

NOTICE
OF
MEETING
**WINDSOR RURAL DEVELOPMENT
MANAGEMENT PANEL**

will meet on

WEDNESDAY, 20TH SEPTEMBER, 2017

At 7.00 pm

in the

CASTLE HOTEL, 18 HIGH STREET, WINDSOR SL4 1LJ

TO: MEMBERS OF THE WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS DR LILLY EVANS (CHAIRMAN), COLIN RAYNER (VICE-CHAIRMAN),
MICHAEL AIREY, CHRISTINE BATESON, DAVID HILTON, JOHN LENTON,
JULIAN SHARPE, LYNDA YONG AND MALCOLM BEER

SUBSTITUTE MEMBERS

COUNCILLORS JOHN BOWDEN, SAYONARA LUXTON, NICOLA PRYER,
EILEEN QUICK, JACK RANKIN, WESLEY RICHARDS, SAMANTHA RAYNER,
JOHN STORY, WISDOM DA COSTA, LYNNE JONES AND SIMON WERNER

Karen Shepherd - Democratic Services Manager - Issued: Tuesday, 12 September 2017

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

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	
2.	<u>DECLARATIONS OF INTEREST</u> To receive any Declarations of Interest.	5 - 6
3.	<u>MINUTES</u> To confirm the Part I Minutes of the meeting held on August 23 rd 2017.	7 - 10
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Director of Development & Regeneration / Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/pam/search.jsp or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	11 - 24
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Essential Monitoring Reports.	25 - 28
6.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC</u> To consider passing the following resolution:- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on item 7 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act."	

PART II

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
7.	<u>MINUTES</u> To approve the Part II minutes of the meeting held on August 23 rd 2017. <i>(Not for publication by virtue of Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972)</i>	29 - 30

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they 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 the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) 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 licence 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.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

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Agenda Item 3

WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 23 AUGUST 2017

PRESENT: Councillors Dr Lilly Evans (Chairman), Colin Rayner (Vice-Chairman), Michael Airey, Christine Bateson, John Lenton, Julian Sharpe, Lynda Yong and Malcolm Beer

Also in attendance: Councillor Derek Wilson

Officers: Wendy Binmore, Charlotte Goff, Mary Kilner and Jenifer Jackson

APOLOGIES FOR ABSENCE

Apologies were received from Cllr Hilton.

DECLARATIONS OF INTEREST

Cllr Bateson – Declared a personal interest on item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Bateson left the room during the debate and the vote on the item.

Cllr Beer – Declared a personal interest in item 2 as he is a Member of Old Windsor Parish Council and was present at the meeting when the item was discussed. He stated he attended Panel with an open mind.

Cllr Dr. L Evans – Declared a personal interest in item 1 as three years ago she was a Member of the Parish Council and spoke on a previous application for Hill House; however, as it was some time in the past, Cllr Dr. Evans confirmed she had come to Panel with an open mind. Cllr Dr. Evans also declared a personal interest in item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Dr Evans confirmed again that she attended Panel with an open mind.

Cllr Luxton – Declared a personal interest in item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Luxton confirmed she attended Panel with an open mind.

Cllr Yong – Declared a personal interest in item 3 as she is the chairman of the Charters School Community Recreation Trust. Cllr Yong confirmed she attended Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 28 June 2017 were agreed as an accurate record.

PLANNING APPLICATIONS (DECISION)

- 17/01222* Royal Borough of Windsor and Maidenhead: Two storey teaching block and ancillary works to support school expansion at Charters School, Charters Road, Sunningdale, Ascot SL5 9QY– **THE PANEL VOTED UNANIMOUSLY to DEFER and DELEGATE the decision on the application to the Head of Planning subject to:**
- **Details of the off site highways work required by condition 8 being submitted and agreed in principle with the tree**

officer, in advance of referring the application to the Secretary of State.

