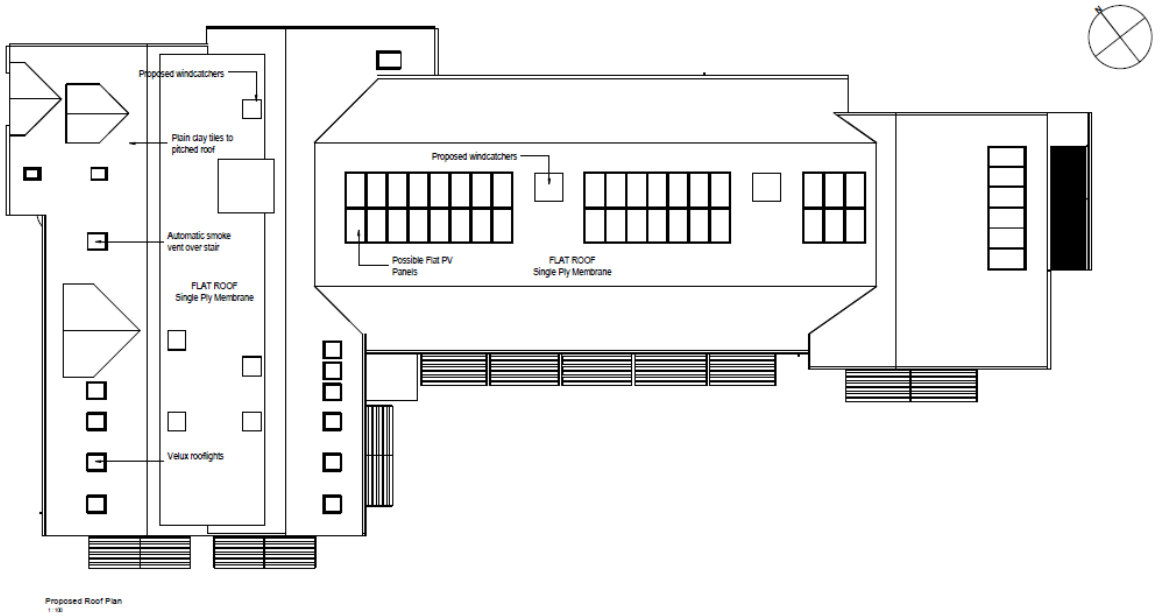
APPENDIX B – Papplewick School – 16/02699




Levels in Blue - Existing levels based on Developer Land Surveys Drawing 869/4-B
Levels in Red - Indicative Proposed Levels
Blue tree outline indicates RPA
All Trees (to be retained) to be protected in accordance with Design Goodger Associates Drawings and Report
Proposed Site Plan & Ground Floor Plan
Papplewick School, Ascot - Proposed New Boarding & Teaching Facility
July'16 5034 1120 G
EDGINGTON SPINK • HYNE CHARTERED ARCHITECTS
FALL TO ROAD
GRADIENT 1:20
GRADIENT 1:50
Existing buildings to be removed
Existing bays removed, new painted parking bays as shown
Permeable Paving
No-Dig Construction to parking bays
Outline of tree to be removed
BOUNDARY LINE (STAGGERED)

ASCOT
APPLEWICH SCHOOL
DRAINAGE
GENERAL ARRANGEMENT
ASSOCIATED
STRUCTURAL
DESIGN
TYPICAL PERFORATED PIPE DETAIL

APPENDIX B – 16/02699



0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

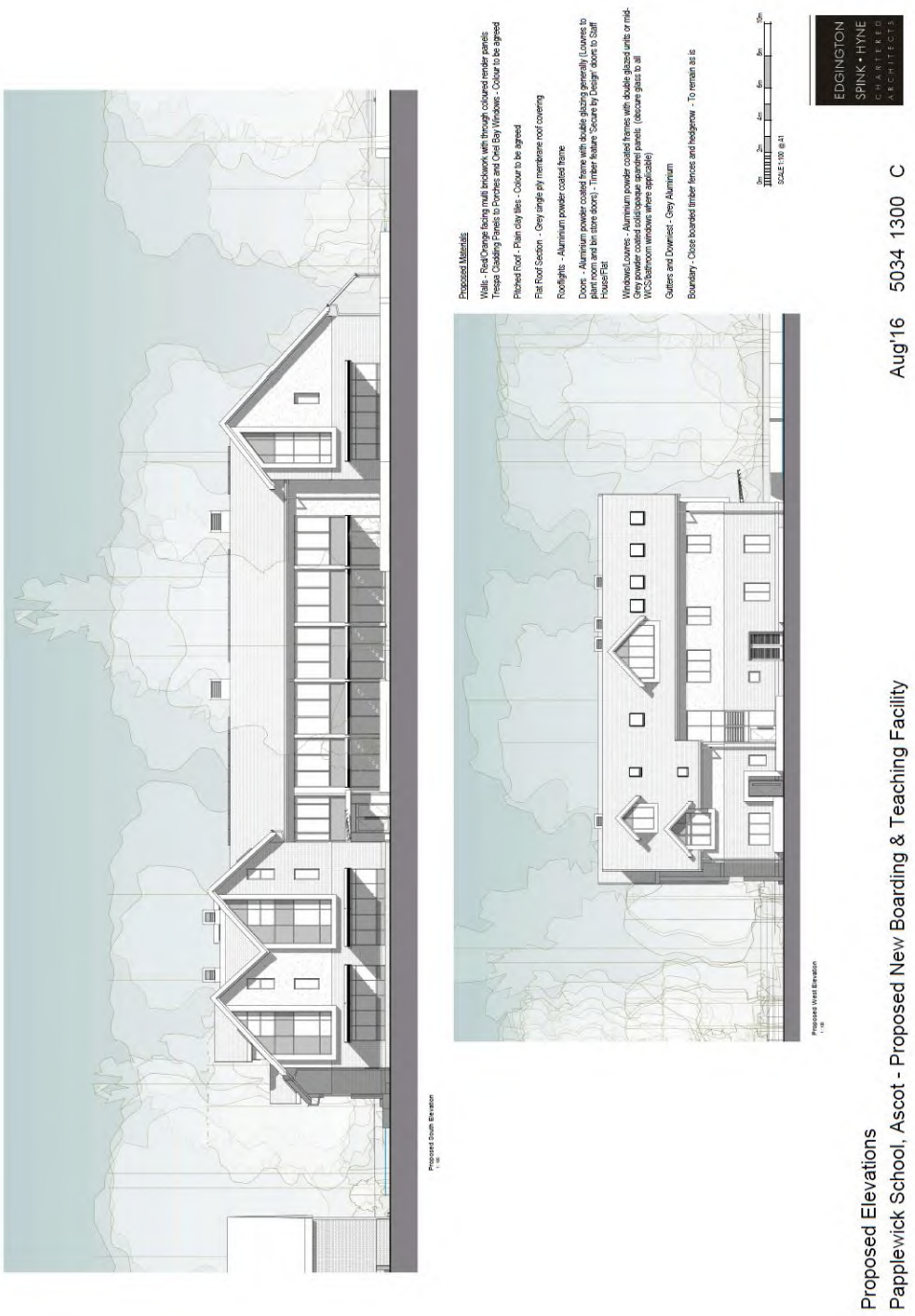
Proposed Roof Plans

Papplewick School, Ascot - Proposed New Boarding & Teaching Facility

July'16 5034 1201 A

EDGINGTON SPINK • HYNE CHARTERED ARCHITECTS

APPENDIX B – 16/02699



Proposed North Elevation
1 : 100

Proposed East Elevation
1 : 100

Proposed Materials

Walls - Red/Orange facing multi brickwork with through coloured render panels
Trespa Cladding Panels to Porches and Oriel Bay Windows - Colour to be agreed

Pitched Roof - Plain clay tiles - Colour to be agreed

Flat Roof Section - Grey single ply membrane roof covering

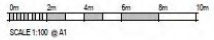
Rooflights - Aluminium powder coated frame

Doors - Aluminium powder coated frame with double glazing generally (Louvres to plant room and bin store doors) - Timber feature 'Secure by Design' doors to Staff House/Flat

Windows/Louvres - Aluminium powder coated frames with double glazed units or mid-grey powder coated solid/opaque spandrel panels (obscure glass to all WC/bathroom windows where applicable)

Gutters and Downpipes - Grey Aluminium

Boundary - Close boarded timber fences and hedgerow - To remain as is



SCALE 1:100 @ A1

Proposed Elevations
Papplewick School, Ascot - Proposed New Boarding & Teaching Facility

Aug'16 5034 1301 C

EDGINGTON SPINK • HYNE
CHARTERED ARCHITECTS

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 4

Application No.:	16/02810/FULL
Location:	Land At Priory Lodge Priory Road Sunningdale Ascot
Proposal:	Erection of a detached five bedroom dwelling with attached garage.
Applicant:	Mr Scott
Agent:	Mr Andrew Gorse
Parish/Ward:	Sunningdale Parish/Sunningdale Ward
If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk	

1. SUMMARY

1.1 The proposal is considered to be in keeping with the pattern of development in this area, and whilst the proposal may not be typical of the general characteristics of 'Villas in a Woodland Setting', in this case the scale and form of development is not considered to be out of keeping with dwellings in the local area, and complies with Policy NP/DG1.2 of the Neighbourhood Plan.

1.2 The new dwelling would be visible from neighbouring properties, however, it is not considered that the proposed dwelling would result in unacceptable levels of overlooking, be unduly overbearing or result in a significant loss of light to neighbouring dwellings.

1.3 The site is within the 400 metre zone of the Thames Basin Heaths Special Protection Area. Within this zone any development that constitutes a net increase in residential dwellings (class C3) is prohibited within this zone. In this case, it is proposed that two flats on Chobham Road will be converted back into one dwelling as mitigation for this increase in residential unit. As such this will result in no net increase in dwellings within the exclusion zone, and so there should not be an increase in recreational disturbance to the Thames Basin Heaths SPA.

It is recommended the Panel authorises the Head of Planning:	
1.	**To grant planning permission on the satisfactory completion of an undertaking to secure suitable mitigation for the impact on the Thames Basin Heaths Special Protection Area, with the conditions listed in Section 10 of this report.**
2.	**To refuse planning permission if an undertaking to secure the mitigation for the impact on the Special Protection Area is completed by the 22nd December 2016 for the reason that the development would have an unacceptable impact on the Thames Basin Heaths Special Protection Area.**

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Bateson if recommendation of the Head of Planning is for the reason that the scheme will have an adverse impact on the character of the area and on neighbouring amenity.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The application site comprises an area of land to the rear of Priory Lodge. There is an outbuilding on the site, and the site is partly overgrown. Looking at the planning history for Priory Lodge, this land formed part of the garden to Priory Lodge (situated to the south west of the application site). Trees are situated along the boundaries of the site. Access is gained to the site off a private access road which also serves Ashbury House. The site within the '*Villas in a Woodland Setting'* according to the Townscape Assessment.

3.2 The site is situated within 400 metres of the Thames Basin Heaths Special Protection Area.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Reference	Description	Decision
10/02174/OUT (Priory Lodge)	Outline permission with some matters reserved for the construction of a replacement detached house.	Granted on 25/08/11.
11/01758/OUT	Outline application (with appearance, landscaping, layout and scale reserved) for the construction of a replacement detached dwelling with attached garage.	Granted on 25th August 2011.
12/01342/REM (Priory Lodge)	Reserved Matters application pursuant to outline planning permission 11/01758 for the construction of a replacement detached dwelling with attached garage.	Approved on 10/07/12.
16/00340/FULL (for the application site).	Erection of detached four bedrooms dwelling with attached garage.	Withdrawn on the 11th May 2016.

4.1 Planning permission is sought for the erection of a detached dwelling with attached garage on land to the rear of Priory Lodge. The application site would have once formed the garden to Priory Lodge, but this has been separated off with the planting of trees.

4.2 Amended plans were received which shows a reduction of the depth of the garage, in response to concerns raised by the case officer. As there was no increase in height, and it would not increase the proximity of the proposed dwelling to neighbouring dwellings, it was not considered necessary to re-consult neighbours on the amended plans. The proposed dwelling would be 8.6 metres in height. The dwelling would have a low eaves height on the front elevation. The dwelling would be finished in red facing brickwork and Tudor boarding with render panels.

4.3 An access road would be laid down to the front of the site. The scheme retains spacing between the side boundaries and the proposed dwelling, and the rear garden area would have a depth of over 20 metres. Priory Lodge would retain a garden depth of circa 21 metres.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections:

Section 17 - Securing a good standard of amenity for all
Sections 61 and 64 - Design

Section 118 - Biodiversity

Royal Borough Local Plan

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

Within settlement area	Highways and Parking
DG1, H11	P4, T5

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

More information on these documents can be found at: https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at: https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i Impact on the character and appearance of the area;

ii Impact on neighbouring residential amenity;

iii Parking and Highway Safety;

iv Impact on the Thames Basin Heaths Special Protection Area.

