

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Maidenhead Panel

25th November 2015

INDEX

APP = Approval
CLU = Certificate of Lawful Use
DD = Defer and Delegate
DLA = Defer Legal Agreement
PERM = Permit
PNR = Prior Approval Not Required
REF = Refusal
WA = Would Have Approved
WR = Would Have Refused

Item No.	1	Application No.	15/01809/REM	Recommendation	PERM	Page No.	
Location:	Site of Shoppenhangers Manor At Holiday Inn Manor Lane Maidenhead						
Proposal:	Approval of reserved matters (appearance, landscaping, layout and scale) for the construction of up to 52 dwellings with access, open space and associated works.						
Applicant:	Persimmon Homes North London	Member Call-in:	N/A	Expiry Date:	27 November 2015		

Item No.	2	Application No.	15/02596/FULL	Recommendation	PERM	Page No.	
Location:	Colemans Solicitors 21 Marlow Road Maidenhead SL6 7AA						
Proposal:	Extension of existing building by altering existing second floor and adding a third and fourth floor, change of use from offices to 10 x 2 bed and 1 x 1 bed flats with external alterations to building.						
Applicant:	Messrs Cutler And Stone	Member Call-in:	Not applicable	Expiry Date:	7 December 2015		

Item No.	3	Application No.	15/02645/FULL	Recommendation	PERM	Page No.	
Location:	Unit 1 Coningsby Farm Coningsby Lane Fifield Maidenhead						
Proposal:	Proposed change of use and conversion of existing agricultural building to dwelling house.						
Applicant:	Mr Smyth- Relic Homes Ltd	Member Call-in:	Cllr Walters	Expiry Date:	29 September 2015		

Item No.	4	Application No.	15/02648/FULL	Recommendation	PERM	Page No.	
Location:	Harford Manor Forest Green Road Holyport Maidenhead SL6 2NN						

Proposal: Extension to dwelling with construction of poolhouse and gym and construction of gated access to site following demolition of existing public house

Applicant: Quada (Holyport) Ltd **Member Call-in:** Cllr Coppinger **Expiry Date:** 4 December 2015

Item No. 5 **Application No.** 15/02838/FULL **Recommendation** PERM **Page No.**

Location: 46 Hemsdale Maidenhead SL6 6SL

Proposal: Construction of new outbuilding, with two roof lights

Applicant: Mrs Dumbrell **Member Call-in:** Cllr Sharma **Expiry Date:** 10 November 2015

Item No. 6 **Application No.** 15/03149/FULL **Recommendation** PERM **Page No.**

Location: Land At Foxley Court Farm Ascot Road Holyport Maidenhead

Proposal: Construction of new 4-bed detached dwelling with ancillary garage facilities with associated works, following demolition of existing industrial building and car park

Applicant: Mr Emmett **Member Call-in:** Cllr Leo Walters **Expiry Date:** 7 December 2015

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 1

Application No.:	15/01809/REM
Location:	Site of Shoppenhangers Manor At Holiday Inn Manor Lane Maidenhead
Proposal:	Approval of reserved matters (appearance, landscaping, layout and scale) for the construction of up to 52 dwellings with access, open space and associated works.
Applicant:	Persimmon Homes North London
Agent:	David Hutchison - Pegasus Group
Parish/Ward:	Oldfield Ward

If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 The amended scheme is now considered to result in a satisfactory transition between the more sylvan character of Manor Lane and that within the more urban proposed development due to the reduction in built form and hardstanding within the site.
- 1.2 The impact of the proposal on residential amenity of neighbouring properties and existing trees are deemed to be acceptable. Sufficient parking would be available on site and the proposal does not give rise to any highway safety issues.
- 1.3 The provision of infrastructure improvements, affordable housing and playspace has been secured by S106 under the outline permission. (12/00911 refers)

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Director of Development and Regeneration 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 is located to the west of Manor Lane, to the south of Holiday Inn, and comprises of land excluded from the Green Belt (where the proposed buildings would be sited) and land within the Green Belt (where the recreation areas are proposed in the southern part of the site). Shoppenhangers Manor was demolished a number of years ago.
- 3.2 This part of Manor Road is sylvan in character and there are a number of mature and important trees on and bordering the site. Tree Preservation Order 29 of 2007 covers the majority of the site and covers all species.
- 3.3 Existing houses in Manor Lane are typically large detached houses set well back from their front boundaries by approximately 10 metres and have fairly wide frontages (at least 17 metres). Many of the houses in Manor Lane have tall hedgerows along their front boundaries. The Holiday Inn to the north of the site is separated from the main road by a large verge.

3.4 Manor Lane is a public highway that forms a priority junction with the Harvest Hill Road and Shoppenhangers Road. The road benefits from a single footway and street lighting on the western side and is subject to a 30mph speed limit. Shoppenhangers Road is a classified unnumbered local distributor road [C8750] that functions as an arterial route between the A308 Braywick Road and the A404 (M)/A308 (M) and M4. In this vicinity the road is also subject to a 30mph speed limit.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
14/02528/REM	Approval of reserved matters (appearance, landscape, layout and scale) pursuant to outline planning permission 12/00911 (allowed on appeal) for the construction of up to 56 dwellings with access, open space and associated works	Refused – 18.11.2014 Appeal dismissed – 06.10.2015
12/00911/OUT	Outline application (with appearance, landscaping, layout and scale reserved) for the construction of up to 56 dwellings with access, open space and associated works	Refused – 06.08.2012 Appeal allowed for up to 52 dwellings - 18.06.2013

4.1 The proposal is for the approval of reserved matters (appearance, landscaping, layout and scale) for 52 dwellings and associated parking and landscaping following approval of outline permission 12/00911/OUT and seeks to address the reasons for refusal under 14/02528/REM which were upheld at appeal.

4.2 The current scheme does not seek to replicate the 52 unit illustrative layout under 12/0091/OUT, but it does retain some of the principles upon which that layout was based. These include a total of 5 dwellings fronting Manor Lane, a block of flats in the north-west corner, the densest development along the northern boundary adjoining the hotel and a more fragmented development along the southern boundary at the interface with the open land in the Green Belt.

4.3 Following negotiation, further amendments were received during the current application and the main changes between the previously refused scheme (14/02528/REM) and the amended scheme can be summarised as follows:

- i) Amendment to road layout
- ii) Revision to housing layout and reduction in built development to improve the set back and space between buildings fronting Manor, offset between house on plot 2 and 3 and protected trees, increased amenity space for the block of flats, and spaces between the dwellings along the northern boundary
- iii) Incorporation of a footpath link between the flats and the public open space area in the southern part of the site
- iv) Replacement trees within the group of horse chestnuts

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area	Protected Trees	Highways/Parking issues
Local Plan	DG1, H10, H11	N6	T5, P4

5.2 The Council's planning policies in the Local Plan can be viewed at:
http://www.rbwm.gov.uk/web/pp_adopted_local_plan.htm.

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

- Sustainable Design and Construction
- Planning for an Ageing Population

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

5.5 More information on these documents can be found at:
http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

5.6 National Planning Policy Framework

	<p>Core Planning Principles</p> <p>Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:</p>
	<ul style="list-style-type: none"> • be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
	<ul style="list-style-type: none"> • not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
	<ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
	<ul style="list-style-type: none"> • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
	<ul style="list-style-type: none"> • take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
	<ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);
	<ul style="list-style-type: none"> • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
	<ul style="list-style-type: none"> • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
	<ul style="list-style-type: none"> • promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);

	<ul style="list-style-type: none"> • conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
	<ul style="list-style-type: none"> • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and
	<ul style="list-style-type: none"> • take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

6. EXPLANATION OF RECOMMENDATION

6.1 The principle of developing this land has been established through the approved outline appeal therefore the key issues for consideration are:

- i The difference between this scheme and the illustrative layout allowed on appeal, and design and appearance
- ii The impact of the proposal on residential amenity of neighbouring properties
- iii The impact of the development on existing trees
- iv Highways and traffic related implications
- v Quality of playspace
- vi Ecology

Layout, Design and Appearance

6.2 In considering the 56 unit scheme under 12/00911/OUT, the Planning Inspector concluded that 56 units was unacceptable as it would not result in a satisfactory transition between the green suburban character of Manor Lane and the more urban character of the proposed development. By contrast, the 52 units showed a more successful transition between these two character areas. Therefore, having regard to the importance attached by the Inspector, a key consideration is whether the proposed development achieves this principle in terms of transition between the character of Manor Lane and that within the proposed development itself.

6.3 Due to the proposed sizes and number of houses the previously refused scheme under 14/02528/REM was considered to be overdevelopment of the site, cramped in appearance and lacking adequate opportunities for meaningful landscaping to soften the impact of the proposed buildings and hard landscaping in the street scene. Following an appeal, this conclusion was supported by the Planning Inspector who commented:

'The three units fronting onto Manor Lane to the north of the access road (plots no. 50, 51 and 52) would be sited some 5 metres back from the back edge of the pavement as proposed. Much of this space, including the gap between plots 51 and 52, would be given over to hard surfaces. Although the landscaping strategy would be that of clipped hedges and small trees to replicate that of the houses on the east side of Manor Lane, the space available would not be sufficient to reproduce the spacious quality and sylvan character provided by those properties. The harm in this respect would be exacerbated by the garages to the rear of the dwellings, which would increase the built form visible from the road, as well as the location of parking spaces to the north side of plot 52, where there would not be sufficient space to accommodate planting to soften the interface of the development with Manor Road.

Similarly, the dwelling on plot 2 would be sited very close to the back edge of the pavement. Despite standing within a spacious plot, the proximity of this dwelling to the road would significantly erode the spaciousness of Manor Lane. This dwelling, and that on the opposite side of the access (plot 50), would both be sited close to Manor Lane. Given the prominence of these

corner plots, in the context of the particular character of Manor Lane these dwellings would be unduly intrusive in their own right.'

- 6.4 Following negotiation the houses on plots 2, 50, 51 and 52 have been set further back from Manor Lane, and the building line is now comparable with the illustrative layout approved under the outline permission. The houses on plots 51 and 52 have also been reduced in footprint, and the double garage at plot 51 has been replaced with a single garage. These revisions materially reduce the amount of built development and hardstanding to this frontage and allows for more space for landscaping between the houses and on the front. This is considered to result in a satisfactory interface between the spacious quality and sylvan character of Manor Lane. Furthermore the house on plot 10, which would face directly onto the access road, has been set back to allow for more planting to the front. This softens the appearance of the entrance to the development, which results in a satisfactory transition from the spacious quality of Manor Lane to the interior of the proposed development.
- 6.5 The line of dwellings along the northern boundary proposed under the previously refused reserved matters scheme was dominated by hard surfaces and provides very limited opportunity for landscaping, particularly towards the western end, exemplified by the two dwellings at plots 37 and 38 together with the parking and turning area associated with the proposed block of flats. The Planning Inspector considered that this represented poor design. In this scheme plots 48, 47 and 46 have been re-orientated, the houses in the run between plots 40-45 inclusive have been substituted with smaller and narrower units, and all of the garages in the rear gardens have been removed. These revisions enables a greener setting for the houses and flats including the provision of a greater spacing in between the houses and to the front of the flats, resulting in a more spacious appearance. Given the enclosed aspect, sloping levels and noise from the A404 the rear amenity space to the block of flats is still relatively poor in quality; however the reintroduction of the direct footpath from the flats to the large area of open land at the southern end of the site is welcome as this will provide improved access to an alternative area of amenity space.
- 6.6 The proposed layout becomes more fragmented towards the southern half of the site with houses set in larger plots with ample opportunity for landscaping including the retention and bolstering of the existing woodland at the southern end of the site. It is considered that the interface with the open land in the Green Belt would be acceptable.
- 6.7 The scale and design of the houses fronting Manor Lane would not replicate the prevailing character of the existing houses but it is considered that replicating the prevailing size of plots and houses on Manor Lane would not be consistent with the objective of making effective use of previously developed land as set out in the National Planning Policy Framework (NPPF). In terms of design, the NPPF states that planning policies and decisions should not attempt to impose architectural styles or tastes through a requirement to conform to certain development forms or styles although it is proper to reinforce local distinctiveness. In this case, the architectural detailing and proposed materials of the houses fronting Manor Lane are considered to be conventional and residential in nature, and sufficiently harmonious.

Neighbouring Amenity

- 6.8 Sunny Cottage adjoins the site to the south-east. The house is set deep within its large plot providing an unusual degree of privacy at the front of the dwelling. It sits at a slight angle to Manor Lane and the site boundary, giving the potential for intrusive views from proposed dwellings. The design of the dwelling on plot 1 is such that upper floor windows on the side elevation have been restricted in number and size, serving non-habitable rooms (bathrooms) and it is recommended a condition is attached to ensure fixed shut-obscure glazing to these windows and removal of PD rights to ensure no new windows are inserted into the side elevations in the future (Condition 2). Due to the oblique angle and distance from the rear elevation of the house on plot 2 and the boundary of Sunny Cottage, which is over 12m, it is considered that there would be no unreasonable loss of privacy to the rear garden of Sunny Cottage or any habitable rooms.