- **Amendments to condition 8 to take account of the above;**
- **The addition of the conditions contained in the update report (as listed below);**
- **Obtaining the Secretary of State's respective decisions not to direct refusal of permission and/or call in the application.**

Additional / amended conditions as per the update report:

- To replace condition 4 in the original report to – No works or development shall take place until an Arboricultural Method Statement and Tree Protection Plan specific to this scheme, has been submitted and approved in writing by the Local Planning Authority (LPA). The Tree Protection Plan and Arboricultural Method Statement shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations.

Nothing shall be stored or placed in any area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the LPA. Thereafter the works shall be carried out in accordance with the approved details until completion of the development.

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

Prior to the commencement of development details of the areas to be used for on site materials storage, construction workers parking, and for ancillary temporary building(s) including any phasing of use such areas, shall be submitted to and approved in writing by the LPA and the works shall be undertaken in accordance with the approved details.

Reason: To ensure that retained landscaping on the site is not damaged or destroyed during construction. Relevant Policies – Local Plan DG1, N6.

- To replace condition 5 in the original report to – The sensitive timing of vegetation removal and protective measures with regards to breeding birds and all of the biodiversity enhancements identified within the ecology report shall be carried out in accordance with the applicant's ecologist's recommendations. Moreover a sensitive lighting strategy (in line with the ecological report) shall be submitted to and approved by the LPA prior to the commencement of works

Reason: in the interests of biodiversity and ecology and paragraph 118 of the NPPF.

Prior to the commencement of development a drainage report shall be submitted to and approved in writing by the LPA and shall include the following information/details:

1. Calculations for the entire site for the full range of return periods including all proposed features have to be included.
2. Maintenance of SuDS components program and on-going maintenance responsibilities have to be included.
3. A comparison between the existing and the proposed hardstanding areas within the school premises.
4. The type of sewer near manhole S12 and if it is to be a combined sewer to seek a discharge agreement with the water authority.
5. Clarification of where the existing pipes and rain water pipes those currently connect to manhole S12 will discharge to in the future.

Reason: to reduce flood risk.

(The Panel was addressed by Ann-Marie Illes, the agent and Richard Pilgrim, Joint Headteacher in favour of the application).

17/01638 Mr Robinson: detached triple garage with storage/hobby room in roof space at Heather Cottage, Cross Road, Sunningdale, Ascot, SL5 9RX – **THE PANEL VOTED UNANIMOUSLY to APPROVE in accordance with the Head of Planning and to grant planning permission in accordance with the conditions listed in Section 9 of the Main Report**

(The Panel was addressed by Trevor Edwards, the agent in support of the application).

17/00120 Mr Mills: Erection of 4 x 2 bedroom and 1 x 3 bedroom apartments with basement car parking, cycle and bin store following demolition of existing dwelling at Hill house, Cross Road, Sunningdale, Ascot, SL5 9RX – **THE PANEL VOTED to APPROVED the application in accordance with the Head of Planning's recommendations and to grant planning permission following the satisfactory completion of a legal agreement which secures the necessary mitigation for the significant effect that the proposal would have on Chobham Common, which is part of the SPA, with the conditions listed in Section 10 of the Main Report and with the additional condition as listed below:**

- **Condition requiring submission of a plan to show the existing levels on site to an Ordnance Datum and a further plan showing the proposed levels to ordnance datum prior to commencement of development on site.**
- **Include an informative to request the application prevent construction work being carried out on Saturdays and Sundays.**

Eight Councillors voted in favour (Cllrs M. Airey, Bateson, Beer, L. Evans, Luxton, C. Rayner, Sharpe and Yong) and one Councillor abstained (Cllr Lenton).

17/00207 Mr Chidlow: Redevelopment to provide 11 x dwellings with ancillary parking and new access road, following demolition of existing buildings as approved under planning permission 15/03843 without complying with condition 22 (boundary wall) 23 (approved plans) for demolition of existing flank wall down to 2m in height on boundary, with new brick wall built on boundary line to a height of 2m with the Friary and substitute plan at 95 Straight Road, Old Windsor, Windsor – **THE PANEL VOTED to REFUSE the application against the Head of Planning’s recommendations due to the reduction in height of the existing wall and the proposed extension of the wall not matching the original wall which is not in keeping with the character of Friary Road, in accordance with Policy DG1 of the Local Plan**

Five Councillors voted in favour (Cllrs M. Airey, Bateson, Luxton, C. Rayner and Sharpe) and four Councillors voted against (Cllrs Beer, L. Evans, Lenton and Yong).