Impact on the character and appearance of the area

6.2 In looking at the pattern and form of development in the area, it is evident that the dwellings along Priory Road do not follow a set building line and that dwellings are set back from this road, such as Ashbury House and Home End. It is not considered the proposed dwelling would appear out of keeping with the pattern of development in this area.

6.3 Looking at the form and level of development proposed, it is acknowledged that the building to plot ratio will be higher than surrounding plots, but not significantly for it to be out of keeping with the character of the area. The development would allow for a rear garden area with a depth in excess of 20 metres, which is similar to other

garden depths in the area, and gaps ranging between 2 to 5 metres would be retained between the proposed dwelling and site boundaries, which is considered to be adequate spacing. The proposal is considered to accord with Policy NP/DG1.2 of the Neighbourhood Plan. There are trees on site, but none of these are protected. One tree is shown for removal, and the loss of this tree is considered to be acceptable. A condition for landscaping (see condition 6) is recommended, and it is considered new tree planting can be incorporated into such a scheme.

6.4 It is acknowledged that the application site formed part of the garden to Priory Lodge; the approved plans for the replacement dwelling at Priory Lodge (reference 12/01342), show this land as part of a garden area for this dwelling, however, the proposed subdivision of the plot would allow for Priory Lodge to retain a garden in excess of 20 metres in depth, which is considered to be in keeping with the area. It is considered that the scheme would meet the requirements of Policies NP/DG1 policies NP/DG1, NP/DG2 and Policy NP/EN3.

6.5 Turning to the appearance of the dwelling, there is a mix of styles of dwellings in the area, and it is considered that the appearance of the dwelling, with the use of front gables and dormer windows has an acceptable impact on the character and appearance of the area.

Impact on neighbouring residential amenity

6.6 Measuring from a plan previously approved for Home End (reference 10/00347) and from OS maps, the dwelling known as Home End is 17 metres off the application site boundary (at the closest point). As the proposed dwelling is sited further forward that the dwelling at Home End, there would be a conflict with the 45 degree light angle from the habitable room windows at Home End, but given the distance (over 17 metres) between Home End and the proposed dwelling, it is not considered that there would be an unacceptable reduction in daylight to any habitable room windows in Home End. In respect of the impact on the garden area of Home End, the proposed dwelling will be visible from the garden area of this dwelling, however, Home End has a large garden area and so it is not considered that the dwelling would be unduly overbearing to this garden area or would result in an unacceptable loss of light.

6.7 There are side facing windows in the proposed dwelling which would face the garden area of Home End, however a condition (see condition 10) is recommended to ensure these have a top opening and are obscurely glazed in order to prevent unacceptable overlooking into this garden. The windows in the rear elevation of the proposed dwelling would provide limited views to the garden of Home End, but because this elevation is angled away, the views provided would not be unacceptable to warrant refusal on this ground. .

6.8 Turning to the impact on number 114 Chobham Road (Hope Cottage) (to the North-east), the proposed dwelling would face number 114, however, with a distance ranging from 20 to 26 metres between the rear elevation of the proposed dwelling and the boundary with number 114, it is not considered that the dwelling would result in unacceptable levels of overlooking, reduction in daylight or would be unduly overbearing to this garden or the dwelling. The application site is at a higher level than the ground at Hope Cottage, but the changes in ground levels are not considered to be so significant that the dwelling would be elevated above this neighbouring land. A condition is recommended to secure details of existing and proposed ground levels and the finished slab level (see condition 3).

6.9 In respect of Ashbury House (to the north-west), the proposed dwelling would be sited over 12 metres from the elevation which faces the application site. This distance is considered suffice for there not to be an unacceptable reduction in daylight to windows in this dwelling. In addition, the area to the front of Ashbury House that the proposed dwelling would impact the most is the driveway area, which is not a private amenity space. The impact on this dwelling is considered to be acceptable.

Parking and Highway Safety

6.10 The construction of a 5 bedroom dwelling has the potential to generate between 10 – 20 vehicle movements per day. The proposal would be accessed by the existing private drive, which provides sufficient visibility splays in each direction when exiting the site onto Priory Road. The scheme is considered to have an acceptable impact on highway safety.

6.11 The scheme would allow for at least 3 car parking spaces to be provided on site, which meets the Council's parking standards as set out in the Council's Parking Strategy.

Impact on the Thames Basin Heaths Special Protection Area

6.12 The site is situated within 400 metres of the Thames Basin Heaths Special Protection Area (SPA). Within this zone any development that constitutes a net increase in residential dwellings (class C3) is prohibited within this zone. In this case, it is proposed that two flats on Chobham Road will be converted back into one dwelling as mitigation for this increase in residential unit. It was established under reference16/00336/CPD that planning permission was not required for this conversion. As such this will result in no net increase in dwellings within the exclusion zone, and so there should not be an increase in recreational disturbance to the Thames Basin Heaths SPA.

6.13 Natural England is satisfied with this mitigation, provided that a S106 legal agreement is entered into to secure this mitigation, and subject to planning conditions. The S106 is currently being progressed, but at the time of writing has not been completed, but looks to secure the conversion of the 2 flats to 1 dwelling for the lifetime of the development through the use of appropriate clauses. It is recommended that planning permission is only granted, when the Council is in receipt of the completed s106 which achieves satisfactory mitigation. .

Other Material Considerations

<u>Housing Land Supply</u>

6.14 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 socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.

6.15 Planning permission would be required for a third storey to the dwelling, and this proposal has to be considered on its merits.

6.16 Reference is made to an appeal decision at Woodlands Ride; however, this road is not in the vicinity of the application site. Notwithstanding this, each application should be considered on its merits.

6.17 Reference is made to planning permission granted at Ashbury House, and the fact that conditions were imposed to restrict further windows being inserted in the north-east elevation and for windows to be obscurely glazed (planning reference 03/84533). However, each application must be considered on its own merits; Ashbury House is sited closer to the boundary with number 114 (5-6 metres at the closest point) through to 11 metres, and the proposed dwelling in this case provides a larger separation distance with the boundary to number 114 (20 metres off the boundary).

6.18 Reference is made to the fact that there is clay soil in the area which would prevent planting to be put in on the boundaries to prevent overlooking, however, certain trees and shrubs will be able to be planted in the clay soils. Notwithstanding this, the relationship with neighbouring properties is deemed to be acceptable.

6.19 Dust and noise pollution from the construction process is not relevant to the planning assessment.

6.20 The neighbouring properties have been drawn using OS data, and although they may not be completely accurate, there is no requirement for this to be provided).

6.21 The replacement dwelling at Priory Lodge was deemed acceptable at the time of consideration. The acceptability of the sub-division of the plot needs to be assessed under this application.

6.22 Policy NP/H2.2 of the Neighbourhood Plan does not resist the loss of small units; it encourages new small and medium sized houses (if it is in keeping with the character of the area).

6.23 Reference is made to contravention of Human Rights, in terms of contravention to the right to a private family as result overlooking from the scheme. However, an assessment on the impact of amenity on the neighbouring dwellings, and it is considered to be acceptable.

6.24 A condition is recommended to secure details of construction vehicles to be used.

6.25 It would not be reasonable for the LPA to impose a condition for the developer to give notice to the access road owner of when construction vehicles will go on site, or for the road to be re-instated if damaged; these are private matters.

6.26 A condition for details of external lighting is recommended (see condition 11).

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 The proposal is CIL liable but would attract an exemption if the applicant claims a self-build exemption. In the absence of a self-build exemption the CIL liability, based upon the chargeable residential floor area (£240/per sq.m) would be circa £99,840.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

10 occupiers were notified directly of the application.

The planning officer posted a site notice advertising the application at the site on the 19th September 2016 and 10 properties were directly notified.

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

Comment		Where in the report this is considered
1.	This is backland development which is uncharacteristic of the area. This is a green space and in effect the rear garden for Priory Lodge.	6.2-6.5.
2.	The applicant refers to Ashbury House, but this dwelling was granted permission more than 10 years before the Neighbourhood Plan. The planning context is different now.	6.2-6.5.
3.	The roof height is such that it would allow for a 3 third storey to be added.	6.15.
4.	The building's mass and bulk will be across a significant proportion of the site and in combination with the hardstanding will be dense and over dominant- conflicts with Policy NP/DG1 and NP/DG2.	6.2-6.5.
5.	The new dwelling will overlook Home End and its garden, and the balconies will result in unacceptable levels of overlooking.	Only Juliette balconies are proposed. See 6.6-6.7.
6.	The new dwelling will overshadow the garden, swimming pool and patio.	6.6-6.7.
7.	Refers to an appeal decision at Woodlands Ride, where it states: 'Principle attributes of residential amenity for people living in this locality and their reasonable expectation for these to be protected, is that outlook should be extensive and/or sylvan and privacy should be safeguarded'.	6.17.
8.	A BRE assessment should be undertaken and the application should be delayed until this is done (to assess impact on Home End). Concern over significant loss of daylight and sunlight to windows, and overshadowing to the garden and pool.	6.6.
9.	Development will cause noise and dust pollution to Home End.	6.20.
10.	The footprint to plot ratio is greater than surrounding plots and the garden space is more limited.	6.2-6.5.
11.	Development will erode the spaciousness of the area.	6.2-6.5.
12.	Limited space between the new dwelling and boundaries is limited and will allow for limited landscaping and tree planting.	6.3.
13.	Detriment to highway safety on Priory Road and danger to pedestrian safety.	6.10.
14.	Home End is not shown accurately on the site plan, and so the impact will be worse.	6.21.
15.	The replacement dwelling at Priory Lodge was only allowed because of the size of the plot; granting this would defeat the purpose of this permission.	6.22.
16.	Backland development conflicts with Policy NP/EN3- gardens.	6.4.
17.	It would allow to oversized dwellings on a plot meant for 1.	6.2-6.5.
18.	Dwelling bears no resemblance to those surrounding it.	6.2-6.5.
19.	Converting the flats at 136 and 138 Chobham road to a dwelling would contravene policy NP/H2.2 by removing flats from the market.	6.23.

20.	The new build would be extremely close to Hope Cottage- direct overlooking into their lounge, kitchen and garden.	6.8.
21.	Site slopes down towards Hope Cottage which further exacerbates the overlooking and the building will overshadow the garden.	6.8.
22.	Development contravenes Human Rights, in respect of the right to private family life, and this scheme would breach it because of overlooking.	6.24.
23.	Concerns that the conversion of 2 flats into one house will mitigate against the impact on the SPA of this large detached dwelling.	6.12-6.13.
24.	Narrow private road- will make it difficult for construction vehicles to get in.	6.25.
25.	Owner of the access track wants a condition imposed to ensure the developer gives notice for construction vehicles and the road being re-instated if damaged.	6.26.
26.	Concerns over the impact on any external lighting on the amenity of Hope Cottage- experience issues from lighting at priory lodge.	6.27.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Natural England	The proposed site is within the Thames Basin Heaths SPA 400m exclusion zone. Any development that constitutes a net increase in residential dwellings (class C3) is prohibited within this zone. In this case, it is proposed that in addition to the building of a new dwelling in Priory Road, two flats in nearby Bridge Road will be converted back into one dwelling. This will result in no net increase in dwellings within the exclusion zone, so there should not be an increase in recreational disturbance to the Thames Basin Heaths SPA. Natural England advises that the proposal to combine two flats into one dwelling, while constructing the proposed single unit in Priory Road, is acceptable, subject to the following conditions: - The above would constitute a direct swap of one C3 unit for another, and this would require securing within an appropriate S106 agreement between the developer and The Royal Borough of Windsor and Maidenhead Council. - Both the new dwelling and the flats to be converted must be within the Thames Basin Heaths SPA 400m exclusion zone and be straightforward C3 developments. -The conversion of the two flats on Bridge Road into one dwelling must be completed before the new property in Priory Road is occupied. -The two flats on Bridge Road to be converted into one dwelling must remain as one residential unit for the lifetime of the development, without any subsequent sub-division; the same applied to the new dwelling on Priory Road.	6.12-6.13.

	<u>Additional comments in response to the flats being on Chobham Road, not Bridge Road</u> We would be happy with this arrangement as long as the conditions stated in our consultation response were also secured.	