- 6.9 Within the development, front to front dwelling distances are approximately 12 metres, while the back to back would be a minimum of approximately 20 metres. This distance would be greater than in many historic urban streets and more recently within the streets of Poundbury. It is also acknowledged that mutual overlooking between properties in suburban locations such as this is difficult to avoid and not unusual.
- 6.10 It is considered that there is no undue visual intrusion or overshadowing concerns due to the spatial relationship of the proposed houses and existing houses.
- 6.11 Overall, impact on neighbouring amenity is considered to be acceptable.

Existing Trees

- 6.12 A significant component of the sylvan character of Manor Lane is derived from the group of Horse Chestnut trees (T32 to T39), which are protected by a Tree Preservation Order. It is noted that T38 has already failed and T34 shows signs of longitudinal cracking of the main stem and so there is no objection in principle to their removal, provided that these trees are replaced by Horse Chestnuts. The applicant originally proposed to replace these with fruit trees under 14/02528/REM, but the Planning Inspector noted that given the prominence of this group of trees in the street scene and their importance to the character of the area, T34 and T38 should be replaced by trees of an equivalent potential stature, if not with Horse Chestnut then with another appropriate species. The applicant has amended this scheme to indicate on the landscaping details that the replacement trees within the group will be horse chestnuts.
- 6.13 The Council expressed concern that the construction of the garages associated with plots 1 and 5 would encroach within the Root Protection Area (RPA) of the Horse Chestnut trees, thereby threatening the long term health and retention of these trees. However, trial excavation has shown that the root activity in the encroachment area was limited and no significant roots were present. It is therefore considered acceptable that the proposed development would not result in a significant threat to the long-term health or retention of these important trees.
- 6.14 The Council was also concerned over the proximity of the proposed houses on plots 1 and 5 would result in an unsatisfactory relationship in terms of shading, debris fall, and being overbearing when viewed from those properties. This was raised under 14/02528/REM and the Planning Inspector stated that *'with one exception, there would be significant garden areas beyond the crown spread of the trees and sufficient flexibility to avoid debris fell on parked cars. In addition the principle elevations of the dwellings would be sufficient distance from the trees to prevent them from being overbearing.'* They go on to state, *'the exception to this would be plot 2. The garden to that property would be somewhat smaller than those of the adjoining plots and would be dominated by the presence of the Horse Chestnut trees. I am mindful that the principal elevations for that property would not face towards the Horse Chestnut trees, but the garden space would be an important part of that family dwelling and the amenity value of that space would be largely negated by the domineering presence of the large trees in close proximity. In my view, this would not be a satisfactory relationship and could result in pressure from the occupiers to significantly reduce or fell the Horse Chestnut trees. Either of these outcomes would unacceptably harm the sylvan character of Manor Road.'*
- 6.15 In this case, by reducing the scale of the house on plot 3 with a smaller, narrower house, the house on plot 2 has been sited further away from the protected tree and increased the usable amount of amenity space comparable to those on plots 1, 3, 4 and 5 which has been deemed acceptable.

Highways and Parking

- 6.16 The calculations submitted by the applicant indicate that the trips generated by the development are unlikely to adversely affect traffic movements during the am and pm peak periods. These predictions are based on the evidence using the industry standard computer modelling tools and have been accepted by the Local Highway Authority.

- 6.17 The development will be served by a bell mouth access that offers visibility splays in excess of the current standard set at 2.4 x 43m in both directions.
- 6.18 The application is accompanied by a swept path plan showing the tracking of an 11.34 x 2.50m refuse vehicle, which on the whole is considered to demonstrate an acceptable manoeuvres of a refuse vehicle. The submission, however, fails to demonstrate what provisions are in place to serve plots 5, 6, 7 and 8. The Department for Transport's recommendations set out in Manual for Streets (MfS) with regard to refuse and servicing arrangements states, '*For cul-de-sac longer than 20m, a turning area should be provided to cater for vehicles that will regularly need to enter the street.*' MfS also references Building Control Regulations by stating that, '*residents should not be required to carry waste more than 30m (excluding vertical distance) to the storage point*', and '*waste collection vehicles should be able to get within 25m of the storage point.*' It is considered that the applicant has the means to comply with these standards and the outline permission is subject to a condition requiring details of refuse bin and recycling storage facilities to be submitted to and approved by the Local Planning Authority. As such, it is considered that the proposal would not warrant refusal on these grounds.
- 6.19 In terms of parking requirements, the level of parking as well as the garage sizes complies with the Authority's current standards.
- 6.20 The access road to the proposed development would be directly opposite no.19 Manor Lane and would be perpendicular to Manor Lane. The occupiers of no.19 are concerned that the headlights of vehicles exiting the access would shine directly into no.19, causing undue disturbance. These matters were raised in relation to the outline and reserved matters applications the position and the design of the access was considered acceptable, and that a properly constructed level junction would no cause undue intrusion from car headlines.

Playspace

- 6.21 The playspace and public open space is to be located towards the south of the site and will be bordered, or in close proximity to a number of houses. There is considered to be adequate surveillance of this space to accord with policy DG1 of the Local Plan.

Ecology

- 6.22 Updated bat, badger and great crested newts' surveys have been submitted as required by the conditions imposed on the outline permission. The Council's ecologist has been consulted and their conclusions will be included in the panel update report.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 This development would place additional pressure on local services and infrastructure. Contributions sought towards identified projects and facilities are derived from evidence based costings, related to predicted occupation levels and the burden residents would place on facilities within a reasonable distance of the site in accordance with the Council's adopted Supplementary Planning Document: Planning Obligations and Developer Contributions 2011. On 28th May 2013, a S106 Legal Agreement was signed by the developer with payments totalling £930,739.57 which would be paid when the site is developed, and 30% of the units will be provided by the Owner as Affordable Housing units.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

83 neighbours were notified directly of the application. The application was advertised in the Maidenhead & Windsor Advertiser on 09 July 2015. The planning officer posted a statutory notice advertising the application at the site.

1 letter was received objecting to the application as originally submitted, summarised as:

Comment		Where in the report this is considered
1.	The development is considered be cramped and the scale and design of the houses fronting Manor Lane are considered to appear out-of-keeping with the established houses.	Para. 6.2 – 6.7
2.	The access road would be visually intrusive, would result in night-time glare into 19 Manor Road, and encourage speeding causing potential safety hazards.	Para. 6.20
3.	The proposal does not show the provision of a pedestrian crossing island on Shoppenhangers Road as previously shown	This is not considered to warrant refusal on these grounds
4.	The increase in vehicular and pedestrian traffic arising from the development, together with the narrow section of road into Harvest Hill, would lead to safety hazards	Para. 6.16 – 6.17
5.	Removal of mature trees lining the southern side of Manor Lane and replacement of smaller trees	This would also have been applicable to the appealed scheme which was allowed

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Highways Department	No objections subject to conditions	Noted. The conditions are on the outline consent.
Environment Agency	No objection to the approval of reserved matters providing all of the conditions on the outline permission, including the requested surface water condition can be satisfactorily implemented and subsequently discharged	Noted
Arboricultural Officer	Objection over replacement of T34 and 38 (Chestnut Trees) with fruit trees, the construction of the garages associated with plots 1 and 5 which would encroach within the RPA of the protected group of Horse Chestnuts proximity of 2, 3 and 4 in terms of shading, debris fall and visual intrusion, which would threaten the long term health and retention of these trees.	Para. 6.12 to 6.15
Environmental Protection	No response	
Lead Local Flood Authority	See submitted observations which recommend refusal	Requirements can be provided as part of a condition – (Condition 3)
Berkshire Archaeology	No objection to this detailed application, but notes that Condition 8 to the outline permission is still extant. Satisfied that the requirements of Condition 8 can be met after approval of this reserved matters application and	Noted

	<p>prior to the commencement of development, but the applicant should be aware that, by fixing the scheme layout prior to undertaking the exploratory archaeological investigation, the flexibility to redesign the scheme to reduce or remove potential areas of further archaeological investigation will be lost.</p>	
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Revised plans were submitted by the applicant on 23rd, 27th and 28th October and the Council has undertaken re-consultation which at the time of writing has not yet closed. Any representations received will be reported in an update.

9. APPENDICES TO THIS REPORT

Appendix A - Site location plan

Appendix B – Approved outline illustrative layout, ref: 12/00911/OUT

Appendix C – Refused reserved matters layout, ref: 14/02528/REM

Appendix D – Site Layout

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

In this case the issues have been successfully resolved.

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 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.

- 2 The first floor window(s) in the southeast elevation(s) of the dwelling on plot 1 shall be of a permanently fixed, non-opening design and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority. No further window(s) shall be inserted at first floor level in the southeast elevation(s) of the extension without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.

3. Prior to commencement of development a drainage strategy based on the Non-Statutory Technical Standards for Sustainable Drainage (March 2015) for a sustainable urban drainage system (SUDS) shall be submitted to and approved in writing by the Local Planning Authority. The SUDS shall include (i) a rainwater harvesting system, (ii) specified porous materials for hard surfaces and/or provision to direct run-off water from the hard surfaces to a permeable or porous area or surface within the development and (iii) details of soakaways and/or swales to dispose of surface water. The development shall be carried out in accordance with the approved details and retained as such thereafter.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor and Maidenhead Sustainable Design & Construction Supplementary Planning Document.

Appendix A : Site Location Plan



Appendix B : Approved outline illustrative layout, ref: 12/00911/OUT



Appendix C : Refused reserved matters layout, ref: 14/02528/REM



Appendix D : Site Layout



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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 2

Application No.:	15/02596/FULL
Location:	Colemans Solicitors 21 Marlow Road Maidenhead SL6 7AA
Proposal:	Extension of existing building by altering existing second floor and adding a third and fourth floor, change of use from offices to 10 x 2 bed and 1 x 1 bed flats with external alterations to building.
Applicant:	Messrs Cutler And Stone
Agent:	Mr Mark Carter- Carter Planning Ltd
Parish/Ward:	Belmont Ward
If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk	

1. SUMMARY

- 1.1 This application was deferred at the last Panel on 28th October in order to check planning history and for officers to carry out a site visit to the objector's flat.
- 1.2 Officers have arranged to visit the objector's property on 19th November and any comments will be reported in the panel update report.
- 1.3 Officers can also clarify that there is an extant planning permission which has been commenced for the extension. The previous extension approved at appeal (06/01875/FULL) and then the subsequently approved office extension (13/01104/FULL) are now included in the appendices.
- 1.4 Given its siting, scale and design officers consider that it will not be harmful to the character and appearance of the area, nor harm the living conditions of occupiers of neighbouring properties. Sufficient parking would be available on site and the proposal does not give rise to any highway safety issues. The proposal is sustainable development in compliance with national and local planning policies.

It is recommended the Panel authorises the Director of Development and Regeneration:

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| 1. To grant planning permission with the conditions listed in Section 9 of this report. |
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2. REASON FOR PANEL DETERMINATION

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|---|
| <ul style="list-style-type: none">• The Council's Constitution does not give the Director of Development and Regeneration 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 property is a three storey office building located on the east side of Marlow Road, some 65m north of the A4 roundabout. The front elevation of the building has a conventional two storey height with the third storey contained within a mansard. There is no vehicular access to the forecourt, which is landscaped, from Marlow Road. The rear part of the site provides 11 parking spaces and is accessed via The Crescent.