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the essential monitoring reports were noted.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

The meeting, which began at 7.00 pm, finished at 9.06 pm

CHAIRMAN.....

DATE.....

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Rural Panel

20th September 2017

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.	17/02070/FULL	Recommendation	REF	Page No.	13
Location:	4 Brookside Avenue Wraysbury Staines TW19 5HB						
Proposal:	Construction of replacement detached dwelling with attached garage following demolition of existing detached bungalow and detached garage						
Applicant:	Mr Farren	Member Call-in:	Cllr S Rayner	Expiry Date:	27 September 2017		

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

20 September 2017

Item: 1

Application No.:	17/02070/FULL
Location:	4 Brookside Avenue Wraysbury Staines TW19 5HB
Proposal:	Construction of replacement detached dwelling with attached garage following demolition of existing detached bungalow and detached garage
Applicant:	Mr Farren
Agent:	Mr Vincent Tap
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 dwelling due to the design and scale of its roof is considered to constitute poor design. The design of the dwelling would also be out of keeping with the street scene where dwellings are in general of a smaller scale and simpler design.
- 1.2 There are also inaccuracies with the plans as there are discrepancies with the heights of the eaves of the half hip sections between the rear and side elevation drawings.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 9 of this report):	
1.	The proposed dwelling due to the design and scale of its roof is considered to constitute poor design. The bulk and overly complicated design of the roof would be out of keeping with the other dwellings within the street scene where in general the roof forms of properties are of a smaller scale with simple features. The proposed dwelling would therefore cause harm the character and appearance of the area. The application fails to comply with policies DG1, H10 and H11 of The Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted 2003) and core principle 4 and paragraph 64 of the National Planning Policy Framework.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor S Rayner at the request of local residents

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within Brookside Avenue which is a small cul-de-sac in Wraysbury. The surrounding area is entirely residential and whilst there is some variation in the design and scale of development within the area, properties along Brookside Avenue are in general of small scale and simple design. The application site benefits from an existing driveway and access to the front of the site and has ample garden space to the rear. The entire site is within Flood Zone 3 which is an area considered to be at a high risk of flooding.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The application is for a replacement dwelling following the demolition of the existing detached bungalow and garage on site. The existing dwelling has a footprint of 135sqm, including the detached garage and is single storey with an overall height of approximately 5.2m. The existing dwelling provides 3 bedrooms. The proposed dwelling has a footprint of approximately 144sqm (excluding the raised decking area) and a ridge height of 8.6m. The proposed dwelling provides 4 bedrooms. The driveway and access to the front of the site and the garden to the rear of the site will remain largely unchanged and there are no changes proposed to the existing boundary treatments.

4.2

Ref.	Description	Decision and Date
16/03910/FULL	Construction of detached dwelling with attached garage following demolition of existing bungalow and garage.	Withdrawn 15.03.2017
17/01168/FULL	Construction of a replacement dwelling	Withdrawn 19.06.2017

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, H10, H11	P4, T5	F1	NAP2

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Manages flood risk and waterways	NR1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to 26 August 2017 with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

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

- The Interpretation of Policy F1 (Area Liable to Flooding) Supplementary Planning Guidance (SPG) 2004

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:

- Design and character
- Flooding
- Residential amenity
- Parking

Design and character

6.2 A core principle of the National Planning Policy Framework (NPPF) is for planning to seek to secure high quality design. Paragraph 64 of the NPPF sets out that development of poor design should be refused. Policies H10, H11 and DG1 of the RBWM Local Plan set out design standards for housing development and development in general and are consistent with the NPPF. Policy DG1 requires that the design of new buildings is compatible with the established street façade having regard to the scale, height, building lines and roofscape of adjacent properties. H10 requires that new development schemes display high standards of design and H11 sets out that permission will be refused for development which introduces a scale or density of development which would be incompatible with or cause damage to the character of the area.