Other consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objection- the size of the building to plot ratio is not in keeping with area. Proximity of development to SPA, the applicant has no tree report. Development is not in keeping with the character of the area, and would overlook neighbours.	See main report.
SPAE	The site is in 'Leafy Residential Suburbs' and this is a form of backland development. New dwelling will overlook number 114 Chobham Road and impact on other neighbouring dwellings. Backland development which is not acceptable in this townscape. The comparisons to other dwellings in the area are not relevant as the pre-date the neighbourhood Plan. Plot ratio is greater than surrounding plots.	See main report. (Site is within Villas in a Woodland Setting, but is close to the designation of Leafy Residential Suburbs).
Highway Authority	No objections, subject to the submission of a Construction Management Plan and details of the parking layout to be submitted.	6.10-6.11.
Neighbourhood Plan Group	Reference is made to Asbury House- this was built in 2003- the planning context is very different now. Site is situated in 'Leafy Residential Suburbs' Scheme will diminish green space on site. Development will overlook number 114 Chobham Road because of sloping land, and position of balconies. The dwelling is bulky, and combined with hardstanding is over development – not in keeping with the character of the area. Reference to appeal decision at Woodlands Ride Space between boundaries is very limited and would not allow for soft landscaping. Garden amenity area is too small – conflict with NP/DG3.2	See main report. (Site is within Villas in a Woodland Setting, but is close to the designation of Leafy Residential Suburbs).

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B - Elevations
- Appendix C - Floor Plans

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Prior to the construction of the dwelling hereby approved, samples of the materials to be used on the building shall be 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 - Local Plan DG1.Neighbourhood Plan Policy NP/DG3

3. No development shall take place until a detailed plans showing the existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development, relative to a fixed datum point on adjoining land outside the application site (No 114 Chobham Road), have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
Reason: In the interest of the visual amenities of the area. Relevant Policy - Local Plan DG1.

4. 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. This shall also include a photographic highway condition survey of the shared access road. 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.

5. Prior to the construction of the dwelling hereby approved, full details of both hard and soft landscape works, shall be 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. Neighbourhood Plan Policy NP/DG3.

6. Prior to the first occupation of the dwelling hereby approved, details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) shall be 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.

7. No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.

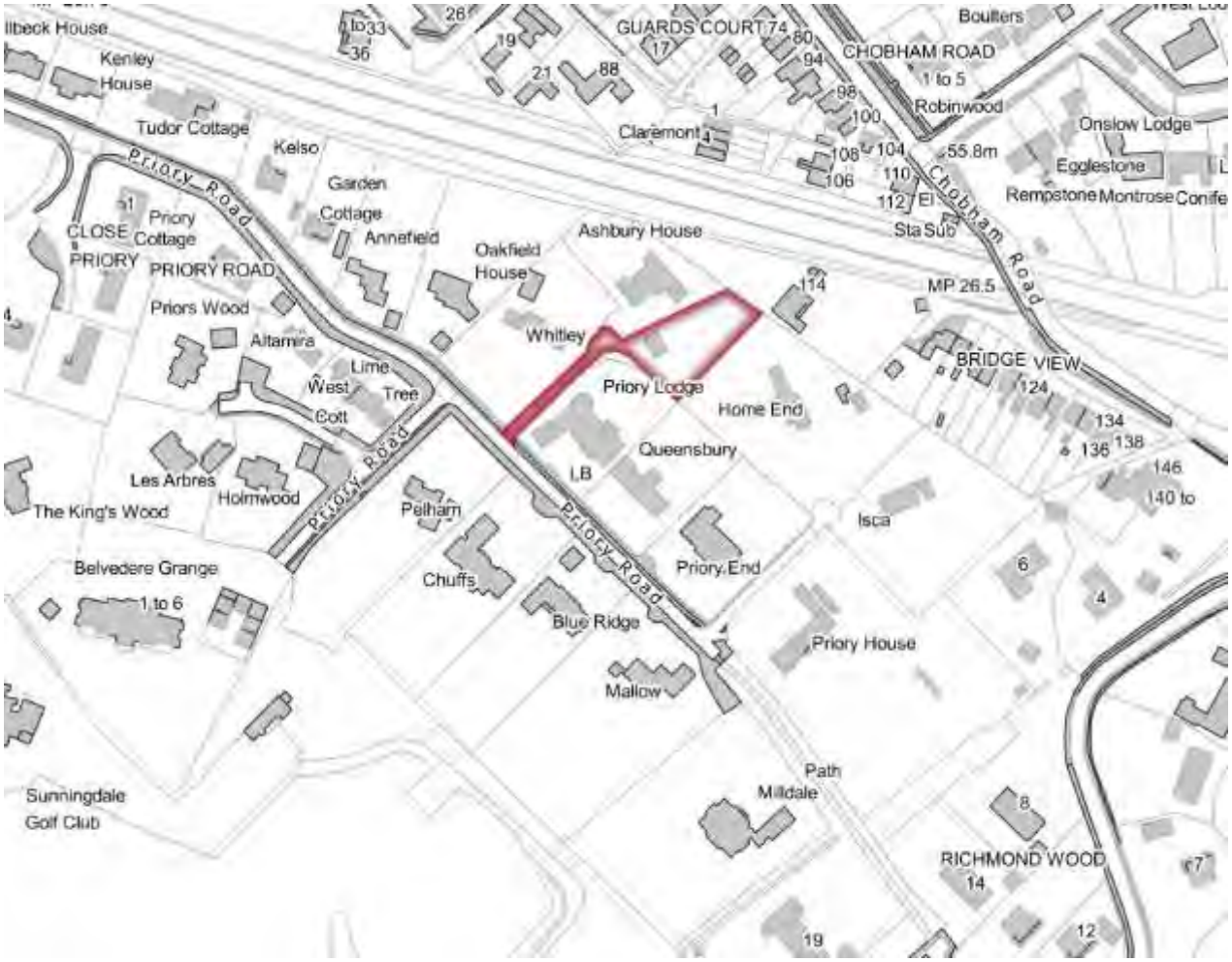
8. Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the 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. Neighbourhood Plan Policies NP/DG1, NP/DG3

9. The first floor window(s) in the south-west (side) elevation(s) of the dwelling 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. No further windows shall be inserted in this elevation at first floor level. No windows shall be inserted in the north-west elevation at first floor level.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers, in accordance with the requirements of the National Planning Policy Framework.

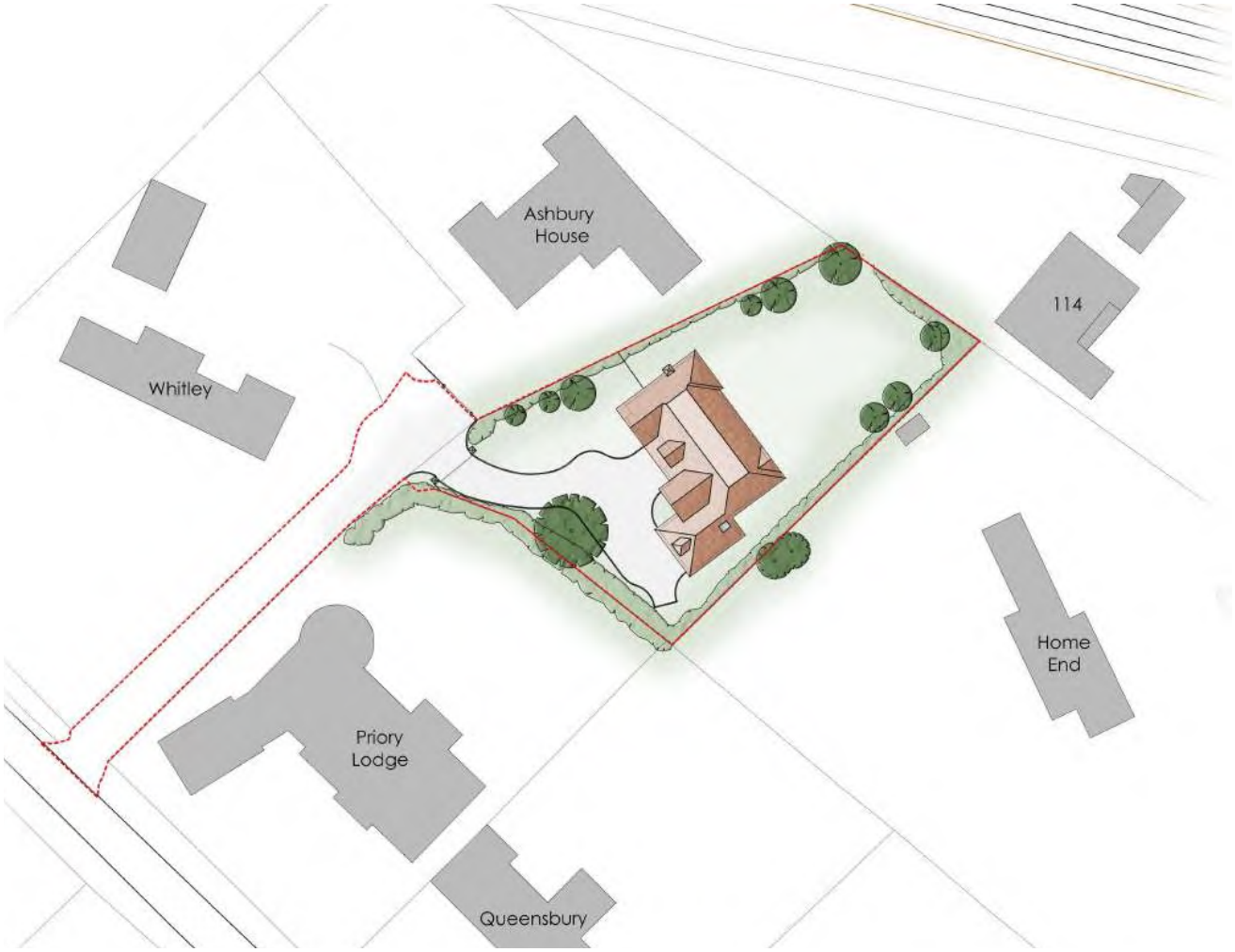
10. Prior to the installation of any external lighting for the proposed development, details (including positioning, type and lux levels) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and so maintained thereafter.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1

11. The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Appendix A- Site location plan



Appendix B- Proposed Layout



Appendix C- Floor Plans and Elevations

FRONT ELEVATION

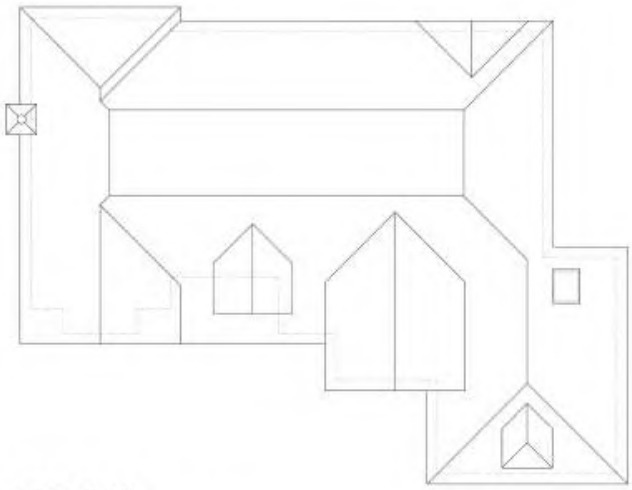
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN



ROOF PLAN

NB: ROOF PLAN DOES NOT SHOW EAVES OVERHANG

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 5

Application No.:	16/03142/FULL
Location:	Rosedale 54 Albany Road Old Windsor Windsor SL4 2QA
Proposal:	Erection of a pair of 3 bedroom semi-detached houses with associated parking and landscaping, following demolition of all existing buildings.
Applicant:	Jordan Construction Limited
Agent:	Miss Ellen Kendrick
Parish/Ward:	Old Windsor Parish/Old Windsor Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

1.1 The proposed development is considered to be of good design and would have an acceptable impact on the character and appearance of the street scene and surrounding area.

1.2 It is considered that the single storey elements to the rear of the proposed dwellings would have an unacceptable overbearing impact on the gardens of adjoining neighbours.

1.3 It is considered that the proposed development would have an unacceptable impact on local flooding and flood risk. It has not been demonstrated that the impact the development would have on flooding can be properly compensated for and it has not been demonstrated that the development would provide wider sustainability benefits that would outweigh flood risk.