- 3.2 To the north of the application site is a 4 storey residential development. To the south is Thames House a substantial 3 and 4 storey office development of a greater size and height than No.21. The east boundary is formed by the Marlow Road and the west runs to the rear of properties to The Crescent including the adjacent former osteopath clinic with a rear car park now in residential use.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
06/01875/FULL	Extension of existing office by rebuilding existing second floor and addition of a third and part fourth floor	Refused 04.10.2006 Appeal allowed 23.05.2007
07/02320/FULL	Extension of existing office by rebuilding existing second floor and addition of a third and part fourth floor	Refused 24.10.2007 Appeal allowed 11.08.2008
10/02260/FULL	Renewal of permission 07/02320 for the extension of existing office by rebuilding existing second floor and addition of a third and part fourth floor	Approved 03.11.2010
13/01104/FULL	Extension of the existing office by rebuilding the second floor and adding a third floor and fourth floor, alterations to front and rear entrances to allow for disabled access, rear light well and alterations.	Approved 03.07.2013
13/03121/NMA	Non-material amendment to planning permission 13/01104 to alter front and rear fenestration and install Juliet balconies.	Approved 15.11.2013
15/01662/NMA	Non-material amendment to planning permission 13/01104 to increase the width of the new front entrance ramp resulting in the removal of the planter, and addition of a gas meter enclosure.	Approved 29.06.2015
15/01988/CLASSO	Change of use from offices (B1) to 7 no. residential flats (C3)	Approved 17.08.2015

- 4.1 This application seeks to combine previous planning consents for the additional two floors as previously approved, and Prior Approval, for the change of use of the existing building to C3 Residential from B1 Office. The scheme is based upon a current planning consent ref; 13/01104 which was modified from a previous approval 10/02260 to suit the applicants future needs and enhance the elevations. It has been further modified by two non material amendment applications, and recently received Prior Approval confirming that current B1 Office building could be converted to C3 Residential under Class O of the GDPO, ref:15/01988/Class O.
- 4.2 This application therefore seeks approval for the change of use of the existing building from office to residential, the addition of two additional floors of residential accommodation and associated changes as approved under previous applications including the addition of balconies, the lightwell to the basement, and changes to the fenestration. The extension itself is of the same height and design as the extant permission which has been commenced.
- 4.3 It is proposed to provide one 2 bedroomed flat in the basement, a one bedroomed and a two bedroomed flat at ground floor level and two 2 bedroomed flats each on the further 4 floors.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area	Highways /Parking issues
Local Plan	DG1, H10	T5, P4

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

- Planning Obligations and Developer Contributions
- Sustainable Design and Construction
- Planning for an Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

<ul style="list-style-type: none"> • RBWM Parking Strategy - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm 	
<ul style="list-style-type: none"> • National Planning Policy Framework <p>Core Planning Principles</p> <p>Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:</p>	
<ul style="list-style-type: none"> • be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency; 	
<ul style="list-style-type: none"> • not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; 	
<ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; 	
<ul style="list-style-type: none"> • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; 	
<ul style="list-style-type: none"> • take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; 	
<ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy); 	

	<ul style="list-style-type: none"> contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
	<ul style="list-style-type: none"> encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
	<ul style="list-style-type: none"> promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);
	<ul style="list-style-type: none"> conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
	<ul style="list-style-type: none"> actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and
	<ul style="list-style-type: none"> take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The principle of the change of use and extension;
- ii The impact of the proposal on the character and appearance of the area;
- iii The impact on the living conditions of neighbour;
- iv Parking provision;
- v Sustainable design and construction and Planning for an Ageing Population.

The Principle of the proposal

6.2 The proposed change of use of the building from B1 Office to C3 residential having been confirmed to be lawful under Class O of the GDPO by the recent Prior Approval Application - ref:15/01988/Class O, has established the principle of the change of use of the building to C3 residential. The property also adjoins residential property to the rear and the flats adjoining on the Marlow Road frontage. There are also no policies in the Local Plan to prevent the loss of the commercial use. Furthermore there is an extant permission to extend the building for commercial use and this proposal is of the same size and design as previously approved.

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

6.3 The existing streetscape along this part of the Marlow Road is a complete mix; from the octagonal Christian Scientist Church to the large Thames House with corner tower past the application site and onto the new residential development. The existing building at No21 is dwarfed by its neighbours. On the direct opposite side of Marlow Road is the imposing War Graves Commission building. There is no commonality of mass or scale to any of these buildings other than they are all substantially larger than No.21. The increase in height proposed by this application will therefore greatly assist No.21 in re-establishing its position within the street scene, especially as the proposed mass and scale has been approved previously during its use as an office.

6.4 The proposal complies with Policies DG1 and H10 of the Local Plan.

The impact of the proposal on the living conditions of neighbours

- 6.5 The proposed extension and change of use will not adversely impact on any of the surrounding properties given the distances between properties and their siting. In such a location some degree of overshadowing and overlooking is expected and the proposed balconies have been sited to the windows to the south of the building to minimise overlooking.

Parking provision

- 6.6 The site has the benefit of pedestrian access directly to Marlow Road with vehicular access being derived off The Crescent (a residential street and unclassified road) which leads to a parking area to the rear of the property.
- 6.7 Parking is prohibited on Marlow Road and The Crescent is controlled by single and double yellow lines as well as time limited waiting restrictions. The current office use (465sqm) currently has a minimum of 11 car parking spaces with additional cars doubled parked (in the rear parking area) if and when required. As the site is within 800m walking distance of the main Maidenhead railway station, the proposed parking ratio of 1 space per each residential unit (11 no in total) is considered to be sufficient. Visitor cycle parking and a cycle store (within the building in the basement) for each residential unit is also proposed, as is a bin store of sufficient size.

Sustainable design and construction

- 6.8 All new development is expected to meet the requirements of the Council's SPD on sustainable design and construction to ensure that the new buildings are economical in the use of materials, energy and water. It is considered that these details can be secured by condition.

Other Material Considerations

- 6.9 The CIL Regulations came into affect from 6th April 2015 and imposes a restriction on the pooling of Section 106 contributions by LPAs for use towards an infrastructure type or project

It is also important to note that a planning obligation s106 can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets all of the following tests:

- 1) necessary to make the development acceptable in planning terms;
- 2) directly related to the development; and
- 3) fairly and reasonably related in scale and kind to the development.

Furthermore, national planning policy advice contained within the NPPG makes it very clear that site specific contributions should only be sought where this can be justified with reference to underpinning evidence on infrastructure planning. In this case bearing in mind the history of the site where no contributions have been previously asked for given the Inspector's decision, the approval of 7 flats under Class O and the limited impact a development of this scale would have means that there are no projects which meet the above tests. Financial contributions are therefore not required.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

31 neighbouring properties were notified.

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

Comment		Where in the report this is considered
1.	The 3 rd and 4 th Floor will be overpowering in relation to neighbouring	This is identical

	buildings with the roof line being too high and disproportionate.	in height and design of the extant permission.
2.	The flats at Spur house will be affected by reduced sunlight and overshadowing.	As above.
3.	There will be a loss of privacy from proposed balconies.	6.5
4.	There is insufficient parking for the proposal which will lead to further parking problems in area and lead to highway safety being compromised.	6.6-6.7
5.	Concerns over impact on parking for adjacent flats during construction and concerns over noise and disturbance and safety issues during this period.	A condition requiring a construction management plan can be imposed.
6.	Possible Asbestos risk.	This is not a planning consideration.
7.	Will de value the adjacent flats.	This is not a planning consideration.

Consultees responses

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection	Noted
Highway Officer	No objection.	6.6-6.7

8. APPENDICES TO THIS REPORT

•	Appendix A - Site location plan
•	Appendix B – Existing elevations
•	Appendix C – Proposed elevations
•	Appendix D – Proposed floor plan
•	Appendix E – Elevations allowed at appeal
•	Appendix F – Elevations of extant permission

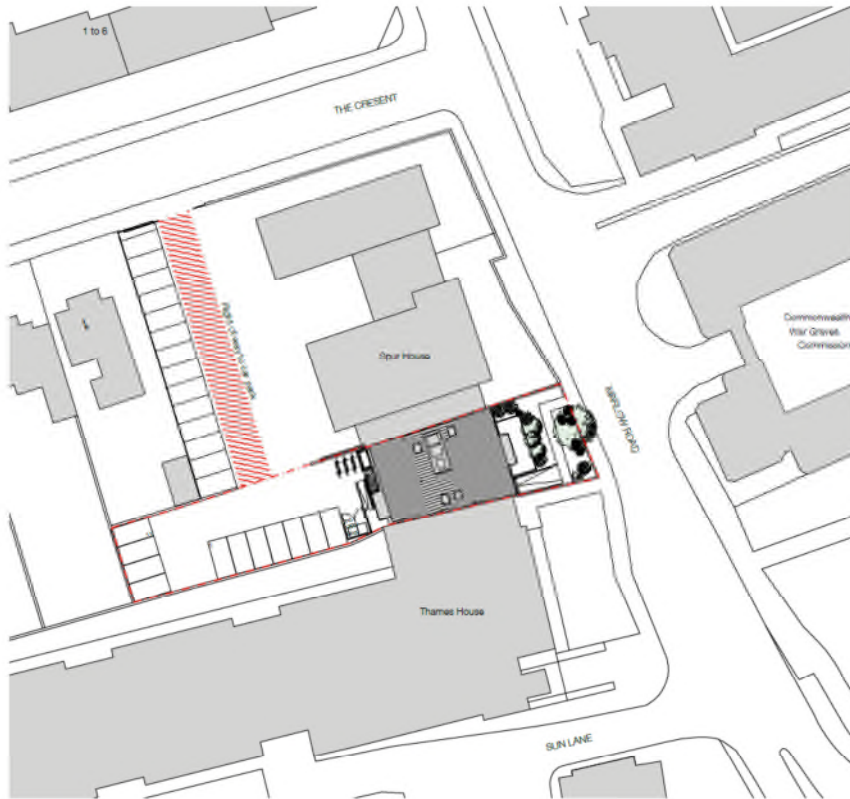
This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental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

In this case the issues have been successfully resolved.

9. CONDITIONS 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 development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
- 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. 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 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.
- 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



PROPOSED SITE PLAN 1:200



SITE LOCATION PLAN 1:500



DATE

BY GOLDMANS SOLICITORS
 PROPOSED SITE PLAN
 AUGUST 2015



APPENDIX B



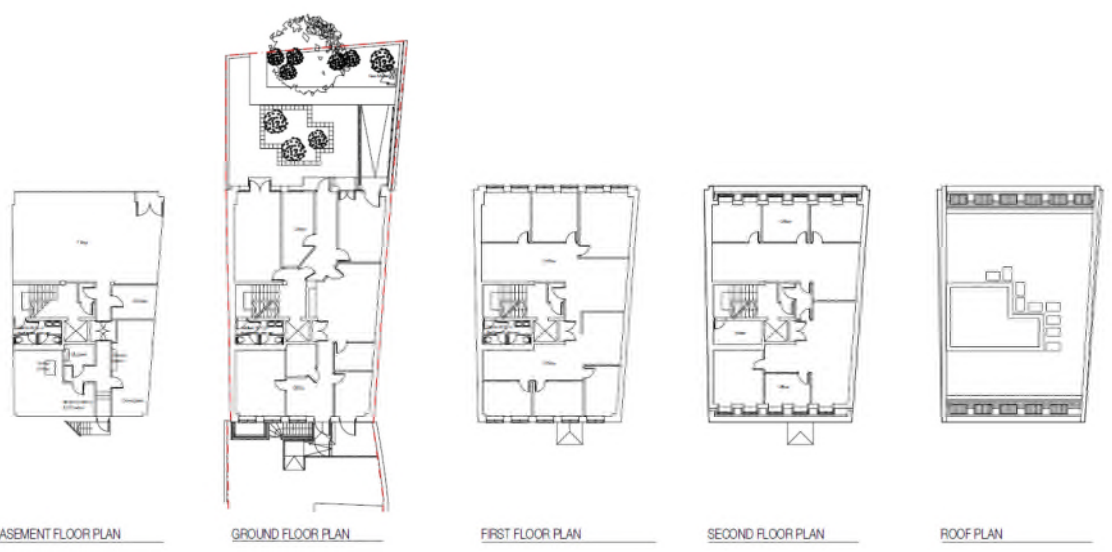
PROPOSED FRONT ELEVATION (east)



PROPOSED REAR ELEVATION (west)

		<p>DATE: 10/01/2018</p>	<p>BY: COLMANE SOLUTIONS PROJECT: PROPOSED ELEVATIONS DRAWING NO: 10200201 DATE: 10/01/2018 SCALE: AS SHOWN</p>	
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APPENDIX C



		<p>DATE</p>	<p>BY</p>	<p>PROJECT: COLIVING SOLUTIONS DRAWING: EXISTING FLOOR PLANS NO: 02/202401 DATE: JULY 2018 SCALE: 1:500 DRAWN BY: JC</p>	<p>GARDNER & THEOBALD ARCHITECTS</p>
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Appendix D



LONGITUDINAL SECTION

RECEIVED
25 AUG 2017
PLANNING

PROJECT
Colemans Solutions
21 Marlow Road, Maidenhead

Drawing Title
Survey Sections and Elevations

DATE	SCALE	PROJECT
Sept 15	1:100	05477191

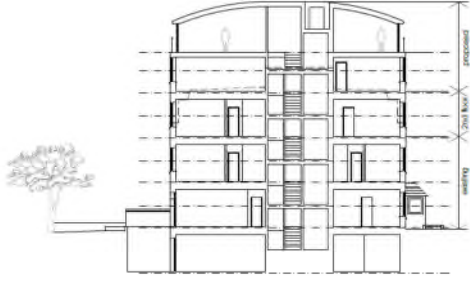
BY
Colemans Solutions

D R I N K S B R I D G E L L
CORPORATE ARCHITECTS

100 Westborough Road, Maidenhead, Berkshire, SL6 1JH
01628 828282 FAX 01628 828282

Appendix E

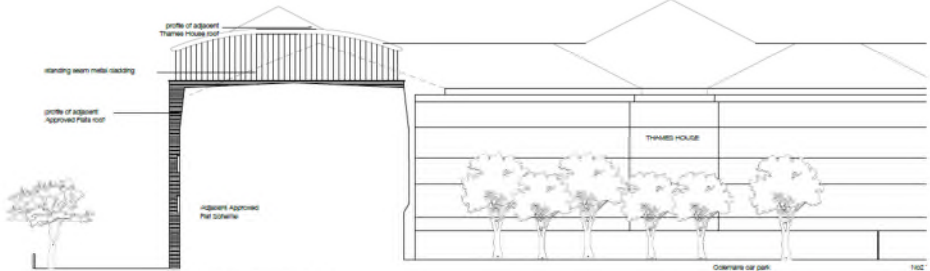
SCALE 1/8" = 1'-0"



