

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

5 July 2017

Item: 5

Application No.:	17/00879/FULL
Location:	Pinkneys Green Youth And Community Centre Blenheim Road Maidenhead SL6 5HE
Proposal:	Single storey front extension, provision of 2x additional parking space
Applicant:	Mr Warwick
Agent:	Mr John Wren
Parish/Ward:	Maidenhead Unparished/Pinkneys Green Ward

If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal seeks permission for a small front extension to an existing community centre, together with two additional parking spaces. The development is in keeping with the host building and will not detract from the visual amenities of the area. In addition, the development is set well away from nearby residential properties and as such will not adversely affect residents living conditions. The parking on site complies with the Council's adopted parking standards.

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 relates to an existing single storey community building located on the east side of Blenheim Road, Maidenhead. The building sits at a lower level than the road and is served by a small car parking area.
- 3.2 The area is predominantly residential in character with dwellings located to the north, south and west of the site. Courthouse County Primary School is located to the west.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal seeks planning permission for a single storey front extension, approximately 9.8m wide, 6m deep and 3.4m high. The extension will square-off the existing building at the front. In addition, a further two parking spaces to the east corner of existing car park are being applied for
- 4.2 There is no planning history relevant to the consideration of this application.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections 7 and 8.

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	P4, T5

These policies can be found at

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

Borough Local Plan 2013 – 2033, Submission Version (Regulation 19)

Relevant policies: SP3, IF2. Given the status of the BLP these policies can only be given limited weight. This document can be found at:

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

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on this document 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 of the proposal on the character and appearance of the area;
- ii The impact on neighbouring properties; and
- iii Parking provision.

The impact on the character and appearance of the area

- 6.2 The application site is located within a built-up area of Maidenhead, where there is relatively high density of development with predominantly open frontages. The existing community centre building is approximately 10m back from the edge of the footpath along Blenheim Road and sits at a lower level by approximately 1m.
- 6.3 The proposed extension would essentially square-off the existing building at the front, matching the height of the front part of the building, as well as the design and scale. The proposed extension will not harm the character and appearance of the area.
- 6.4 The existing parking area on the south side of the car ark will be extended to provide the two additional spaces. These will not detract from the visual amenities of the area.

The impact on neighbouring properties

- 6.5 The proposed extension will be approximately 25m away from the nearest residential property, on the opposite side of Blenheim Road and at a lower level as described above. The scale of the extension is also small. Given the separation distance involved, siting at a lower level and small scale, the extension will not cause any loss of light or privacy to, or appear overbearing when viewed from, neighbouring residential properties
- 6.6 The addition of two parking spaces will not lead to a material difference in traffic movements and therefore will not cause any undue disturbance in the locality.

Parking provision

- 6.7 The Council's Parking Strategy (May 2004) document sets out a maximum provision of 1 space per 30m² for Community Centre use. The development proposal will see the existing Community Centre increase from 370m² to 427m², two additional parking spaces are to be provided on site making a total of 13 compliant with the Council's standards.
- 6.8 The Highway Authority has no objections to the proposal subject to the parking being in accordance with the submitted plan (condition 3) The HA has suggested conditions in relation to cycle provision and refuse storage but these are considered disproportionate and unnecessary to the scale of the development being proposed, and it is therefore recommended that these are not imposed.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

10 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 2nd May 2017.

No letters of representation have been received.

Consultee responses

Consultee	Comment	Where in the report this is considered
Highway Authority	No objections subject to conditions.	6.7 and 6.8
Environmental Protection	Recommends informatives relating to smoke and dust control and permitted hours of construction.	Section 10.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Site layout plan
- Appendix C - Elevations
- Appendix D – Floor plan

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall 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 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.

Informatives

- 1 The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.
- 2 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.
- 3 The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00, Saturday 08.00-13.00. No working on Sundays or Bank Holidays.