1.4 Sufficient on site car parking and cycle storage has been shown to be provided for each dwelling. A revised refuse storage plan would be necessary should the application be approved.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 10 of this report):	
1.	**The proposed development would increase the ground covered area (GCA) of the site by 172sqm, which is in excess of the 30sqm permitted under Local Plan Policy F1. It has not been demonstrated that the necessary flood compensation can be provided for this increase in GCA and as such the proposed development would impede the flow of flood water, reduce the capacity of the flood plain to store water and increase the number of people and properties at risk from flooding. Additionally it has not been demonstrated that the proposed development would provide wider sustainability benefits that outweigh the flood risk. The proposal therefore fails to comply with Policy F1 of the Local Plan.**
2.	**It has not been sufficiently demonstrated that the proposed development would provide wider sustainability benefits to the community that outweigh flood risk. The proposal therefore fails to pass the exceptions test and is contrary to paragraph 102 of the National Planning Policy Framework.**
3.	**It is considered that the single storey elements to the rear of the proposed dwellings would have an unacceptable overbearing impact on the gardens of adjoining neighbours. This is due to their height, proximity to the boundary and the extent to which they extend beyond the rear elevations of the neighbouring properties. The**

	proposal would therefore be contrary to policy H11 of the Local Plan and the core principles of the National Planning Policy Framework.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Beer due to local concerns over the impact on the street scene and flooding

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The site is located on Albany Road, Old Windsor and comprises a detached two storey dwelling, with detached outbuildings to the rear. Parking is provided on a driveway to the side (south) of the site. The site lies largely within Flood Zone 3 (High Risk). The surrounding area comprises of residential properties of a variety of difference styles and forms, including detached, semi-detached and terraced properties. 56 Albany Road, which abuts the property on its southern side, has a 2 storey rear extension, and number 52, directly to the north, has a single storey rear extension.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The proposed development is to demolish an existing 3 bedroom, 2 storey dwelling which is approximately 7.4 metres tall and an eaves height of 5.7 metres. This existing dwelling will be replaced a pair of new 3 bedroom semi-detached dwellings. Each dwelling will mirror the other in appearance and will have an overall ridge height of 9 metres, owing in part to the raised floor levels which are approximately a metre above ground level and 300mm above the predicted flood level. Each dwelling has an eaves height of 6.2 metres. It is proposed to open up the frontage of the site in order to provide vehicular access to both dwellings and each dwelling will be provided with 2 onsite parking spaces which are in accordance with the Borough's parking standards. A cycle shed for 2 bicycles will also be provided and refuse storage areas have been proposed (which are currently substandard).

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Flooding	Aircraft noise
DG1,	P4, T5	F1	NAP2

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Supplementary planning documents

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

- Interpretation of Policy F1 – Areas liable to flooding
- Planning for an ageing population
- Sustainable design and construction

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i The impact on the character of the area;

ii The impact on neighbour amenity;

iii The impact on flooding;

iv The impact on parking and highway safety.

The impact on the character of the area

6.2 The appearance of a development is a material planning consideration. Local Plan Policy H11 identifies that in established residential areas, planning permission will not be granted for schemes that introduce a scale of density of new development, which would be incompatible with or cause damage to the character and amenity of the area. In addition, Local Plan Policy H10 identifies that new residential development schemes will be required 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.

6.3 The application site is located within a residential area with a variety of different styles and forms of dwellings, including detached, semi – detached and terraced properties. There is currently a sizeable gap between the house at number 54 Albany Road and the adjacent property at number 56; however, this is not characteristic of the street scene with much smaller gaps evident between most properties. There is no objection in principle therefore to the loss of this gap. The design of the proposed dwellings are considered to be acceptable in the context of the surrounding area and a street scene plan has been submitted which shows that the height and scale of the proposed dwellings would be compatible within the street.

6.4 A parking area is proposed to the front of the site similar to a number of other sites in the street and landscaping has been proposed which improves the appearance of the proposed parking areas. The properties are raised up with steps leading to the front doors; however, it is not considered that this significantly impacts on the street scene, especially given that the overall height and eaves height of the proposed dwellings are similar to other properties in the street.

The impact on neighbour amenity

6.5 The existing building on site is built within 2 metres of number 52 and has a height of 7.4 metres; although the proposed dwellings would have an increased height of 9 metres this separation distance will remain similar. It is not considered therefore that any side windows of this property would be significantly impacted. To the other side there is currently a separation of over 8 metres between number 54 and number 56. Number 56 has recently had a two storey rear extension approved and this has been implemented. This property has no ground floor side windows and the first floor side windows are either to non habitable rooms or are secondary windows. There is a side facing bedroom window; however, there are also rear facing windows which provide light to this room. As this window is within an extension it is also afforded less weight than had it been an original window. The neighbour at number 56 has also raised concerns that the proposed dwellings would cause a loss of light to their side facing dormer windows. These dormer windows were approved at the same time as the 2 storey rear extension, however, have not been implemented. There is no guarantee that these dormers will be implemented and the current proposal needs to be assessed in relation to the existing situation. Not withstanding this it appears that the 25 degree light angle test would be complied with and as such I am confident that the impact on these dormers would be acceptable.

6.6 The proposed dwellings would extend beyond the rear elevations of number 56 and 52 by 6 and 5m respectively. In both cases 4.5 metres of this would be single storey, however, due to the houses being raised above the flood level the height of these single storey sections would be 4 metres. In both cases the proposed dwellings are set just 1 metre from the side boundary and as such it is considered that the proposed dwellings would have an unacceptable overbearing impact to both number 52 and 56.

The impact on flooding

6.7 The site is located within Flood Zone 3 (High Risk). This Zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). Paragraph 100 of the National Planning Policy Framework (NPPF) states that 'Inappropriate development' in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'. Development proposals in Flood Zone 3 should be accompanied by a Flood Risk Assessment (FRA). Local Plan Policy F1 identifies that within the flood plain development will not be permitted for new residential development, unless it can be demonstrated that the proposal would not of itself, or cumulatively in conjunction with any other development, impede the flow of flood water, reduce the capacity of the flood plain to store flood water or increase the number of people at risk from flooding.

<u>Sequential Test</u>

6.8 A sequential assessment was submitted with the application and an additional technical note was submitted on the 25th November. The Environment Agency does not assess the sequential test and it is for the Local Planning Authority to satisfy itself that this test has been passed. The submitted sequential assessment demonstrates that of the 134 sites assessed, 9 are sequentially preferable, do not have other significant constraints to development and are of a scale appropriate for the proposed development. However of these 9 sites, 7 of them have recently been developed and the other 2 are currently being developed and are not therefore reasonably available for the proposed development. It is considered that the sequential test has been passed.

Exceptions Test

6.9 If it is not possible for development to be located in an area with a lower probability of flooding it is necessary for the exception test to be passed as well. In order to pass this test it must be demonstrated that (1) the development would be safe for its lifetime, taking into account the vulnerability of its users and (2) that the development provides wider sustainability benefits to the community that outweigh flood risk.

1. The finished floor levels of the proposed dwellings are, in accordance with Environment Agency advice, to be set 300mm above the predicted fluvial flooding levels for the site. Details have also been submitted which demonstrate that flooding from other sources of flooding can be successfully managed and flood resilience and resistance measures such as raised electrical circuits, sockets and switches have been considered. An additional document was submitted on the 25th November which demonstrates that a low hazard escape route will be available in the event of a flood by taking the route to the north along Albany Road where the hazard rating would not exceed 0.58. It is considered therefore that this element of the exceptions test has been passed.

2. Details have not been submitted which sufficiently demonstrate that the development would provide wider sustainability benefits to the community that would outweigh the additional flood risk created by the proposal. It is considered that this element of the exceptions test has been failed.

6.10 The existing dwelling has a footprint of 65sqm; the proposed dwellings would have a combined footprint of 237sqm. The proposed development would therefore result in an increase in ground covered area of 172sqm, well in excess of the 30sqm allowed under policy F1. A number of outbuildings with a combined footprint of 78sqm are proposed to be replaced with a smaller shed for each garden; however these buildings are of floodable construction and have not therefore been included in the ground covered area calculations. In order to offset the increase in ground covered area it is proposed to raise the finished floor levels to 18.77 AOD which is 300mm above the predicted fluvial flood level for the site. Underfloor voids will then be included to allow for the free flow of water below the dwellings. Policy F1 of the RBWM Local Plan however, makes it clear that underfloor voids/pier foundations are not acceptable as a means of overcoming an objection to a proposal on the grounds of policy F1 as they can become blocked either by domestic effects or flood debris. Without an acceptable means of flood compensation it is therefore concluded that the proposed development would increase the number of people or properties at risk of flooding by impeding the flow of flood water and reducing the capacity of the floor plain to store water. The proposal therefore fails to comply with policy F1 of the RBWM Local Plan.

The impact on parking and highway safety

6.11 The site currently benefits from having an existing vehicular access off Albany Road. Due to vehicles, being allowed to park along both sides of the road the visibility splays are at times substandard. The plans provided show that a new vehicular access will be constructed across the entire width of the site which is approximately 14.5m. It is believed that this will slightly improve the visibility splays; however, the hedging to the front of the site should not exceed 600mm from carriageway level.

6.12 The 2 proposed 3 bedroom dwellings generate a need for 4 parking spaces (2 per dwelling). The submitted drawings show that these will be provided to the front of the site and will comply with the Local Authorities current standards. It is considered that no parking permits should be allocated to the new dwelling should a residential parking permit scheme be introduced in the future. This could be secured by condition should the application be approved.

6.13 No details have been provided with regards to the reposition of the lamp column. A new position will need to be agreed with the Borough's street lighting engineer.

6.14 Insufficient space has been provided for the necessary refuse bin storage. Should the application be approved a condition will be necessary to ensure a revised refuse storage plan is submitted.

6.15 A cycle shed is to be provided for each dwelling which provides space for 2 bicycles in accordance with the boroughs standards.

Other Material Considerations

Housing Land Supply

6.16 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 NPPFF states that sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.

6.17 It is acknowledge that this scheme would make a contribution to the Borough's housing stock. However, it is the view of the Local Planning Authority that the socio-economic benefits of the additional dwellings would be significantly and demonstrably outweighed by the adverse impacts arising from the scheme proposed, contrary to the adopted local and neighbourhood plan policies, all of which are essentially consisted with the NPPF, and to the development plan as a whole.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution. Based on the submitted information, the tariff payable for this development would be £30,000

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

23 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 19.10.2016

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

Comment		Officer response
1.	Concerns were raised over the level of parking being provided.	See section 6.12.
2.	Concerns were raised over the impact the development would have on the street scene.	See sections 6.3 and 6.4.
3.	Concerns were raised that the development would cause a loss of light/amenity to neighbouring properties.	See sections 6.5 and 6.6.
4.	Concerns were raised over the accuracy and the robustness of the Flood Risk Assessment.	See section 6.7 to 6.10.
5.	Concerns were raised that the sequential test has not been passed.	See section 6.8.
6.	Concerns were raised that the exceptions test has not been passed.	See section 6.9.
7.	Concerns were raised over the stability of the land and subsidence.	This is not a planning consideration.

Statutory consultees

Consultee	Comment	Officer response
Environment Agency	We have no objection to the proposal as submitted. However, the following measures should be secured by a planning condition; - Finished flood levels will be set no lower than 18.77m AOD. - Voids spaces and openings to be implemented as shown – the height of the voids spaces and opening will be no lower than 18.47 AOD. - Under croft void space and openings shall remain open, free and maintained from all blockages, debris and storage in perpetuity.	See sections 6.7 to 6.10.

Other consultees

Consultee	Comment	Officer response
Ecologist	Offers no objection subject to conditions relating to; - Breeding birds Invasive species; and Biodiversity enhancements	Noted.
Environmental Protection	Offers no objection subject to a condition relating to acoustic insulation.	Noted.
Highway Authority	Recommends approval subject to conditions regarding; 5 Access 6 Construction management 7 Vehicle parking 8 Refuse storage 9 Parking permits	Noted.