PROPOSED LONGITUDINAL SECTION
1/8"

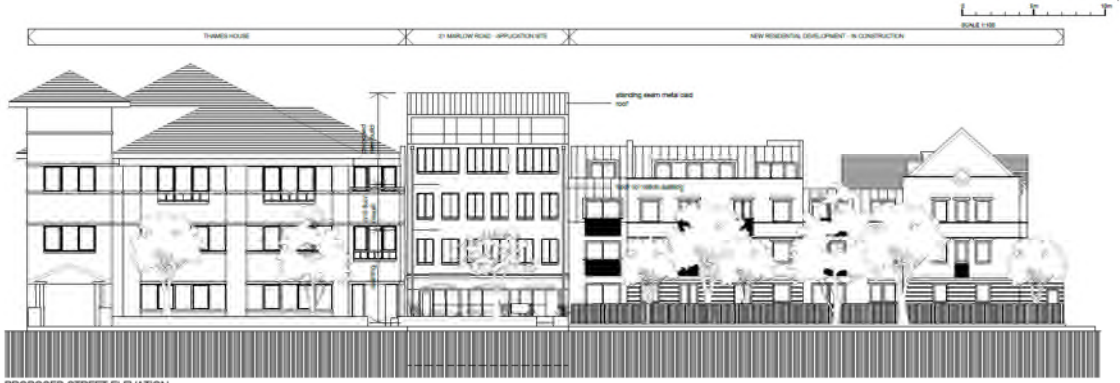


PROPOSED NORTH ELEVATION
1/8"



PROPOSED SOUTH ELEVATION
1/8"

PROJECT	THAMES HOUSE
OWNER	THAMES HOUSE
ARCHITECT	BRUNNEN & ASSOCIATES
DATE	1/15/2015
SCALE	1/8" = 1'-0"
PROJECT LOCATION	21 MILLIKEN ROAD, APPLICATION SITE
ARCHITECT	BRUNNEN & ASSOCIATES
ARCHITECT ADDRESS	1000 W. 10TH STREET, SUITE 100, DENVER, CO 80202
ARCHITECT PHONE	303.733.1111
ARCHITECT FAX	303.733.1112
ARCHITECT EMAIL	info@brunnen.com



PROPOSED STREET ELEVATION
1/8"



PROPOSED WEST ELEVATION
1/8"

PROJECT	THAMES HOUSE
OWNER	THAMES HOUSE
ARCHITECT	BRUNNEN & ASSOCIATES
DATE	1/15/2015
SCALE	1/8" = 1'-0"
PROJECT LOCATION	21 MILLIKEN ROAD, APPLICATION SITE
ARCHITECT	BRUNNEN & ASSOCIATES
ARCHITECT ADDRESS	1000 W. 10TH STREET, SUITE 100, DENVER, CO 80202
ARCHITECT PHONE	303.733.1111
ARCHITECT FAX	303.733.1112
ARCHITECT EMAIL	info@brunnen.com

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 3

Application No.:	15/02645/FULL
Location:	Unit 1 Coningsby Farm Coningsby Lane Fifield Maidenhead
Proposal:	Proposed change of use and conversion of existing agricultural building to dwelling house.
Applicant:	Mr Smyth- Relic Homes Ltd
Agent:	Mr Paul Cunningham- Relic Homes
Parish/Ward:	Bray Parish

If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk

1. SUMMARY

- 1.1 Policy GB8 and the NPPF allows for the change of use of a building and associated works providing it would not have a materially greater impact on the openness of the Green Belt. The proposal is considered to comply with Local Plan Policies GB1, GB2 and GB8 and is therefore recommended for approval.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Walters in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is part of Coningsby Farm which is situated next to Coningsby Farmhouse on the outskirts of Fifield. The site is at present not in use but was previously a cattle farm. It is located in the Green Belt.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

15/01512/ CLASSM	CLASS (Q) Change of use from agricultural building of agricultural building to dwelling with car port.	Refused 30.07.2015
15/03051/ CLASSM	CLASS (Q) Change of use from agricultural building of agricultural building to dwelling with car port.	Not determined.

- 4.1 The proposal is to convert the agricultural barn and attached lean- to into a 4 bedroomed dwelling. It would make use of the lean-to as a car port. Access would be via the existing farm access. There would be an adequate sized rear garden.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area	Green Belt	Parking Provision
	✓	✓	✓
Local Plan	DG1	GB1, GB2, GB8	P4, T5

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

- Sustainable Design and Construction
- Planning for An Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

•	RBWM Parking Strategy – view using link at paragraph 5.3 http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
•	<u>National Planning Policy Framework</u> <u>Core Planning Principles</u> Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:
•	be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
•	not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
•	proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
•	always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
•	take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
•	support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);

	<ul style="list-style-type: none"> contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
	<ul style="list-style-type: none"> encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
	<ul style="list-style-type: none"> promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);
	<ul style="list-style-type: none"> conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
	<ul style="list-style-type: none"> actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and
	<ul style="list-style-type: none"> take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issue for consideration is whether the proposal represents appropriate development in the Green Belt and if not whether there are any very special circumstances which would justify inappropriate development.
- 6.2 Section 9 of the NPPF establishes that the re-use of a building in the Green Belt is appropriate development.

Green Belt

Local Plan Policy GB1 identifies that within the Green Belt, approval will only be given, save in very special circumstances for the change of use of buildings in accordance with Policy GB8. With particular reference to this proposal, Local Plan Policy GB8 identifies that the change of use of a building in the Green Belt will be permitted provided that:

- 1) the use proposed and any associated works, including boundary walls and fencing, or external activities would not have a materially greater impact than the present or last use on the openness of the Green Belt and the purposes of including land in it and would not be harmful to the character and setting of the building;
- 2) the change of use of more than 300m² of floorspace to business and industrial uses within any individual agricultural unit or single complex of adjacent buildings will not be permitted except that some flexibility in this floorspace limit may be allowed if the benefits of diversification to the purposes of the green belt can be demonstrated;
- 3) the building must have been substantially completed at least 4 years before the date of the application, if it was erected with the benefit of permitted development rights;
- 4) the building is of permanent and substantial construction and in sound condition and is of a form, bulk and general design, which is in keeping with its surroundings;
- 5) the proposal would not require extensive reconstruction of the building or a material increase in its size or scale;
- 6) provision for access, vehicle parking and servicing complies with the adopted standards of the council and would not adversely affect road highway safety;
- 7) there is no conflict with policies GB2 or LB3.

- 6.3 GB8 5) permits the change of use of a building providing it would not require extensive reconstruction or result in a material increase in its size or scale. This advice is in line with the advice contained within Paragraph 90 of the NPPF. In view of the proposed works not resulting in extensive reconstruction of the building it is not considered that the development would have a detrimental impact on the openness of the Green Belt and the purposes of including land in it nor would it be harmful to character and setting of the building. The proposal therefore satisfies Local Plan Policy GB8.
- 6.4 Policy GB2 advises that the bulk and scale of proposals, their effect on the openness of the Green Belt and their impact on the general open and rural character of the area will all be considered. Local Plan Policy GB2 identifies that permission will not be granted for new development or the redevelopment, change of use, or replacement of existing buildings within the Green Belt if it would have a greater impact on the openness of the Green Belt. In assessing the proposal it is necessary to assess the impact on the openness of the Green Belt in creating a residential curtilage within the farm yard. Due to the siting of the curtilage it will not be viewed within the street scene and given it is a relatively small area, it will not cause harm to the openness. It is suggested that Permitted Development Rights are removed to prevent further building works that may harm the openness (Condition 3). It is not considered that the proposal would harm the living conditions of future occupants of the dwelling and the proposal would not harm the openness of the Green Belt, therefore Policy GB2 is satisfied. The proposal is appropriate development that preserves the openness of the Green Belt in compliance with national and local policy.

Other Material Considerations

Highways

- 6.5 Coningsby Farm is located on the corner of Green Lane as well as Coningsby Lane. Both roads are restricted to a 60mph speed limit however due to the road characteristics with both roads being restricted down to one lane and with there being many blind bends; the majority of vehicle speeds are considerably lower. The site appears to benefit from having 3 vehicle accesses. The plans provided show that the main vehicle access will be used to serve the new dwelling. With regards to the visibility splays the best possible splays can be achieved which is accepted. It will appear that the farm will have to utilise the only remaining vehicle access off Green Lane which is very narrow for large agricultural vehicles to manoeuvre to and from, however refusal based on this can not be justified in highway safety terms.
- 6.6 Constructing a 4 bedroom dwelling within this location will require a need for 3 car parking spaces (Condition 4). The plans provided show a large carport will be provided together with a large hardstanding area which will be able to easily accommodate 3 parking and turning spaces. The Highways Authority offers no objection to the proposal.

Ecology

- 6.7 It has been suggested by neighbours that there are bats in the Lane. The applicants have had a survey done which suggests that it is unlikely that there are bats in the barn. The Borough Ecologist requires a further survey be undertaken. This is being addressed by the Applicant and this issue will be subject of a Panel Update.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 11.09.15.

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

Comment		Where in the report this is considered
1.	Inappropriate use in Green Belt and there are no very special circumstance and it represents the thin edge of the wedge.	6.2-6.4
2.	Contrary to Government advice as set out in the NPPF.	6.2-6.4
3.	It will hamper the access required by long farm vehicles.	6.4-6.5
4.	It would impair the agricultural working of the farm.	This would be a matter for the management of the farm.
5.	The farm has been bought by a developer who wishes to build housing on the site and has no intention in running a farm. The farm has been deliberately run down.	This is not a material planning consideration.
6.	The barn is not derelict or in need of repair. Other conversions in the lane were Listed Buildings in need of repair which justified the conversion.	6.2-6.4
7.	There are bats in the lane so would be surprised if they were not in barn.	6.7.
8.	Lean-to has been built without permission.	If it has been there for more than 4 years no action could be taken to remove it.
9.	No mention of utilities and water waste.	This is not a material planning consideration.
10.	The application is no different than the previous refusal. Recommended for refusal on the grounds of GB1, GB2 and DG1.	The previous refusal was a CLASS Q determination not a planning application.

Consultees

Consultee	Comment	Where in the report this is considered
Bray Parish Council	Recommend for refusal on the grounds of GB1, GB2 and DG1	6.2-6.4
Highway Officer	No objection.	6.5-6.6

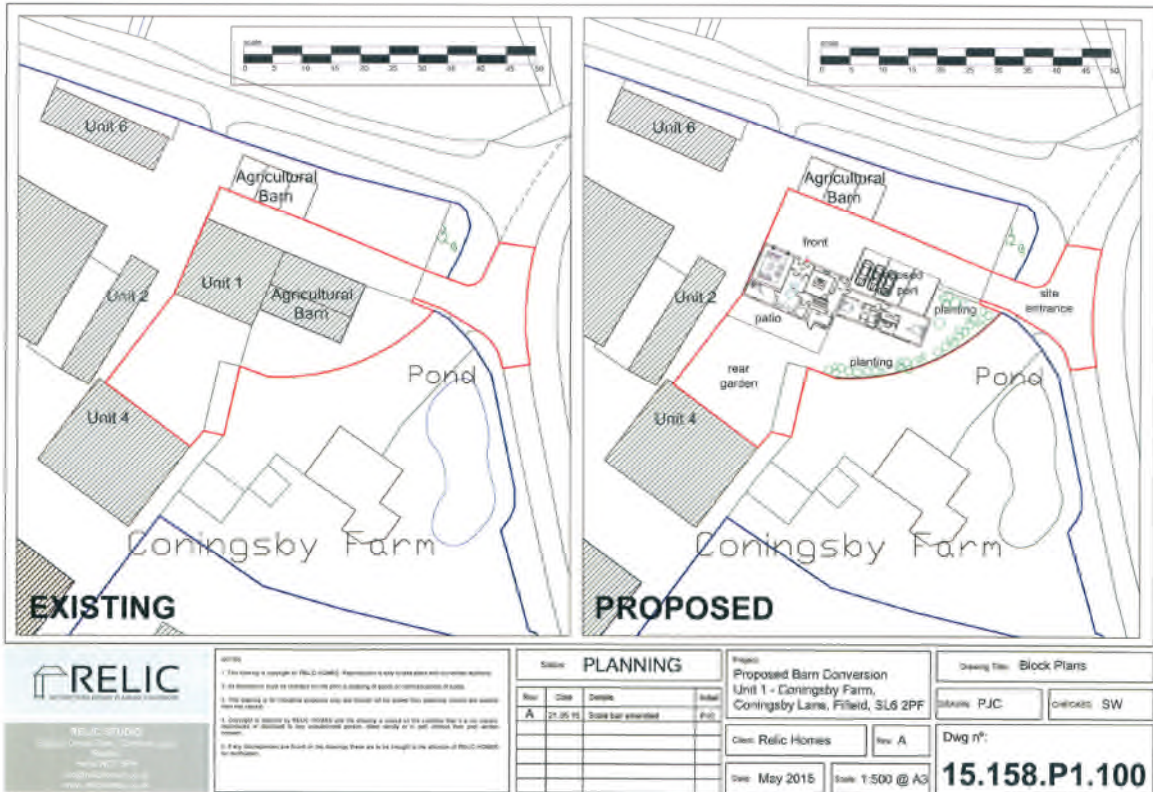
8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations
- Appendix C – Layout plan