- 6.3 The proposed dwelling is approximately 8 ½ metres tall and this is in part due to the need to raise the internal floor levels above the predicted flood levels. The height of the dwelling would be similar to other properties within the Street Scene (most notably Silver Birches to the South West). The scale and design of the proposed roof, however, is not considered to be in keeping with the other properties within the street scene, would constitute poor design and would be harmful to the character and appearance of the area. The roof is a mixture of gable ends and half hipped roof sections. The front gable is very large and would be dominant within a street scene where the roof forms of other properties slope away from the street. The half hipped sections on either side rise up to meet the ridge of the gable and create a large mass which would be visible from the street and would make the roof appear very bulky. This mixture of styles also makes the design of the roof appear overly complicated and this is out of keeping with the simpler roof designs of the surrounding properties.

Flooding

- 6.4 The application site is located within Flood Zone 3 which is an area considered to be at high risk of flooding. National guidance would suggest that the sequential test should be undertaken; however, as the application is for a replacement dwelling and is not introducing a new unit it is considered the aims of the sequential test would be met. It is not necessary for the exception test to be applied as there is no change in the flood risk vulnerability classification of the development.

- 6.5 It is necessary in accordance with paragraph 103 of the National Planning Policy Framework to demonstrate that the development will be located within the areas of lowest flood risk and that the development is appropriately flood resilient and resistant. A flood risk assessment has been submitted with the application and this concludes that the development would be acceptable in flood risk terms provided that:

- The finished floor levels are raised above the adopted climate change flood allowances (18.61 AOD).
- The property continues to use the Environment Agency's flood warning service; and
- The footprint of the development does not increase beyond 30sqm.

It is considered that the above measures are sufficient to ensure that the development is sufficiently flood resilient and resistant and would not increase the risk of flooding either on site or in the surrounding area. The Council do not normally accept the use of flood warning services as a substitute for safe access and escape routes, however, as this is a replacement and not a new dwelling this is considered acceptable in this case. The replacement dwelling would increase the ground covered area on site by 9sqm which is under the 30sqm allowed under policy F1 of the Local Plan. This does not include the raised decking areas which are elevated so significantly above the existing ground levels on site that there is unlikely to be a material loss of flood plain storage capacity even if the space beneath is used for household/garden storage. The entire site is within Flood Zone 3 and as such it is not possible to locate the dwelling in an area of lower flood risk.

- 6.6 The Environment Agency has commented on this application and has confirmed that they do not object provided the internal floor levels are raised up as suggested and that the wall openings are provided. The Council do not accept opening/voids as a means of flood compensation as they can become blocked, however, in this case they are not required as a means of flood compensation due to only the very small

increase (9sqm) in ground covered area; the voids also have the potential to provide betterment in flood risk terms.

Residential amenity

6.7 The proposed dwelling would be approximately 9 metres from the neighbouring dwellings on either side and as such would not have a material impact on light afforded to these properties. The dwelling also does not extend beyond the rear elevations of the dwellings to either side and as such would not be overbearing to neighbouring gardens. A raised decking area is proposed to the rear of the property and should the application be approved it is considered necessary for details of a privacy screen to be provided prior to development to ensure that there would be no unacceptable loss of privacy to neighbouring properties/gardens. The future occupiers of the development would be provided with high levels of amenity subject to conditions ensuing that all habitable rooms are sufficiently insulated against aircraft noise.

Parking

6.8 The proposed dwelling generates a requirement for 3 car parking spaces. The integral garage does not meet the minimum internal dimensions of 3 x 6 metres as set out in the Borough’s parking standards and as such has not been included as part of the sites provision. Notwithstanding this there is sufficient room on the driveway to accommodate the 3 car parking spaces. The proposal does not seek to change the site’s existing access and as such there will be no material impact on highway safety.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 17.07.2017 and the

No letters were received from the occupiers directly notified or as a result of the site notice.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	No objections subject to conditions	Paragraphs 6.4, 6.5 and 6.6

Other consultees

Consultee	Comment	Where in the report this is considered
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Highways Officer	No objections subject to conditions	Paragraph 6.8
Environmental Protection Officer	No objection subject to conditions	Paragraph 6.7
Parish Council	No objection provided the development is in compliance with local policies.	Noted.