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout

- Appendix B - Plan and elevation drawings

10. RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

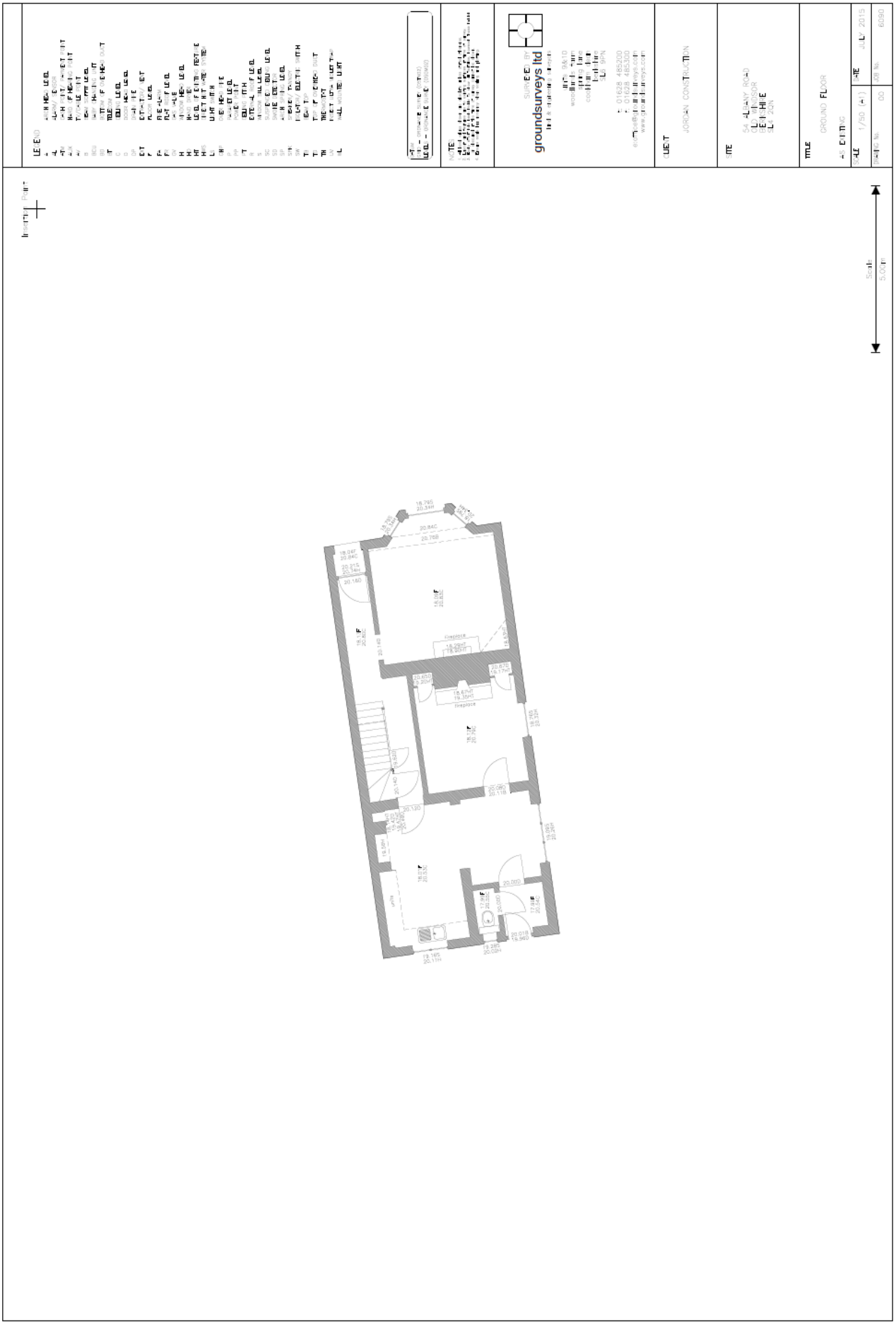
1. The proposed development would increase the ground covered area (GCA) of the site by 172sqm, which is in excess of the 30sqm permitted under Local Plan Policy F1. It has not been demonstrated that the necessary flood compensation can be provided for this increase in GCA and as such the proposed development would impede the flow of flood water, reduce the capacity of the flood plain to store water and increase the number of people and properties at risk from flooding. Additionally it has not been demonstrated that the proposed development would provide wider sustainability benefits that outweigh the flood risk. The proposal therefore fails to comply with Policy F1 of the Local Plan.

2. It has not been sufficiently demonstrated that the proposed development would provide wider sustainability benefits to the community that outweigh flood risk. The proposal therefore fails to pass the exceptions test and is contrary to paragraph 102 of the National Planning Policy Framework.

3. It is considered that the single storey elements to the rear of the proposed dwellings would have an unacceptable overbearing impact on the gardens of adjoining neighbours. This is due to their height, proximity to the boundary and the extent to which they extend beyond the rear elevations of the neighbouring properties. The proposal would therefore be contrary to policy H11 of the Local Plan and the core principles of the National Planning Policy Framework.

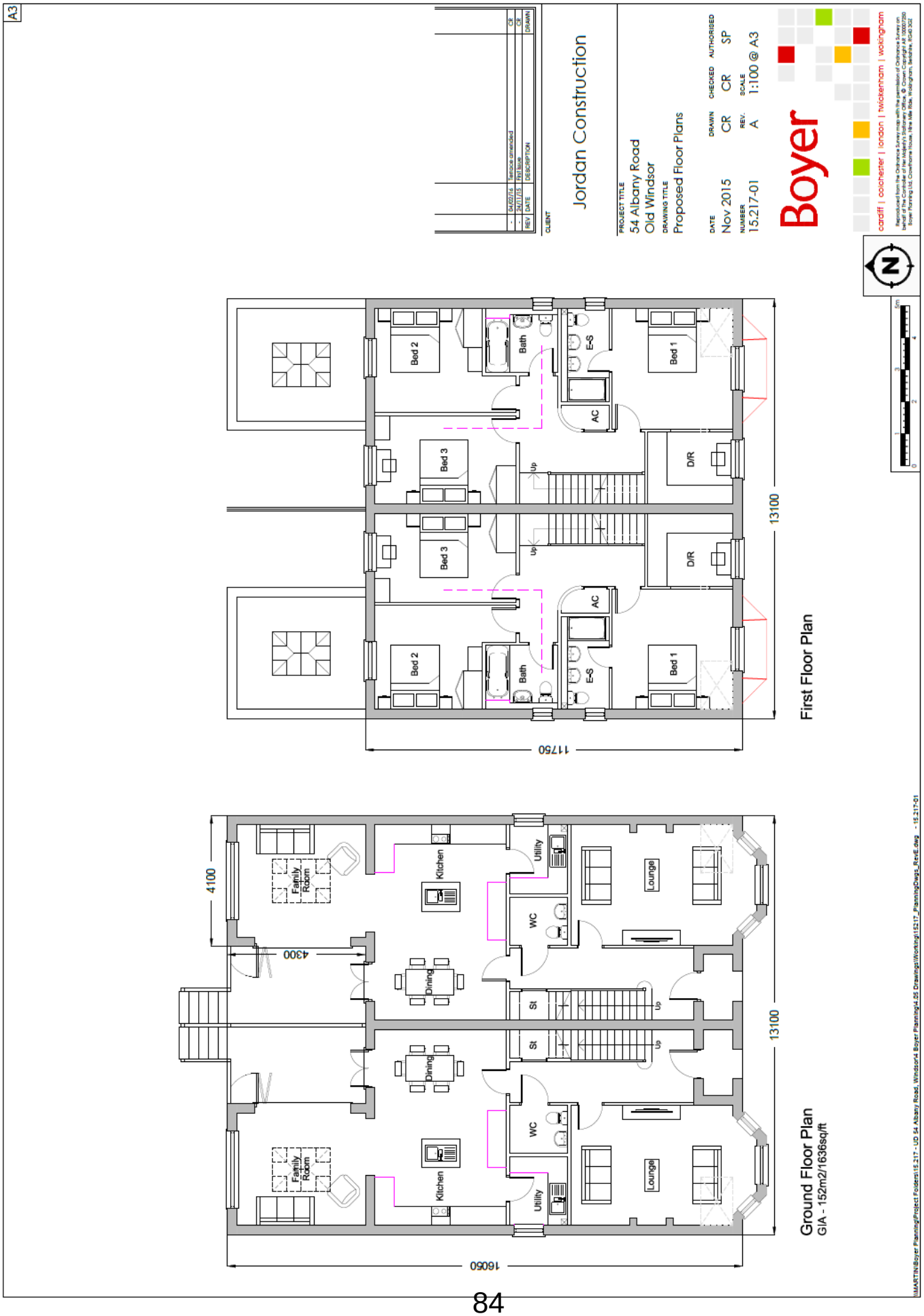
Appendix A—Site Location Plan

Appendix B—Existing and Proposed Plans—Existing Ground Floor Plan

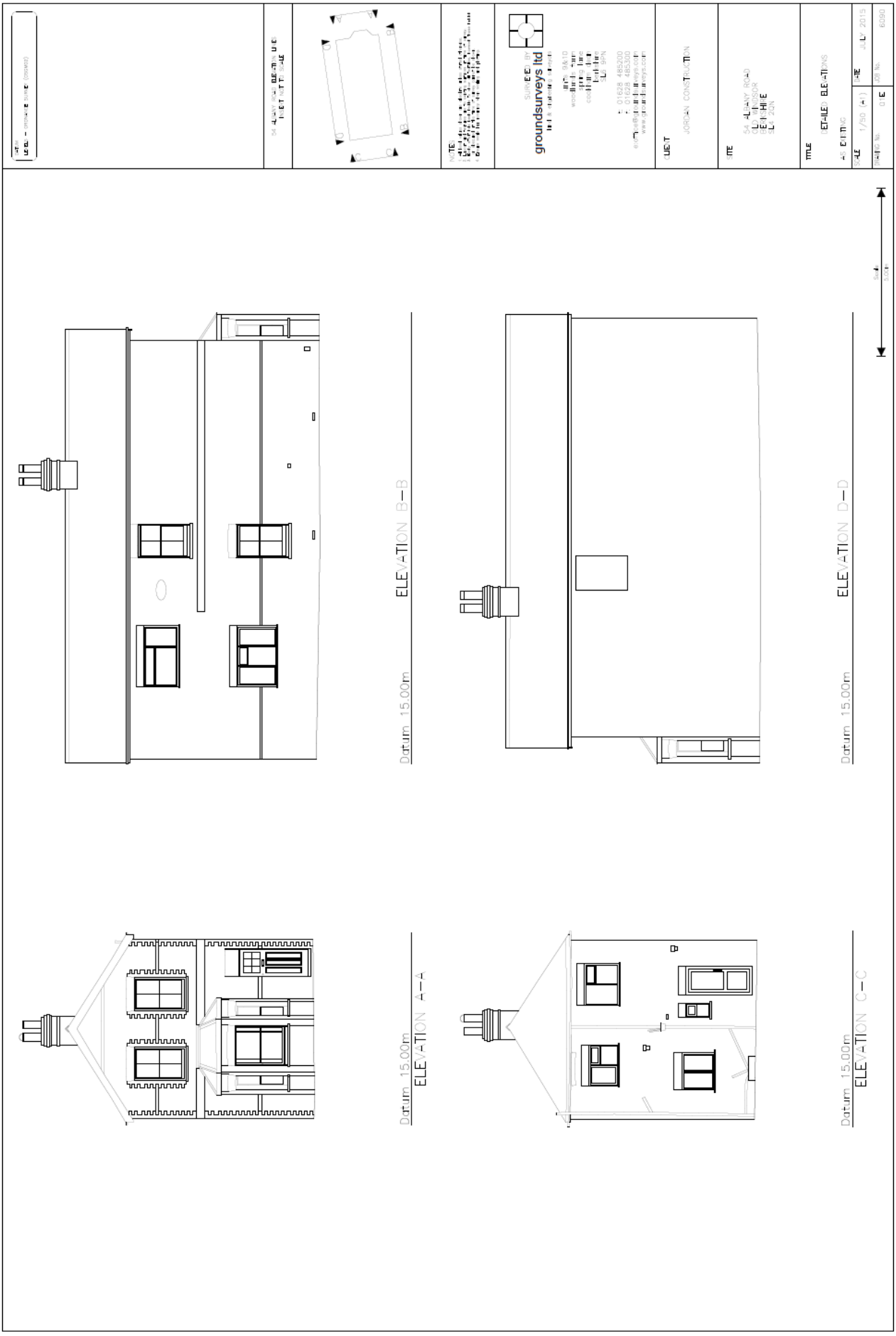


Existing First Floor Plan

Proposed Ground Floor and First Floor Plan



Existing Elevations



Proposed Elevations

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

14 December 2016 **Item:** 6

Application No.:	16/03323/FULL
Location:	Wraysbury Primary School Welley Road Wraysbury Staines TW19 5DJ
Proposal:	Construction of first floor extension.
Applicant:	Miss Pfeiffer
Agent:	Mr Paul Ansell - The Anthony Smith Partnership
Parish/Ward:	Wraysbury Parish/Horton & Wraysbury Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

1.1 The proposed extension has been designed to fit in with the existing school buildings. The extension will not be visible from the street scene and would not therefore have a negative impact on the character and appearance of the area.

1.2 The proposed extension will be located within an existing courtyard area which is enclosed on 3 sides. The proposed extension would not therefore be highly visible from neighbouring properties. The separation distances will also ensure that there is no unacceptable loss of amenity for neighbouring properties.

1.3 Part of the site is located within the Green Belt. The proposed extension will also be partly within the Green Belt, however, it is not considered that the extension is a disproportionate addition and it will not negatively impact on the openness of the Green Belt.

1.4 The application is for a new staff room; however, it is not proposed to increase the number of staff or pupils. It is not necessary therefore for additional parking spaces to be provided. There are no changes to the existing access arrangements.

1.5 The application site is partially within Flood Zone 3. However, the proposed extension is at first floor only and as such does not increase the ground covered area on site. The proposed extension will have an acceptable impact on flooding.

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

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel. This is an application made under regulation 3, by the Council relating to its own land.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The application site is Wraysbury Primary School which is accessed via Welley Road. The application site is located partially within both Flood Zone 3 and the Green Belt.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The proposal is for a first floor extension to an existing school building. The extension is to house a new staffroom. The proposed extension is proposed to be built on pillars to avoid increasing the ground covered area of the building within the Flood Zone. The overall height of the extension is 8.5 metres which is lower than the existing building.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Green Belt	Flooding
DG1	P4, T5	GB1	F1

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at: https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

i The impact on the character of the area;

ii The impact on residential amenity;

iii The impact on the Green Belt;

iv Parking highway safety;

v The impact on flooding.

The impact on the character of the area

6.2 The proposed extension will not be visible from the street and as such will not impact the character of the street scene or significantly impact the surrounding area. The proposed extension is of a design and scale which is compatible with the existing school buildings and it is proposed to use matching materials.