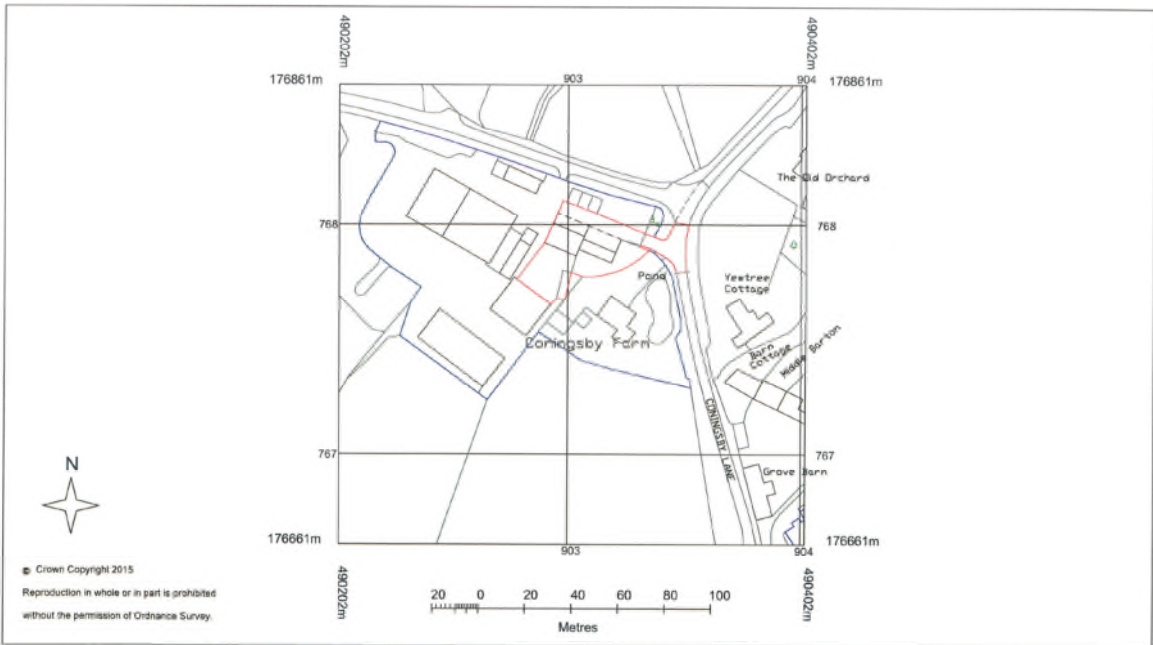
9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 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 No development shall take place until samples of the materials to be used on the external surfaces of the building including a sample of the weather boarding showing the proposed finished colour, texture and surface detail and details of all external rainwater goods 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
- 3 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 1995 (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 dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, GB8.
- 4 No part of the development shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plans. This area shall thereafter be kept available for the parking and turning in association with the development at all times.
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 The measures set out in Section 10 of the Planning Report and Appraisal and Design and Access Statement received on 20.03.2013 shall be implemented in accordance with the statement prior to the first occupation of the building. These approved measures shall be retained thereafter.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the RBWM Sustainable Design and Construction SPD.
- 6 Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected on the site without planning permission having first been obtained from the Local Planning Authority or as approved under condition 7.
Reason: To ensure the location, form, design and materials are appropriate for the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 7 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1.

Appendix A

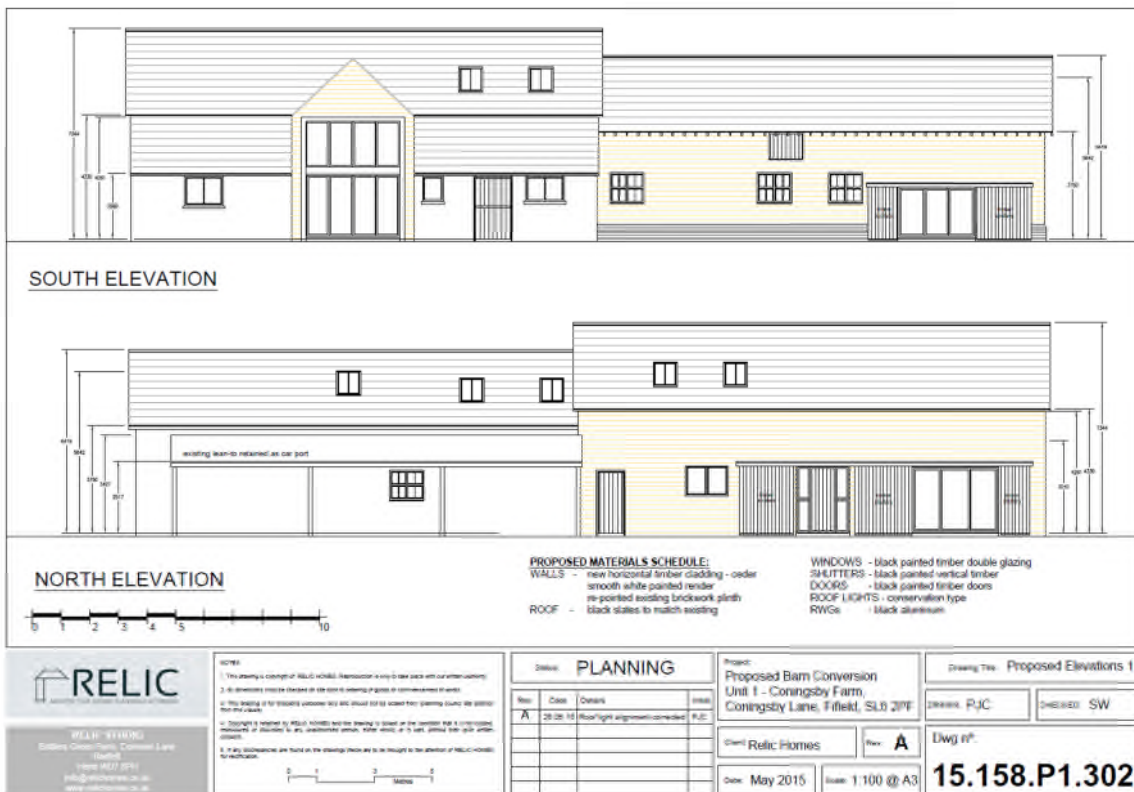
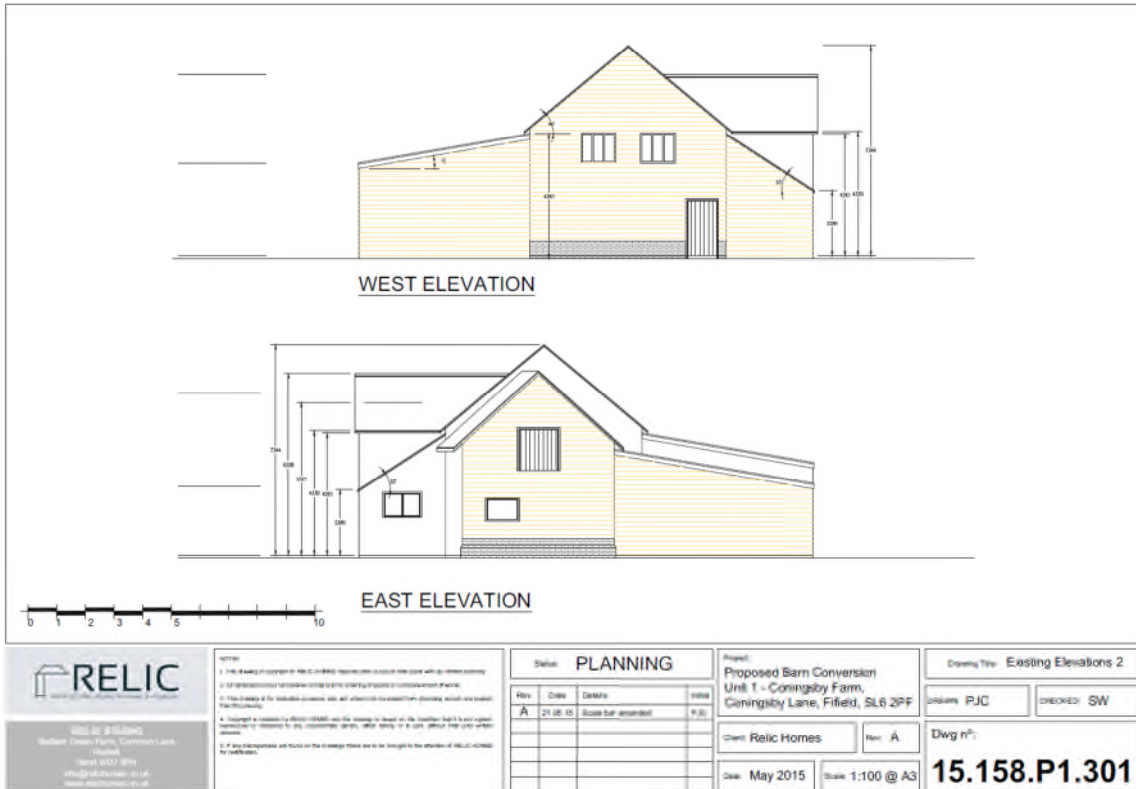


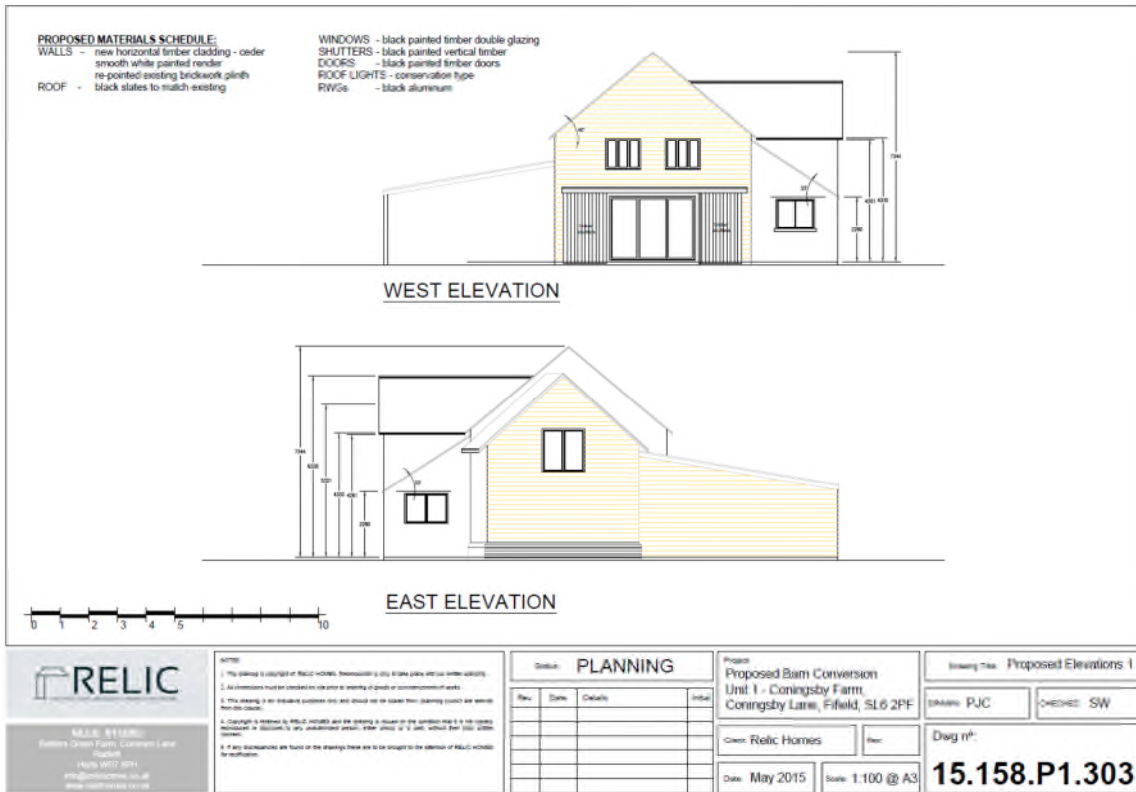
<p>RELIC STUDIO Architectural Design & Planning 100, High Street, Farnham, Surrey GU14 7AA 01253 853111 www.relic-studio.co.uk</p>	<p>NOTES</p> <ol style="list-style-type: none"> This drawing is copyright of RELIC HOMES. Reproduction is only permitted with the written permission of RELIC HOMES. All dimensions shall be taken to the face of building unless otherwise stated. The drawing is for illustrative purposes only and does not constitute a contract. Copyright is retained by RELIC HOMES and the architect is not liable for any errors or omissions or for any consequences arising from the use of the drawing. If any discrepancies are found in the drawings there are to be taken to the advantage of RELIC HOMES. 	<p>Scale: PLANNING</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Details</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>21.05.15</td> <td>Scale bar amended</td> <td>PJC</td> </tr> </tbody> </table>		Rev	Date	Details	Initials	A	21.05.15	Scale bar amended	PJC	<p>Project: Proposed Barn Conversion Unit 1 - Coningsby Farm, Coningsby Lane, Fifeild, SL6 2PF</p> <p>Client: Relic Homes Rev: A</p> <p>Date: May 2015 Scale: 1:500 @ A3</p>	<p>Drawing Title: Block Plans</p> <p>DESIGN: PJC CHECKED: SW</p> <p>Dwg n°: 15.158.P1.100</p>
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A	21.05.15	Scale bar amended	PJC										