8. APPENDICES TO THIS REPORT

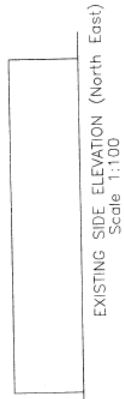
- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

9. RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposed dwelling due to the design and scale of its roof is considered to constitute poor design. The bulk and overly complicated design of the roof would be out of keeping with the other dwellings within the street scene where in general the roof forms of properties are of a smaller scale with simple features. The proposed dwelling would therefore cause harm the character and appearance of the area. The application fails to comply with policies DG1, H10 and H11 of The Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted 2003) and core principle 4 and paragraph 64 of the National Planning Policy Framework.

Appendix A —Site location plan and site layout

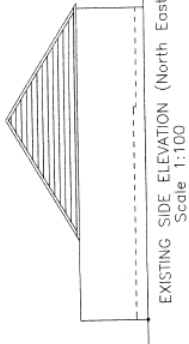




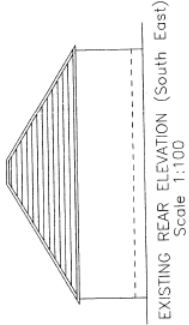
EXISTING SIDE ELEVATION (North East)
Scale 1:100



EXISTING REAR ELEVATION (South East)
Scale 1:100



EXISTING SIDE ELEVATION (North West)
Scale 1:100



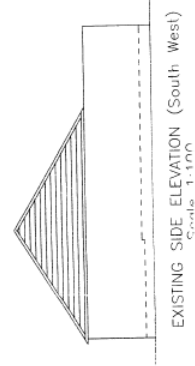
EXISTING REAR ELEVATION (South West)
Scale 1:100



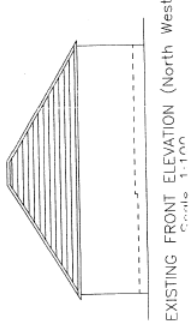
EXISTING SIDE ELEVATION (South West)
Scale 1:100



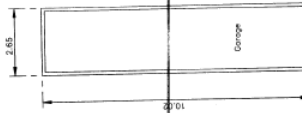
EXISTING FRONT ELEVATION (North West)
Scale 1:100



EXISTING SIDE ELEVATION (South East)
Scale 1:100

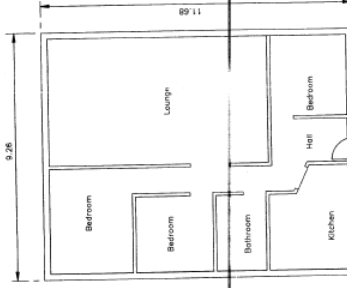


EXISTING FRONT ELEVATION (North East)
Scale 1:100



GROSS AREA
28.6 Square metres

EXISTING FLOOR PLAN
Scale 1:100



GROSS AREA
108.2 Square metres

EXISTING FLOOR PLAN
Scale 1:100



17/02070

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Appeal Ref.: 17/60059/PRPA **Planning Ref.:** 17/00249/TPO **Plns Ref.:** APP/TPO/T035
5/6152

Appellant: Mr And Mrs Mascarenhas Kenmore Cottage The Friary Old Windsor Windsor SL4 2NP

Decision Type: Delegated **Officer Recommendation:** Partial Refusal/Partial Approval

Description: (T1) Cedar - Tip reduction of 20 branches in the crown of the tree by up to 3m. Removal of vertical branch at 9m on the southwest side of the tree. Tip reduce branches to east and south to give a clearance of 1.5m from phone lines. Tip reduce branches to maintain a clearance from of 2m from the roof of the house.