The impact on residential amenity

6.3 The proposed extension is located within an existing courtyard which is enclosed on 3 sides. The proposed extension would be visible from properties in Waylands, however, this is from over 130 metres away. These separation distances will ensure that there is no unacceptable impact on residential amenity as a result of a loss of light or privacy.

The impact on the Green Belt

6.4 The existing school buildings in part cross the boundary line into the Green Belt. The proposed extension is also partially within the Green Belt. The National Planning Policy Framework (NPPF) sets out that an extension to an existing building in the Green Belt will be acceptable provided that the extension does not result in a disproportionate addition over and above the size of the original building. Local Plan policy GB2 also places importance on preserving the openness of the Green Belt and this is consistent with the aims of the NPPF.

6.5 The proposed extension has a floor space of just 73sqm, however, only 31sqm of this is within the Green Belt. The extension is to the main school building which currently has a floor space of 448sqm within the Green Belt and approximately 105sqm of this floor space is from previous extensions. The overall increase in floor space within the Green Belt is therefore 136sqm, which equates to an increase of 39%. It is not considered that this addition is disproportionate. The extension is proposed within an existing courtyard area which is enclosed on 3 sides and the extension would not therefore be highly visible from any public areas or add significant bulk to the existing building. The impact on the openness of the Green Belt is therefore limited.

Parking and highway safety

6.6 There are no planned alterations to the existing access arrangements and therefore there are no visibility issues. The proposed extension is for a staff room and it has been confirmed that there will be no increase in staff or pupils as a result of the extension. There is therefore no additional parking requirement. There will also be no additional vehicle movements as a result of the works.

The impact on flooding

6.7 Local Plan policy F1 sets out that new development in the flood zone is acceptable provided that the ground covered area of buildings on the site does not increase by more than 30sqm. The proposed extension is at first floor level only and as such there is no increase to the ground covered area. The proposed extension is therefore considered acceptable in flooding terms.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

1 letter was received commenting on the application, summarised as:

Comment	Where in the report this is considered

1.	We have major concerns regarding the extra parking that will be needed as a result of the extension. There is already a huge issue with school parents parking in front of resident's driveways and on the corner of Poulcott which makes it very dangerous for children/others crossing the road. We have no objection to an extension being built provided that additional parking will be created.	Section 6.6.

Other consultees

Consultee	Comment	Where in the report this is considered
Parish Council	No objections subject to compliance with local policy.	N/a.
Highways	No objections subject to suggested informatives.	Section 6.6. Note: The suggested informatives have been included.
Environmental Protection	No comments have been received.	N/a.

8. APPENDICES TO THIS REPORT

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

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

1. The development hereby permitted shall be commenced within three years from the date of this permission.
   Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The materials to be used on the external surfaces of the development shall match those of the existing building unless first otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
   Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

3. The 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.

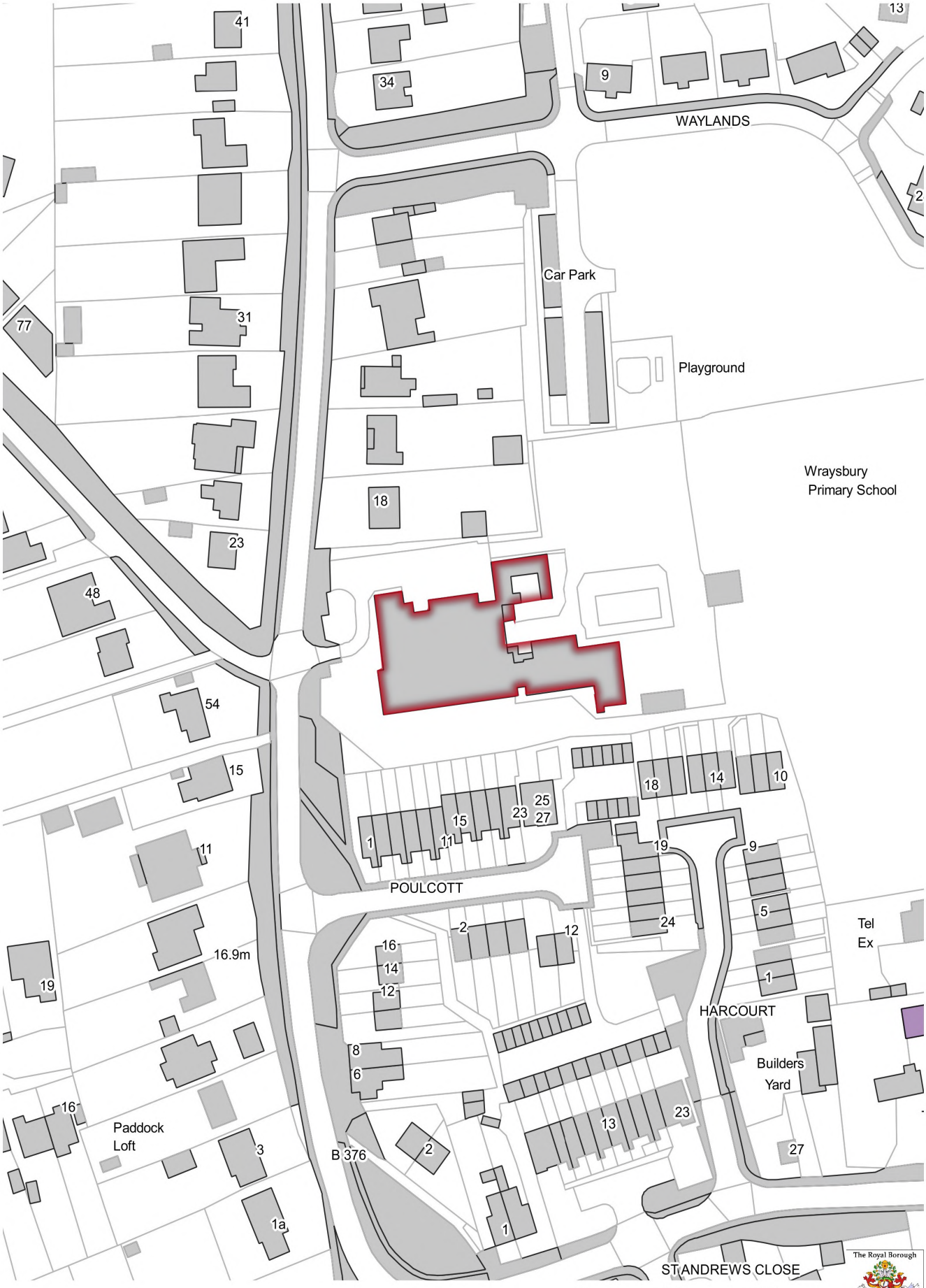
Informatives

1. The 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.

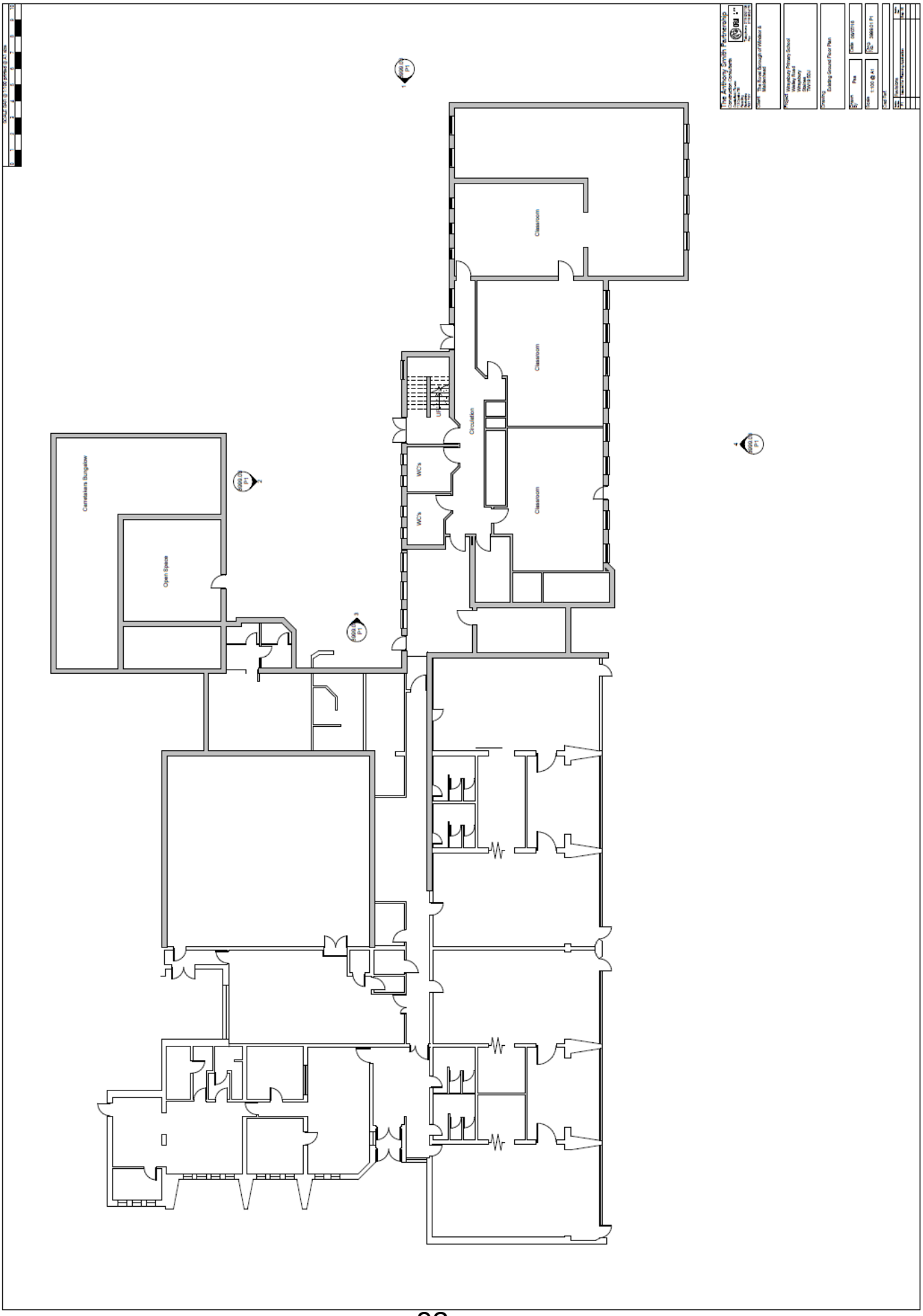
2. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which

enables the Highway Authority to recover expenses due to extraordinary traffic.