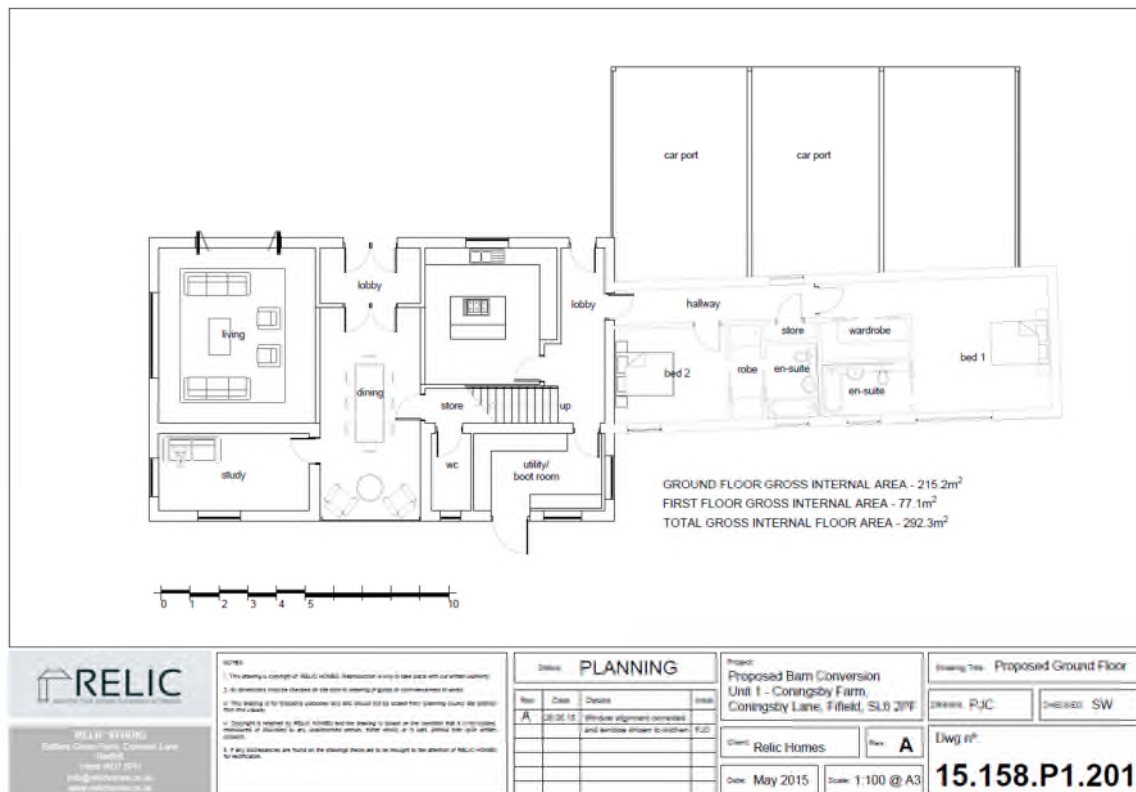
<p>RELIC STUDIO 100, High Street, Farnham, Surrey GU14 7AA 01253 853111 www.relic-studio.co.uk</p>	<p>NOTES</p> <ol style="list-style-type: none"> This drawing is copyright of RELIC HOMES. Reproduction is only permitted with the written permission of RELIC HOMES. All dimensions shall be taken to the face of building unless otherwise stated. The drawing is for illustrative purposes only and does not constitute a contract. Copyright is retained by RELIC HOMES and the architect is not liable for any errors or omissions or for any consequences arising from the use of the drawing. If any discrepancies are found in the drawings there are to be taken to the advantage of RELIC HOMES. 	<p>Scale: PLANNING</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Details</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>21.05.15</td> <td>Scale bar amended</td> <td>PJC</td> </tr> </tbody> </table>		Rev	Date	Details	Initials	A	21.05.15	Scale bar amended	PJC	<p>Project: Proposed Barn Conversion Unit 1 - Coningsby Farm, Coningsby Lane, Fifeild, SL6 2PF</p> <p>Client: Relic Homes Rev: A</p> <p>Date: May 2015 Scale: 1:1250 @ A3</p>	<p>Drawing Title: Site Location Map</p> <p>DESIGN: PJC CHECKED: SW</p> <p>Dwg n°: 15.158.P1.001</p>
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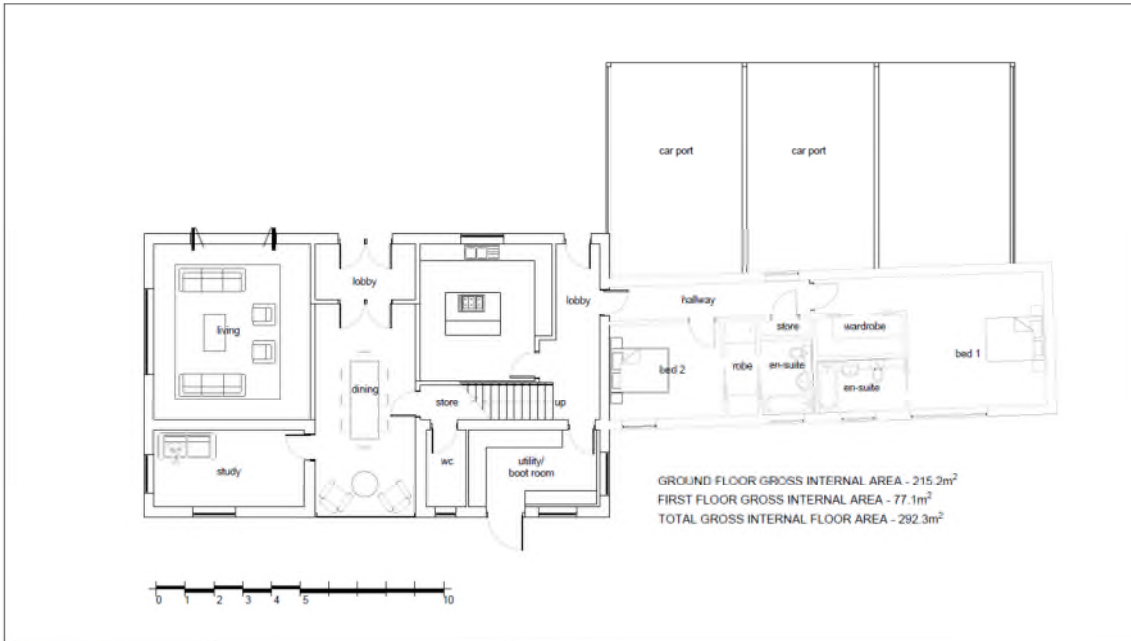
Appendix B





Appendix C





<p>RELIC RELIC HOMES</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. This planning is a copy/plan. RELIC HOMES, Newcastle is not to take data with our written authority. 2. An amended plan is needed for the final stage of planning submission if any. 3. The Agency is to provide a copy of the plan to the local authority for their records. 4. Approval is subject to RELIC HOMES and the Agency is bound by the conditions of a controlled agreement or agreement to any conditions given, which apply in a part, without their prior written consent. 5. Part approvals are based on the drawings being set to be brought to the attention of RELIC HOMES, Newcastle. 	<p>STATUS: PLANNING</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Describe</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>26/05/15</td> <td>Final Agreement completed and window contract to be placed</td> <td>PJC</td> </tr> </tbody> </table>	Rev	Date	Describe	By	A	26/05/15	Final Agreement completed and window contract to be placed	PJC	<p>Project: Proposed Barn Conversion Unit 1 - Coningsby Farm, Coningsby Lane, Fifeeld, SL6 2PT</p> <p>Client: Relic Homes</p> <p>Date: May 2015</p>	<p>Drawing Title: Proposed Ground Floor</p> <p>DRAWN: PJC</p> <p>CHECKED: SW</p> <p>Scale: A</p> <p>Dwg ref#: 15.158.P1.201</p>
	Rev	Date	Describe	By								
A	26/05/15	Final Agreement completed and window contract to be placed	PJC									
<p>SCALE STUDY: Coningsby Farm, Coningsby Lane (Local) Fifeeld, SL6 2PT 01753 624444 www.relic-homes.co.uk</p>	<p>Date: May 2015</p> <p>Scale: 1:100 @ A3</p>											

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 4

Application No.:	15/02648/FULL
Location:	Harford Manor Forest Green Road Holyport Maidenhead SL6 2NN
Proposal:	Extension to dwelling with construction of poolhouse and gym and construction of gated access to site following demolition of existing public house
Applicant:	Quada (Holyport) Ltd
Agent:	Mr Jim Tarzey - Pegasus Planning Group Ltd
Parish/Ward:	Bray Parish

If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk

1. SUMMARY

- 1.1 This proposal is to extend a house which lies in the Green Belt. The extension is considered not to be disproportionate to the size of the original dwelling (recently constructed), and to comply with Green Belt policy. The proposed railings and gates amount to inappropriate development in the Green Belt, however, it is considered that a case for Very Special Circumstances (VSC) exists. Furthermore there will be no harm caused to the character and appearance of the area.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Cllr Coppinger – Impact on Green Belt.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises of two separate parcels of land. The larger, northern, parcel of land consists of the former Sun and Stars public house together with an area of vegetation to the south. The smaller, southern, parcel of land (the location of the proposed pool house) is located immediately to the south-east of Harford Manor, to which the proposed pool house would be integrally connected.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 There are two elements to this proposal. The first is a pool and gym extension to the newly constructed dwelling and the second element is to demolish the Sun and Stars public house and to upgrade the existing access for the main dwelling and erect railings and gates and construct a new driveway.
- 4.2 Planning permission was granted under 14/01742/FULL for the conversion of the Sun and Stars public house to a residential dwelling. This permission has not yet been implemented.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Highways	Green Belt
	✓	✓
Local Plan	T5	GB1, GB2, GB4

Other Local Strategies or Publications

5.2 Other Strategies or publications relevant to the proposal are:

- Sustainable Design and Construction Supplementary Planning Document
http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

•	RBWM Parking Strategy – view using link at paragraph 5.3 http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
•	<u>National Planning Policy Framework</u> <u>Core Planning Principles</u> Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:
•	be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
•	not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
•	proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
•	always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
•	take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural

	communities within it;
	<ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);
	<ul style="list-style-type: none"> • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
	<ul style="list-style-type: none"> • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
	<ul style="list-style-type: none"> • promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);
	<ul style="list-style-type: none"> • conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
	<ul style="list-style-type: none"> • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and
	<ul style="list-style-type: none"> • take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Green Belt considerations;
- ii Highway safety.

Extension to dwelling

6.2 Section 9 of the NPPF provides that extensions that are not disproportionate to the original building are appropriate development. Policy GB1 of the Local Plan allows residential development in the Green Belt which accords with Policies GB3 – GB5. Policy GB2 states that development in the Green Belt should not harm the openness or character of the countryside because of the scale, siting or design of the development or result in a material increase in the scale of development on the site. It should also not harm residential amenities. Policy GB4 states that the Borough Council will only approve proposals for the extension of an existing dwelling where it would not cause a disproportionate addition over and above the size of the original dwelling.

6.3 In this proposal, the original house has a floor area of 1958sqm. The current proposal would add a further 394sqm. This represents a 20% increase in floor area. This is not considered to be disproportionate to the size of the original dwelling which is very large. The proposal therefore accords with Policy GB4 of the Local Plan, and therefore also with Policy GB1. The site is also in an isolated position where any views of the proposed extension from outside of the site would be limited. The location of the extension is such that it would not have an adverse impact on the openness of the Green Belt in compliance with Policy GB2 and the NPPF.