Location: **Kenmore Cottage The Friary Old Windsor Windsor SL4 2NP**

Appeal Decision: Part Allowed **Decision Date:** 22 August 2017

Main Issue: The Inspector considered that the location of the proposed reduction of a vertical branch had not been clearly identified and was not satisfied that sufficient justification had been provided for this element of the proposed works. The Inspector noted the proposed reduction of 20 branches would reduce the contribution that the tree makes to the character and appearance of the area. The inspector also considered the impact of the works together with the condition of the tree and the constraints of the location. The Inspector concluded that the proposed reduction works were justified to allow for the retention of the tree with a sustainable relationship with the adjacent property.

Appeal Ref.: 17/60061/REF **Planning Ref.:** 16/03869/FULL **Plns Ref.:** APP/T0355/D/1
7/3175830

Appellant: Mr And Mrs P Rowe **c/o Agent:** Mr Christopher Arden 11 Galton Road Ascot Berkshire SL5 0BP

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

Description: Two storey side/rear extension

Location: **36 Beech Hill Road Ascot SL5 0BW**

Appeal Decision: Allowed **Decision Date:** 23 August 2017

Main Issue: The appeal is allowed subject to conditions. The proposed first floor side elevation bedroom window would provide adequate amenity for the resulting occupant (s). Due to its design and siting the proposed extension would cause limited harm to character and appearance of the street scene, but not enough to warrant refusal of the application.

Appeal Ref.: 17/60062/REF **Planning Ref.:** 16/03957/FULL **Plns Ref.:** APP/T0355/D/1
7/3175369

Appellant: Mr Alistair Macdonald **c/o Agent:** Mr Mark Philpot The Planning Consultancy Gateway (Unit 3) 83-87 Pottergate Norwich Norfolk NR2 1DZ

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

Description: Detached garage with office, wet room, toilet facilities and storage

Location: **Wilton House 13 Sunning Avenue Sunningdale Ascot SL5 9PN**

Appeal Decision: Dismissed **Decision Date:** 4 September 2017

Main Issue: The Inspector found that the proposal would be detrimental to the character and appearance of the area by reason of the loss of protected trees. Whilst the Inspector did not consider that the proposal would harm the living conditions of neighbouring occupiers, it did not outweigh his concerns regarding its effect on the character and appearance of the area.



Planning Appeals Received

11 August 2017 - 7 September 2017

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: Sunninghill And Ascot Parish
Appeal Ref.: 17/60078/REF **Planning Ref.:** 17/00695/FULL **PIns Ref.:** APP/T0355/W/17/3178453
Date Received: 15 August 2017 **Comments Due:** 19 September 2017
Type: Refusal **Appeal Type:** Written Representation
Description: Replacement single storey dwelling following the demolition of existing single storey retail store.
Location: **The Winsper Group Ltd Central Chambers 48B High Street Sunninghill Ascot SL5 9NF**
Appellant: Mr David Winsper **c/o Agent:** Mr Christopher Whitehouse Nextphase Developments Ltd Vantage Suite Virage Point Green Lane Cannock Staffordshire WS11 0NH

Ward:
Parish: Sunningdale Parish
Appeal Ref.: 17/60080/REF **Planning Ref.:** 16/03202/FULL **PIns Ref.:** APP/T0355/D/17/3175740
Date Received: 16 August 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Replace existing property border with new wall, pillars, rear fence panels and front railings (retrospective).
Location: **2 Oakdene Sunningdale Ascot SL5 0BU**
Appellant: Mr Stuart Kinner **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

Ward:
Parish: Sunninghill And Ascot Parish
Appeal Ref.: 17/60082/REF **Planning Ref.:** 16/03443/FULL **PIns Ref.:** APP/T0355/D/17/3178951
Date Received: 21 August 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Two storey side extension
Location: **22 Murray Court Ascot SL5 9BP**
Appellant: Mr Christopher Barry **c/o Agent:** Mr Peter Bird Bird Charles Surveyors Ltd Unit 1 Queen Square Ascot Business Park Lyndhurst Road Ascot SL5 9FE

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Agenda Item 7

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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