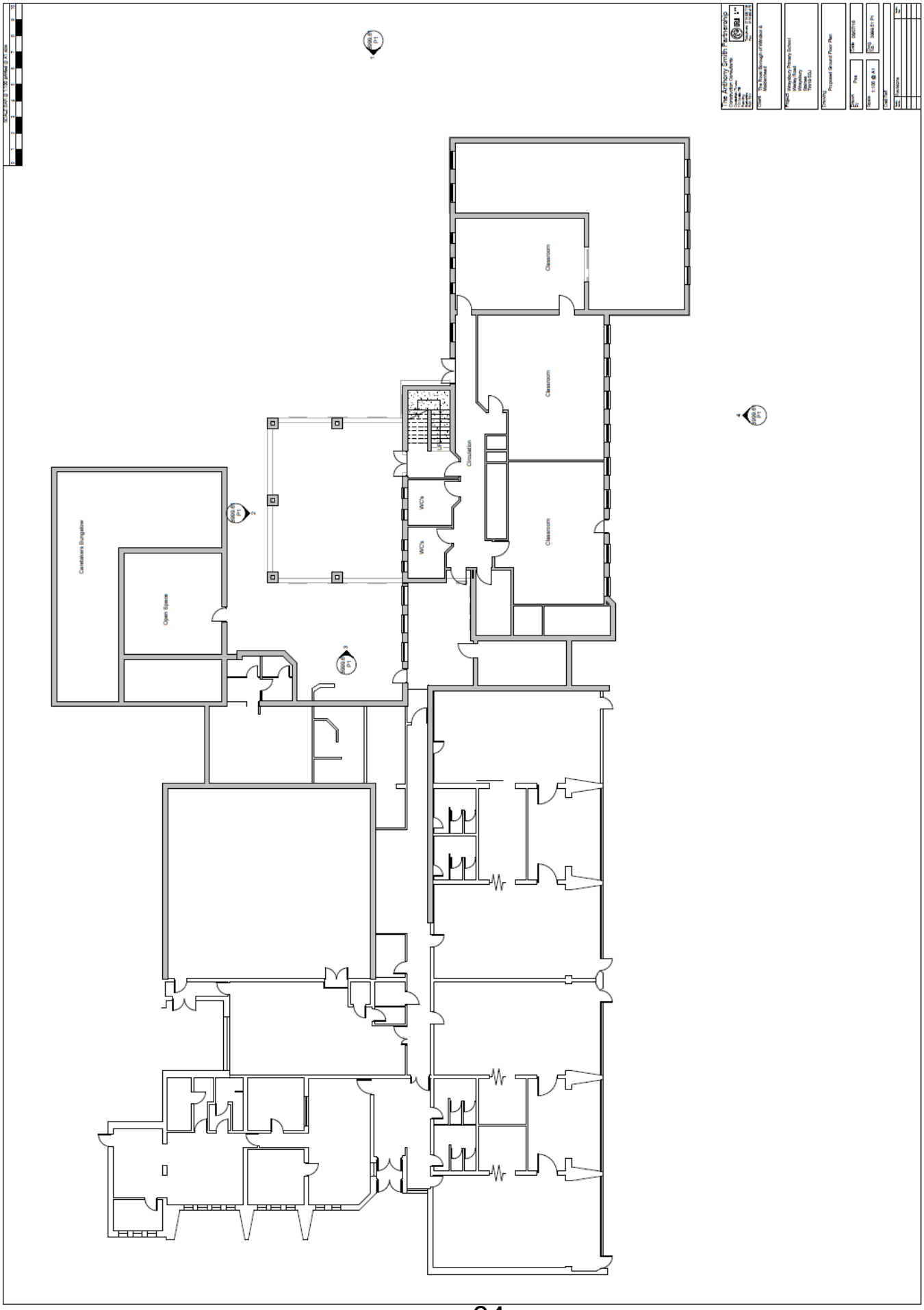
Appendix A—Site Location Plan



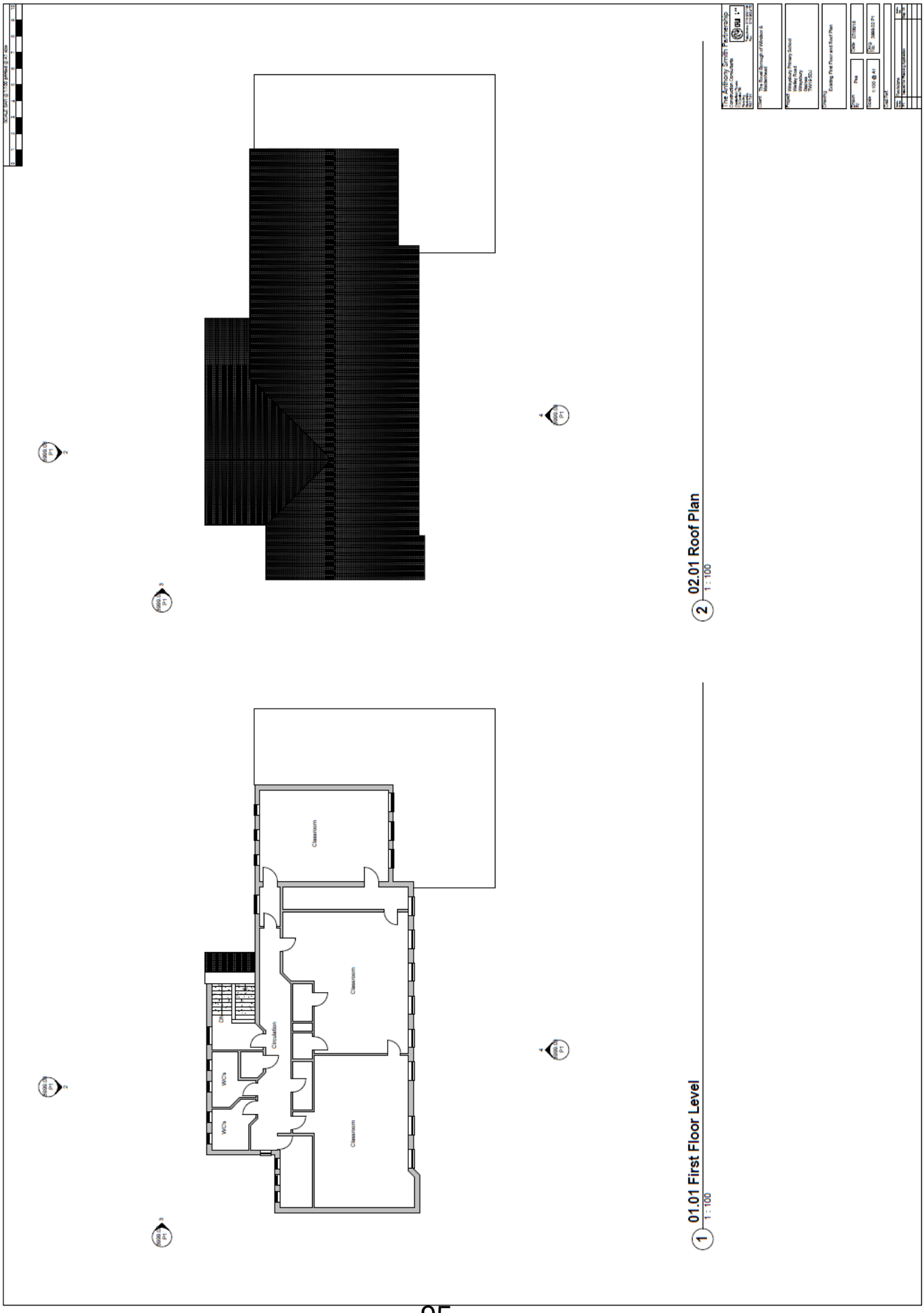
Appendix B— Existing and Proposed Plans—Existing Ground Floor