Demolition of Pub and erection of railings and gates and construction of driveway

- 6.4 The Sun and Stars is a vacant pub which has been granted permission for a change of use to a dwelling under application 14/01742/FULL. The change of use has not been implemented and it is now proposed to demolish the building to provide a new gated access to Harford Manor estate. There is no Policy objection to the loss of the pub as this was established under application 14/01742, and as the residential use has not been implemented there is no loss of residential accommodation. The removal of the building which is situated close to the road and has a floor space of 335 square metres will actually increase the openness of the Green Belt.
- 6.5 Paragraph 89 of the National Planning Policy Framework states that the erection of new buildings is inappropriate, unless included as one of a number of exceptions to this. The erection of gates and walls are not on the list of exclusions at paragraph 89 of the Framework, therefore, when judged against the wording of the Framework, this proposal would be inappropriate development in the Green Belt. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.6 The proposed gate and railings will be set over 25 metres back from the road and will be open in nature allowing views through to the countryside behind. The removal of the pub also opens up the views and the existing car parking which will also become formal lawn and this altogether is considered to amount to VSC.
- 6.7 The construction of the proposed driveway is an engineering operation which under paragraph 90 of the NPPF is acceptable provided that it preserves the openness of the Green Belt. The driveway will preserve the openness.

Highway Safety

- 6.8 Harford Manor is located south of the B3024 Forest Green Road. The site currently benefits from having a private shared vehicle access off the B3024 in between the former Sun and Stars Public House and Skippets Lodge. With regards to the visibility splays the vehicle access can achieve splays of 2.4m x 28m to the left (west), by 18m to the right (east). It is believed if the vegetation along the eastern side is cut down to approximately 600mm high from the carriageway level the visibility splay to the right will be significantly improved. It would be in the best interests for the applicant to carry out these works to improve highway safety at not only this junction but at the new vehicle access also.
- 6.9 The plans provided show the former Sun and Stars Public House site is to be demolished to provide a new vehicle access with new internal road for Harford Manor to have a separate vehicle access. The vehicle access scales 7.4m wide and has a set of gates which will be setback 25m from the back edge of the carriageway. This is accepted. With regards to the visibility splays no details have been provided. The plans provided show the vehicle access will be sited within the same location as the existing vehicle access. The existing visibility splays are restricted by vegetation. Therefore the Highways Authority would require the applicant to cut back all of the overhanging vegetation along the eastern side right back to the site boundary. This will not only significantly improve the right visibility splay at the new vehicle access but also the left visibility splay for the local residents living to the east. The plans have now been amended accordingly and the Highway Officer finds them acceptable.
- 6.10 The Highways Authority regards the proposal as a highway improvement. The amount of vehicular movements to and from the site will be significantly reduced and the visibility splays at both junctions could be considerably improved.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

2 occupiers were notified directly of the application. No comments were received.

The planning officer posted a statutory notice advertising the application at the site on 24th September 2015.

Consultee	Comment	Where in the report this is considered
Parish Council	Objection due to lack of dimensions.	The plans are drawn to scale.
Rights of Way Officer	Will enhance the Footpath 24.	Noted.
Highway Officer	Improve highway safety.	Noted.

8. APPENDICES TO THIS REPORT

- Appendix A – Site and location plans
- Appendix B - Plans
- Appendix C - Elevations

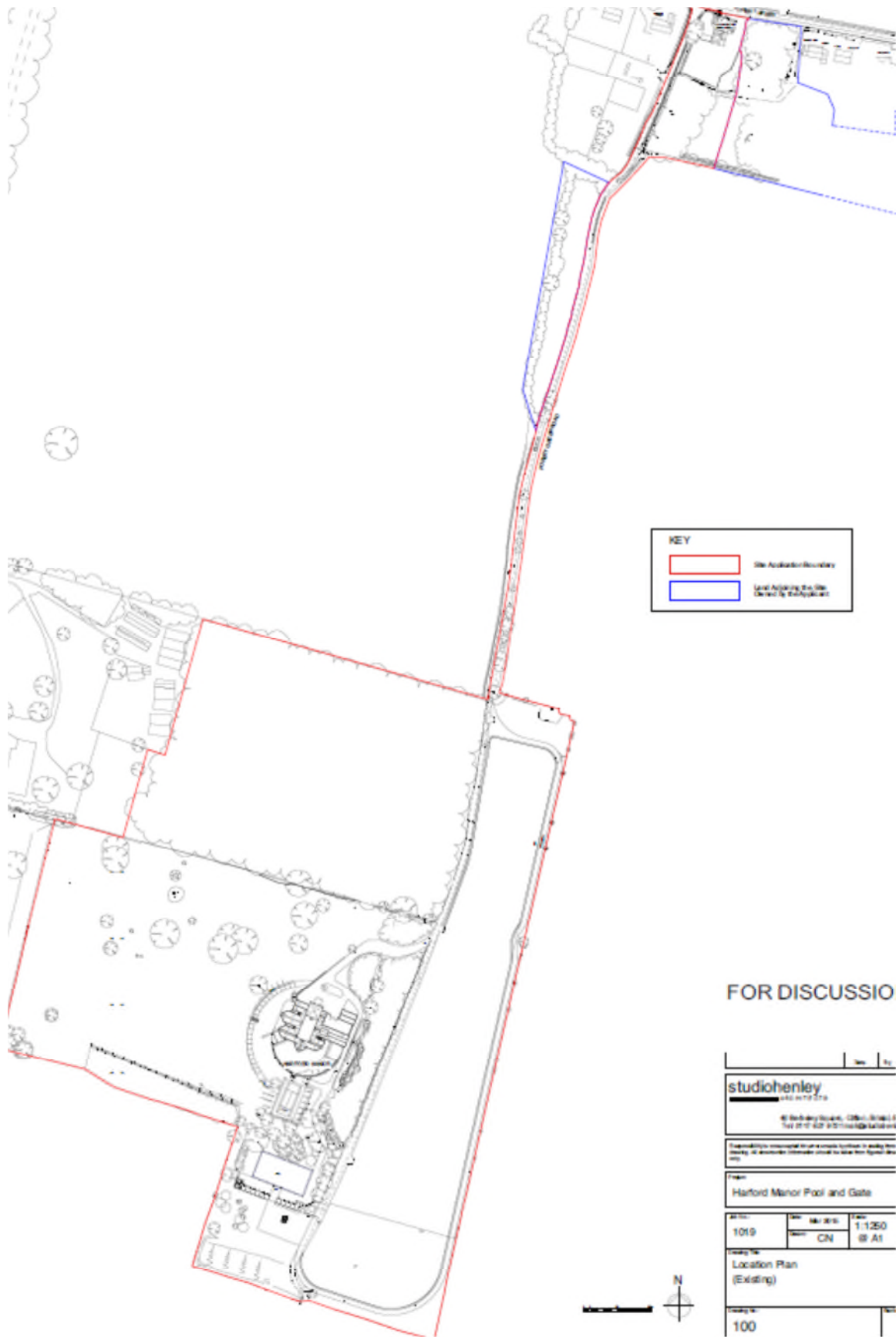
Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

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.

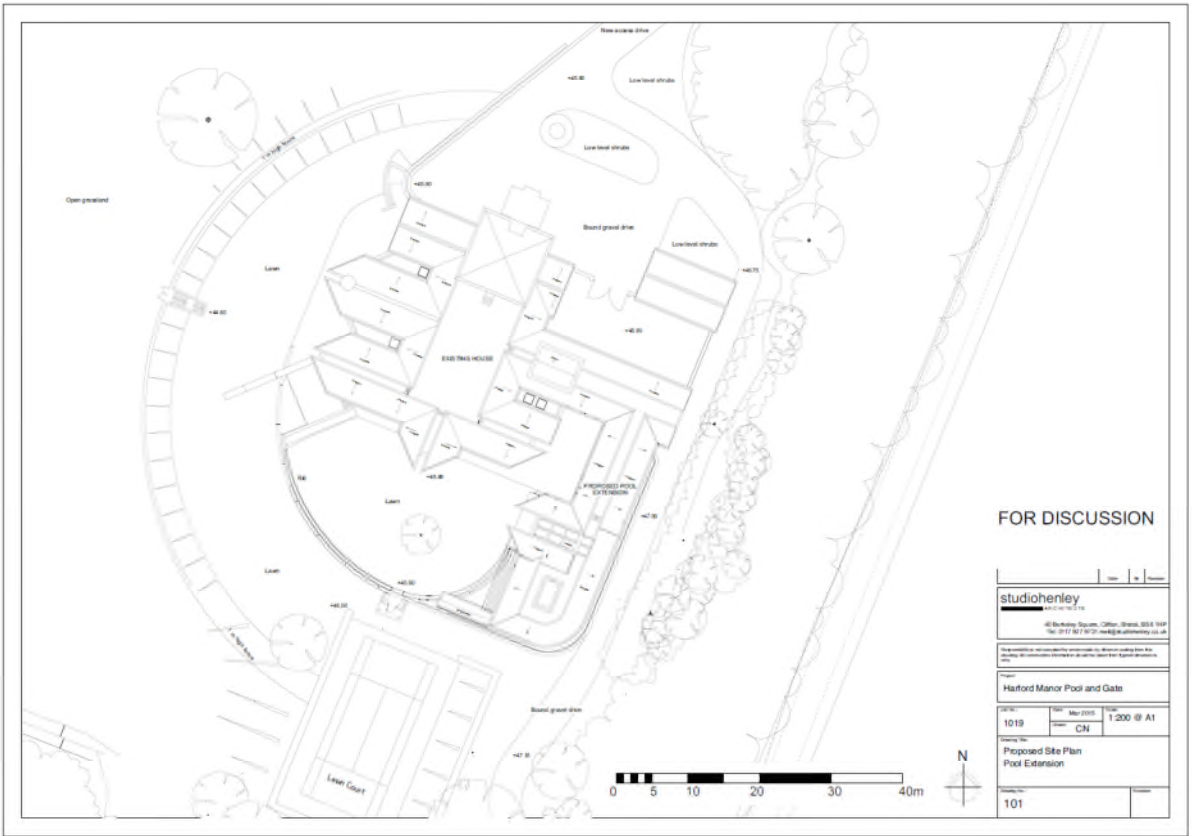
9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 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 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 Within one month of the substantial completion of the development the building shown to be removed on the approved plans, shall be demolished in its entirety and all materials resulting from such demolition works shall be removed from the site.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2,

