

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

19 July 2017

Item: 5

Application No.:	17/01346/FULL
Location:	40 St Leonards Avenue Windsor SL4 1HX
Proposal:	2x rear dormers and 4 No. front roof lights to facilitate a loft conversion, alterations to front elevation (external materials) to include replacement metal balustrade panel with glass
Applicant:	Mr Harrison
Agent:	Not Applicable
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Greg Lester on 01628 682955 or at greg.lester@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal is an amendment to a previously refused scheme (17/00185/FULL), with minor changes to the size and form of the roof extension. Materials have been made more in keeping with the existing; however it is not considered the proposed alterations have overcome the previous reason for refusal.
- 1.2 The proposed dormer window to the rear appears as a bulky addition tantamount to a roof extension rather than a subordinate dormer window. Due to the narrowness of the building this gives the property an overly vertical emphasis and as such the design is incompatible with the host dwelling and that of neighbouring properties which are currently very uniform. The dormer is also considered to be of poor design and would not comply with the Borough's design standards set out in Appendix 12 of the Local Plan. The dormer window would harm the conservation area due to being of an undesirable design and scale. The dormer would cause less than substantial harm to the character and appearance of the conservation area; however, there are no apparent public benefits which outweigh this harm. The proposal is therefore contrary to policies DG1, H14 and CA2 of the Royal Borough of Windsor and Maidenhead Local Plan and paragraphs 56, 58, 60, 61, 64 and 134 of the National Planning Policy Framework.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 10 of this report):

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| 1. | The proposed roof extension is of a scale which is considered incompatible with the host dwelling, appearing as a bulky roof extension rather than a subordinate dormer window. The proposal emphasises the narrowness and overly vertical form of the building and is harmful to the host dwelling and neighbouring properties. The design of the roof extension is poor and fails to relate to the host dwelling. Less than substantial harm would be caused to the Conservation Area, but no public benefit would result from the proposal. |
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2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Rankin, in the event the application is recommended for refusal, in the Public Interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application dwelling is a 3 storey town house on St Leonards Avenue, Windsor. The area is within the Inner Windsor Conservation Area and the majority of properties in this area are 2 storey Victorian terraces. The subject property is part of a limited development of 3 storey town houses, none of which have a similar roof extension to that proposed. The same style of roof extension is present of at least two of the two storey Victorian terraces properties in the immediate vicinity of the site.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is an amendment to a previously refused application (17/00185/FULL), which sought to carry out similar works to those proposed.
- 4.2 The current scheme has seen the height and width of the roof extension slightly reduced from that previously sought, and the materials changed to match those used on the existing dwelling.
- 4.3 The current proposal seeks full planning permission for the following works: large rear dormer and 4 x front roof lights to facilitate a loft conversion. There are also minor alterations to the front of the dwelling including the replacement of the existing metal balustrades with a glass panel.

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:

Issue	Local Plan Policy
Design in keeping with character of area	DG1
Acceptable impact on appearance of area	DG1 & H14
Acceptable impact when viewed from nearby occupiers	H14
Maintains acceptable level of privacy for nearby residents	H14
Maintains acceptable level of daylight and sunlight for nearby occupiers	H14
Sufficient parking space available	P4
Preserves or enhances Conservation Area	CA2

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

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>

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 and appearance of the area
- ii The impact on residential amenity
- iii Parking provision

The impact on the character and appearance of the Conservation area and design

6.2 There are a number of Local Plan policies which are relevant to the determination of this application. Policy DG1 of the Local Plan sets out more general design guidelines, however, it is H14 which deals specifically with the design of household extensions. This policy sets out that extensions should not adversely affect the character or appearance of the original property, neighbouring properties or the street scene in general. Policy CA2 provides additional guidance for development within conservation areas and requires that development either enhances or preserves the character or appearance of an area; this is the statutory test in the Act. It is consistent with National Planning Policy which sets out that great weight should be given to the conservation of heritage assets (Inner Windsor Conservation Area).

6.3 Where a development would cause harm then there are two levels of possible harm, these are 'Substantial harm' and 'less than substantial harm'. In this case it is considered that the proposal would cause less than substantial harm and it is necessary therefore for this harm to be weighed against the public benefits of the proposal as set out in paragraph 134 of the NPPF. It should be noted that the fact of harm to a heritage asset is still to be given more weight than if it were simply a factor to be taken into account along with all other material considerations.

6.4 The proposed dormer window to the rear appears as a bulky addition tantamount to a roof extension rather than a subordinate dormer window. Due to the narrowness of the building this gives the property and overly vertical emphasis and as such the design is incompatible with the host dwelling and also that of the neighbouring properties which are currently very uniform. The proposed materials have been amended from those previously proposed, and would match the existing materials. However, despite the change in materials, overall the proposals would disrupt the simple appearance of the roof of the terrace. The dormer window would harm the conservation area due to being of an undesirable materials, design and scale. The Borough's design standards in Appendix 12 of the Local Plan set out that dormers should be hipped or gable ended and should not be overbearing or top heavy. The proposed dormer does not accord with this guidance. Whilst attention has been drawn to other similar schemes that have been granted planning permission in the vicinity, these are on buildings that are two storey in nature and are somewhat wider in appearance. It is further considered that the presence of a design that is considered to be of poor quality in the vicinity should not, of itself, be taken as a precedence that such a design is acceptable for other applications.

6.5 The dormer would cause less than substantial harm to the character and appearance of the conservation area; however, there are no apparent public benefits which outweigh this harm. In

addition the proposal represents poor design which is incompatible with the host dwelling. The proposal is therefore contrary to policies DG1, H14 and CA2 of the Royal Borough of Windsor and Maidenhead Local Plan and paragraphs 64 and 134 of the National Planning Policy Framework. Section 66 of the Act which sets out the statutory test to preserve and enhance is not met.

- 6.6 The other proposed additions are considered to be acceptable provided that conservation style roof lights which are flush with the roof are used.

The impact on residential amenity

- 6.7 To the rear of the application site are the rear gardens and rear facing windows of the St Leonard's Road properties. The proposed dormer would provide views into these properties and gardens, however, would not provide any views which are not already provided by the first and second floor rear facing windows.
- 6.8 Sufficient outdoor amenity space will remain on site for the enlarged dwelling.

Parking Provision

- 6.9 The proposed enlargements will increase the number of bedrooms from 2 to 3. Within the Borough's adopted parking standards both 2 and 3 bedroom properties are required to provide the same number of on site parking spaces and as such the proposal complies with the Borough's parking standards and policy P4 of the Local Plan.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

8 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 18 May 2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 18 May 2017

No letters of representation have been received.

9. APPENDICES TO THIS REPORT

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

10. RECOMMENDED FOR REFUSAL for the following reason:

The proposed roof extension is of a scale which is incompatible with the host dwelling and as such appears as a bulky roof extension rather than a dormer which is subordinate to the main dwelling. Furthermore the narrowness of the property means that the extension gives the dwelling an overly vertical emphasis which harms the host dwelling and neighbouring properties. The dormer is of poor design and does not relate well to the host dwelling, and the dormer is contrary to the Borough's design guidance set out in Appendix 12 of the Local Plan. The site is located in a Conservation Area; It is considered that the dormer window would cause less than substantial harm to the heritage asset and there are no public benefits which outweigh this harm. As such the proposal is considered contrary to Local Planning Policies DG1, H14 and CA2 and paragraphs 56, 58, 60, 61 64 and 134 of the National Planning Policy Framework.