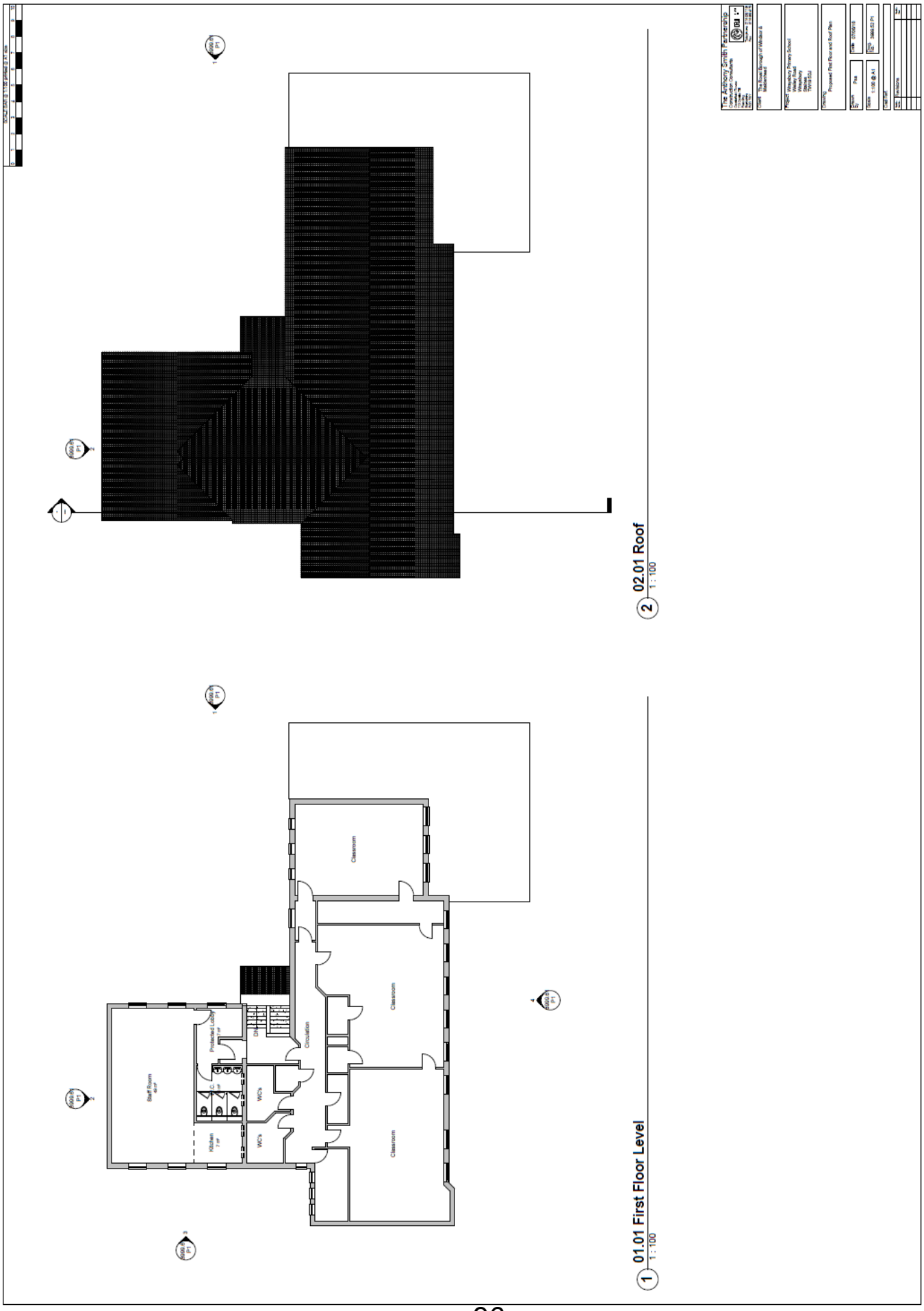
Proposed ground floor plan



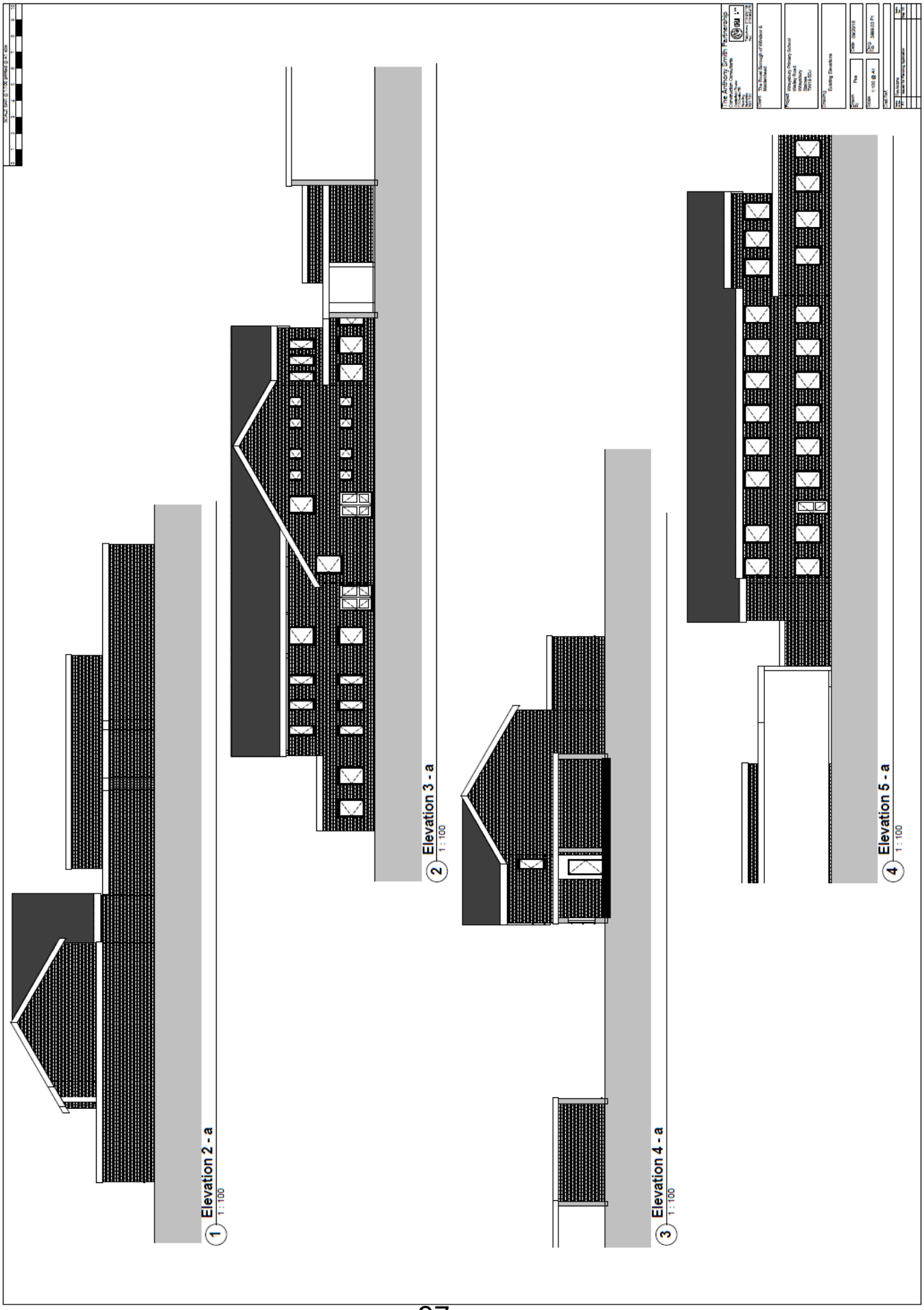
Existing First Floor and Roof Plan



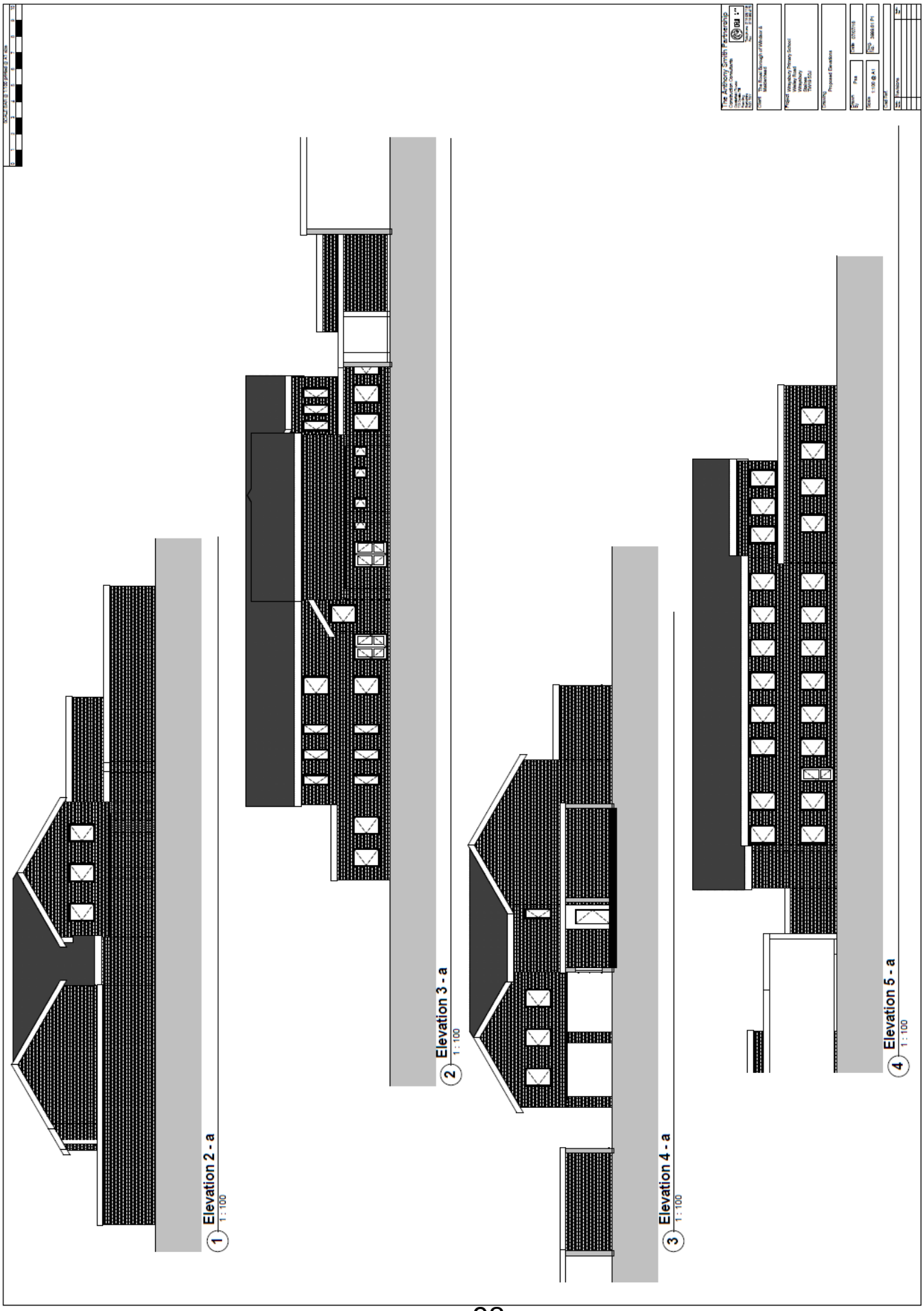
Proposed First Floor and Roof Plan



Existing Elevations



Proposed Elevations



Planning Appeals Received

7 October 2016 - 1 December 2016

WINDSOR RURAL

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 PIns reference number and write to the relevant address, shown below.

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

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

Ward:					
Parish:	Sunningdale Parish				
Appeal Ref.:	16/60104/REF	**Planning Ref.:**	16/01127/FULL	**PIns Ref.:**	APP/T0355/W/16/3161016
Date Received:	30 November 2016		**Comments Due:**	4 January 2017	
Type:	Refusal		**Appeal Type:**	Written Representation	
Description:	2 No. new dwellings with basement garage and associated landscaping following demolition of existing 2 No. dwellings and associated garaging.				
Location:	**Sandhills And Sandhills Cottage And The Sunningdale Osteopathic Sandhills Cottage Cross Road Sunningdale Ascot**				
Appellant:	Mr Michael Smith **c/o Agent:** Mrs Rosalind Gall Kevin Scott Consultancy Sentinel House Ancells Business Park Harvest Crescent Fleet Hampshire GU51 2UZ				

Appeal Decision Report

7 October 2016 - 1 December 2016

WINDSOR RURAL

Appeal Ref.:	16/60051/REF	**Planning Ref.:**	15/03090/FULL	**Plns Ref.:**	APP/T0355/W/16/3145589

Appellant: Kebbell Homes Ltd **c/o Agent:** Mr Duncan Gibson Duncan Gibson Consultancy 74 Parsonage Lane Windsor SL4 5EN

Decision Type: Committee **Officer Recommendation:** Application Permitted

Description: Redevelopment of site to provide 6 x 3 bedroom apartments

Location: **The Little House Charters Road Sunningdale Ascot SL5 9QF**

Appeal Decision: Allowed **Decision Date:** 28 October 2016

Main Issue: The Inspector considered that overall the apartment building is consistent with the character and appearance of the area which is generally that of relatively large scale residential development set back from the road, with spacious and deep plots with mature gardens. The Inspector commented that garages prominently sited in front of various types of residential buildings in this part of the street scene are part of the character of the area and their inclusion within this scheme would not stand out as a departure from this pattern of development. The Inspector also commented that the extent of the development within the site and its effect on spaciousness would be similar to that previously approved under planning permission 14/01846 and would not result in an over development of the site. The Inspector accepted that the Section 111 Agreement signed by both the Council and the appellant would secure the required mitigation for the Thames Basin Heath SPA.

Appeal Ref.:	16/60069/NONDET	**Planning Ref.:**	16/01232/FULL	**Plns Ref.:**	APP/T0355/W/16/3153088

Appellant: Alchemistico Ltd **c/o Agent:** Mr Martin Leay Martin Leay Associates 87 Ewen Cirencester GL7 6BT

Decision Type: Delegated **Officer Recommendation:** Would Have Refused

Description: Erection of 2 No.detached dwellings, detached carport and new access and single storey rear extension and associated works to The Garden Lodge, following part demolition of Orchard Cottage.

Location: **The Garden Lodge Bagshot Road Ascot SL5 9JG**

Appeal Decision: Dismissed **Decision Date:** 18 October 2016

Main Issue: The Inspector considered that the width of Plot 1 when facing St Mary's Road would be narrower than that generally prevailing along that street. It would also be, relatively, close to its boundaries so that particularly to the boundary with Nunthorpe House, it would appear cramped and out of character with the area. Additional vegetation proposed to limit the effect of the development on Nunthorpe House, would only add to that sense of being cramped. The Inspector also commented that undertaking construction within the RPA, however carefully and using best practice techniques, does increase the risk to the protected trees. Regarding Plot 2, the Inspector considered that the proposed dwelling would be sited across a substantial part of the width of the site and the gaps of either side of the property would not allow for sufficient space characteristic of the area. The proposed property would be cramped within the plot. Overall the proposed development would not be in keeping with the character and appearance of the area; would not protect trees of recognised importance and would result in unacceptable impact on the landscape and environmental value of the site. The Inspector considered that the impact on Nunthorpe House was acceptable and would not result in a loss of outlook, loss of light or loss of privacy to that property. The Inspector considered that the imposition of a negatively worded condition to secure payments via a Section 111 agreement towards the delivery of SANG and SAMM, did not meet the tests for conditions as set out in paragraph 206 of the Framework or the guidance in the PPG. In refusing the award of costs, the Inspector commented that failure to determine the application within the statutory period does not mean there is unnecessary or wasted expenditure. The fact that the Council chose to produce its statement in a similar format to an officer report did not disadvantage the applicant. The Council's provision of documentation outside what the applicant considered to be the main issues in dispute shows a comprehensive approach and the information on the Thames Basin Heaths SPA was highly pertinent. The further specialist advice that the applicant obtained from their arboricultural adviser did not involve work beyond what had previously existed or would have needed had the matter been considered properly. Given the areas of difference between the parties, the Inspector was not convinced that discussions would have resulted in a scheme within the terms of the application which the Council would have been able to approve.

Appeal Ref.:	16/60070/REF	**Planning Ref.:**	15/03143/FULL	**Plns Ref.:**	APP/T0355/W/16/3152712

Appellant: Mr David Holmes - G F Falconer Sorbon 24 - 26 Aylesbury End Beaconsfield Buckinghamshire HP9 1LW

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

Description: Construction of barn

Location: **Land At Priory Stables Church Road Old Windsor Windsor**

Appeal Decision: Dismissed **Decision Date:** 11 October 2016

Main Issue: The Inspector considered that the proposal represents inappropriate development in the Green Belt and would have a harmful effect on the character and appearance of the area and on important views from the River Thames. The lack of a detailed assessment on the effect on the scheduled ancient monument meant that the Inspector was not satisfied that the development would not have an adverse effect on this nationally important heritage asset. The Inspector gave this harm great weight. The Inspector commented that the proposal would reduce the amount of traffic visiting the site and there would be economic advantage through reduction in the number of visits and through the loss of hay and straw to weather, giving these benefits limited weight in support of the proposal. Overall, the Inspector considered that these other considerations do not clearly outweigh the harm to the Green Belt and the other harm. Very special circumstances do not exist in this case.

Appeal Ref.:	16/60071/NONDET	**Planning Ref.:**	16/00947/FULL	**Plns Ref.:**	APP/T0355/W/16/3153212

Appellant: Heywood Real Estates (The Chalet) Ltd **c/o Agent:** Mr Robert Clarke R Clarke Planning Ltd Kewferry Farm Rickmansworth Road Northwood Middlesex HA6 2RF

Decision Type: Delegated **Officer Recommendation:** Would Have Refused

Description: Two detached houses with integral garages and revised access arrangements following demolition of existing house

Location: **The Chalet Ravensdale Road Ascot SL5 9HJ**

Appeal Decision: Dismissed **Decision Date:** 11 October 2016

Main Issue: The Inspector considered that the proximity of the trees to the south, particularly for Plot 1, would give rise to pressure for otherwise unnecessary works to the protected trees either to allow light into the properties or allow reasonable sized garden for these family houses. Such works would be harmful to the character and appearance of the area. Within the constraints of the site, the development would be incompatible with the character of the area and would not display a high standard of design in that it fails to take appropriate account of the constraint of trees. Given that records show that protected species are present in the area and that the building to be demolished could provide roosting opportunities there is a reasonable likelihood of bats being present. That being the case, and given the creation of dwellings is not an exceptional occurrence, this matter should not be left to conditions after planning permission has been granted. The Inspector considered that there would be no adverse impact on the living conditions of the occupiers of Elmwood House. The Inspector considered that the imposition of a negatively worded condition to secure payments via a Section 111 agreement towards the delivery of SANG and SAMM, did not meet the tests for conditions as set out in paragraph 206 of the Framework or the guidance in the PPG.

Appeal Ref.:	16/60080/REF	**Planning Ref.:**	16/00159/FULL	**Plns Ref.:**	APP/T0355/W/16/3149232

Appellant: Mr T Malhas **c/o Agent:** Mr Jason O'Donnell Arktec Ltd Lodge Farm Barn Elvetham Park Estate Fleet Road Hartley Witney Hampshire RG27 8AS

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

Description: Construction of detached replacement dwelling, with associated off road parking, access and landscaping following demolition of existing buildings

Location: **Oak Cottage 1 High Street Sunningdale Ascot SL5 0LX**

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

Main Issue: The Inspector stated that although the proposed dwelling would sit lower than the adjacent property 3 High Street, it would be taller, by some 490mm, and would have a higher eaves level. It would also be visually bulkier than No 3, and the other properties along this side of High Street, due to it having a full second storey. A two storey dwelling in this position would therefore be at odds with the pattern of development along this section of High Street, where taller properties are located on the opposite side on lower ground, and lower single storey and chalet style properties are on the side of the appeal site.

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