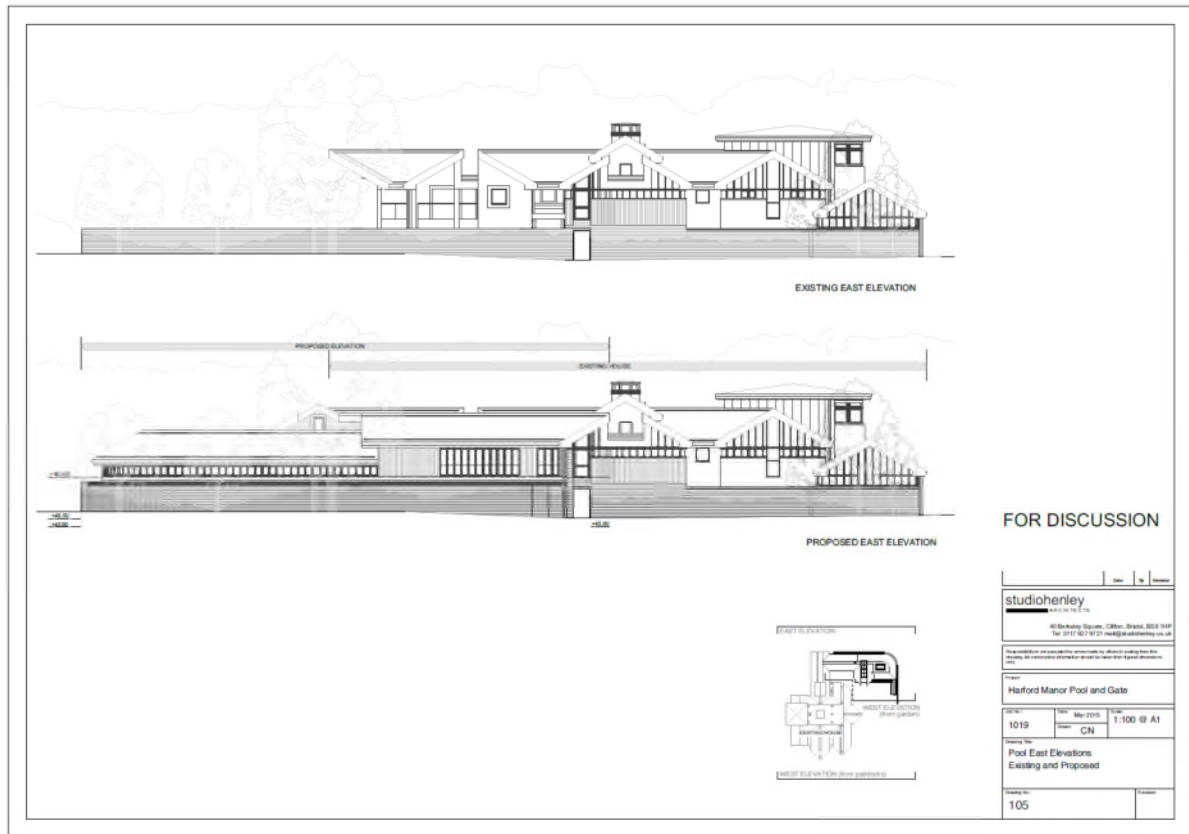
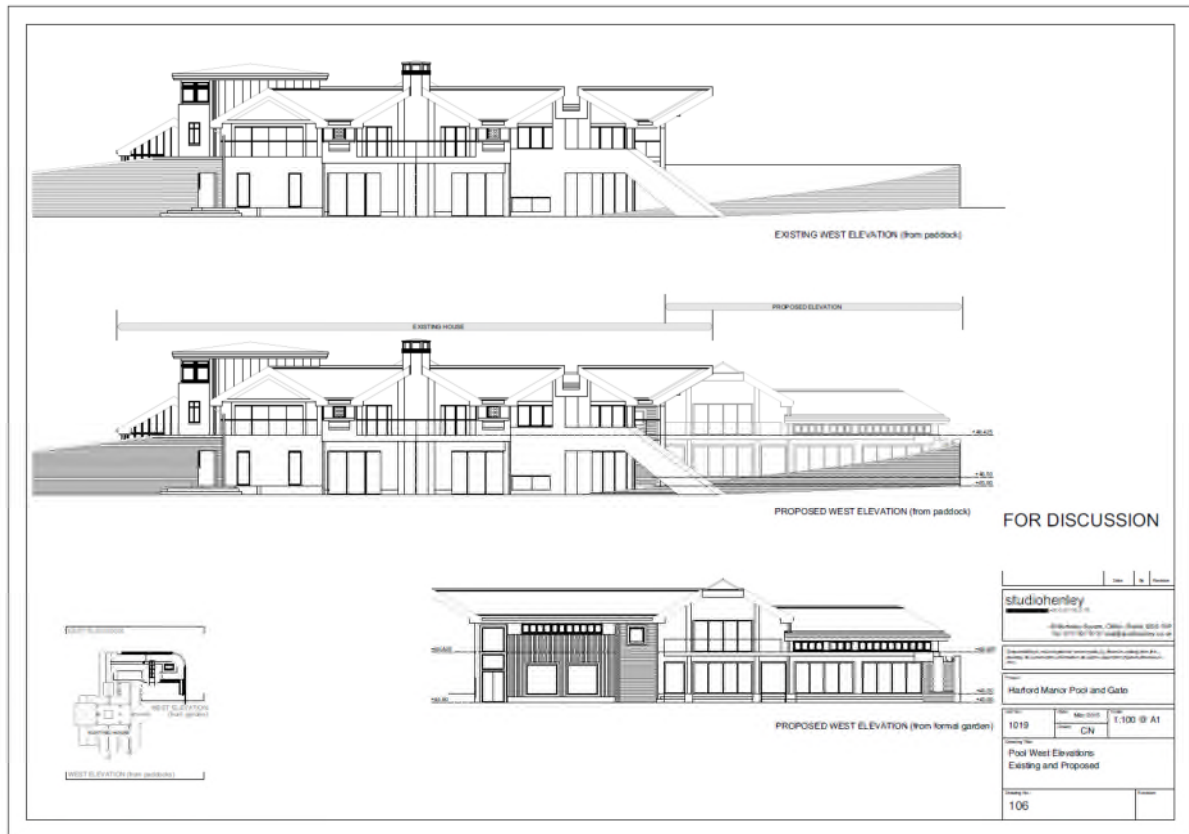
Appendix A

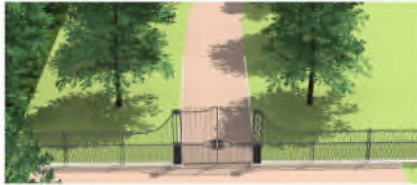
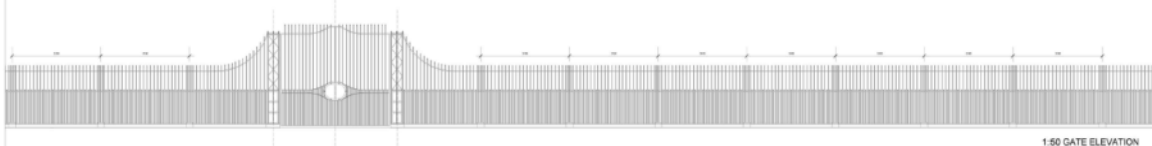


Appendix B



Appendix C

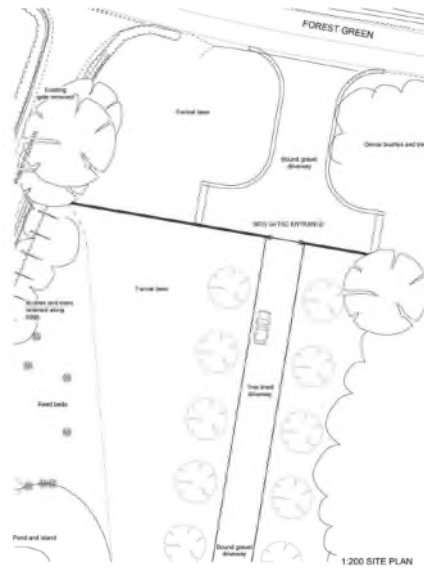




AERIAL VIEW OF THE GATE AND DRIVEWAY



VIEW FROM OUTSIDE THE GATE



FOR DISCUSSION

studiohenley		Architect	
148 Broadway Street, Suite 2000, Boston, MA 02109 Tel: (617) 552-8200 info@studiohenley.com			
Project: Harford Manor Pool and Gate			
Date:	Rev:	1:50' / 1:200'	Scale:
1019	CN		A1
Drawing Title: Gate Proposal			
Sheet No.:	109		

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 5

Application No.:	15/02838/FULL
Location:	46 Hemsdale Maidenhead SL6 6SL
Proposal:	Construction of new outbuilding, with two roof lights
Applicant:	Mrs Dumbrell
Agent:	Ms Michelle Purnell - MP Architecture
Parish/Ward:	Furze Platt Ward

If you have a question about this report, please contact: Alison Cox on 01628 796440 or at alison.cox@rbwm.gov.uk

1. SUMMARY

- 1.1 The construction of a detached outbuilding with an overall height in the region of 2.7m (amended plans) behind the existing garage for the purposes of an Art Studio/Home Office would not harm to any significant degree the streetscene or wider open-plan characteristics of the area; nor would it harm the amenities of the adjacent occupiers through being overbearing, causing a loss of light or decreasing privacy. The outbuilding would comply with Policy DG1, P4 and Core Planning Principle (paragraph 17) and paragraph 64 of the National Planning Policy Framework [NPPF] (2012).

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Sharma, irrespective of the recommendation of the Director of Development and Regeneration as neighbours feel it is detrimental to character of the estate and would set a precedent for others.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The Hemsdale estate is defined as a 'Late 20th Century Suburb' in the Townscape Assessment and built development is characterised by two-storey semi-detached or detached suburban style houses with short front gardens and larger rear gardens. The building line is often staggered, due to the curved nature of streets. Streets are generously proportioned, often with wide grassed verges and footpaths. Front gardens are usually unfenced, contributing to the open character of the street. The property is a typical example of its era.
- 3.2 Hemsdale comprises a mix of both two-storey and single-storey dwellings; with the neighbour to the [front] left hand side being a bungalow and the neighbour to the right being a typical two-storey dwelling. Most of the properties have either detached or attached garages. The wider area has an open-plan condition which helps to contribute to the overall spacious character of the area.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

12/00040/FULL	Front porch extension	Approved; February 2002
12/02843/FULL	Front porch extension (retrospective)	Approved; December 2012

- 4.1 The application proposes the construction of a single-storey outbuilding for an Art Studio/Home Office, sited to the rear of the existing garage. Notwithstanding the internal layout shown, the building could not subsequently be used as a separate independent unit of accommodation as planning permission would be required to occupying this separately from the main house.
- 4.2 Furthermore should a business start to be run from the property which would lead to a level of activity above and beyond what one would normally associate with a residential dwelling then planning permission would be required. However the information included in this application is that the building is to be used as a home office by the applicants.
- 4.3 As originally submitted the application proposed a building with a footprint approximately 5.9m by 5.4m and a mono-pitched roof against the boundary with 45 Hemsdale in the region of 4m sloping down to a height of about of 2.4m.
- 4.4 Following a site visit to 45 Hemsdale it was considered that given the proposed height (4m) adjacent to the boundary the proposed building would adversely affect their amenities by reason of being overbearing.
- 4.5 The plans were therefore amended at the request of the Local Planning Authority with the height of the building adjacent the boundary being reduced from 4m down to 2.7m. The amended plans also showed roof-lanterns as opposed to rooflights (due to the change in roof pitch).

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area
Local Plan	DG1, P4

5.2 Other Strategies or Publications

Other Strategies or publications relevant to the proposal are:

•	RBWM Townscape Assessment – view using link at http://www3.rbwm.gov.uk/downloads/download/192/townscape_assessment_documents
•	RBWM Parking Strategy – view using link at http://www3.rbwm.gov.uk/downloads/file/740/parking_strategy_-_may_2004
•	The National Planning Policy Framework 2012 – view using link at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i the character and appearance of the original dwelling and the street scene; and
- ii the living conditions of the neighbouring properties; and
- iii the adequacy of parking on the site and the impact on highway safety in the area.

The Character and Appearance of the Original Dwelling and the Street Scene

- 6.2 Policy DG1 of the Local Plan provides detailed design criteria and states “harm should not be caused to the character of the surrounding area through development which is cramped, or which

results in the loss of important features which contribute to that character.” The NPPF, in paragraph 64, requires that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 6.3 Given that the building would be sited to the rear of the existing garage and would be largely screened from the street scene it would not harm the spacious character of the original estate.

The Living Conditions of the Neighbouring Properties

- 6.4 The NPPF advises that development should not significantly affect neighbouring occupiers’ amenities.
- 6.5 The siting of the building is such that the occupiers of 45 Hemsdale (to the west) are the only neighbour whose amenity could be affected. Assessed against the height of a fence/wall which could be erected at a height up to 2m without requiring planning permission, the proposed height of the building at 2.7m is not considered to significantly affect the neighbouring occupiers’ amenities. Again, because of the reduced height, the proposal would not significantly reduce daylight or cause overshadowing. There are no windows proposed in the west side of the building.

The Adequacy of Parking on the Site and the Impact on Highway Safety

- 6.6 Policies DG1 (7), and P4 require that development should not impair highway safety or lead to an inadequate car parking provision within the curtilage of the property. The 2004 adopted Parking Strategy requires properties with four or more -bedrooms to have three off-street parking spaces.
- 6.7 Of itself the development does not generate any additional parking nor lead to an inadequate car parking provision within the curtilage of the property. The existing garage can accommodate one vehicle and there are two off-street parking spaces in front of this garage.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Eight occupiers were notified directly of the application.
The planning officer posted a statutory notice advertising the application at the site on 23rd September 2015

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

Comment		Where in the report this is considered
1.	Will overlook our property; lead to overshadowing and loss of light	Para 6.5
2.	Overbearing and intrusive element	Para 6.5
3.	Out of keeping with the area	Para 6.3
4.	We believe the proposed Annex will be used either as a client attended business or as separate accommodation which may be rented to a third party. The former is, we believe, contrary to the property covenants.	Para 4.1 Covenants are not a material consideration in the determination of a planning application. However, the granting of planning permission does not override any provisions that these

		provisions may set out.
5.	The applicant runs a colon hydrotherapy (colonic irrigation) business. We believe the proposed Annex could be used for this business.	Para 4.1
6.	These actions indicate that if the new Annex is built, it is likely that it will be linked to the garage and that the two buildings will become one much larger building.	Each application has to be determined on the basis of the information submitted.
7.	The assertion that the two occupants of 46 Hemdsdale need additional living space is also hard to believe (2)	Not a material planning consideration.
8.	We ask the council to take into account the behaviour of the applicant in respect of the 2012 planning permission.	The motives, the applicant's personal conduct or history of an applicant are not a material planning considerations.
9.	We ask the council to see the application for what it really is, an independent self contained building for use either as a client and employee attended work establishment or an additional independent dwelling.	Para 4.1 and 4.2.
10.	In the event that you do grant the permission, we would request that you secure undertakings that the building will only be used for the purpose for which permission is sought.	Such a condition would fail to comply with paragraph 206 of the NPPF as it would be unreasonable.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Block Plan
- Appendix C – Plans & Elevations as submitted
- Appendix D – Plans & Elevations as amended

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 NPPF.

In this case the issues have been successfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 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 Prior to the substantial completion of the development a water butt of at least 120L internal capacity shall be installed to intercept rainwater draining from the roof of the building. It shall subsequently be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

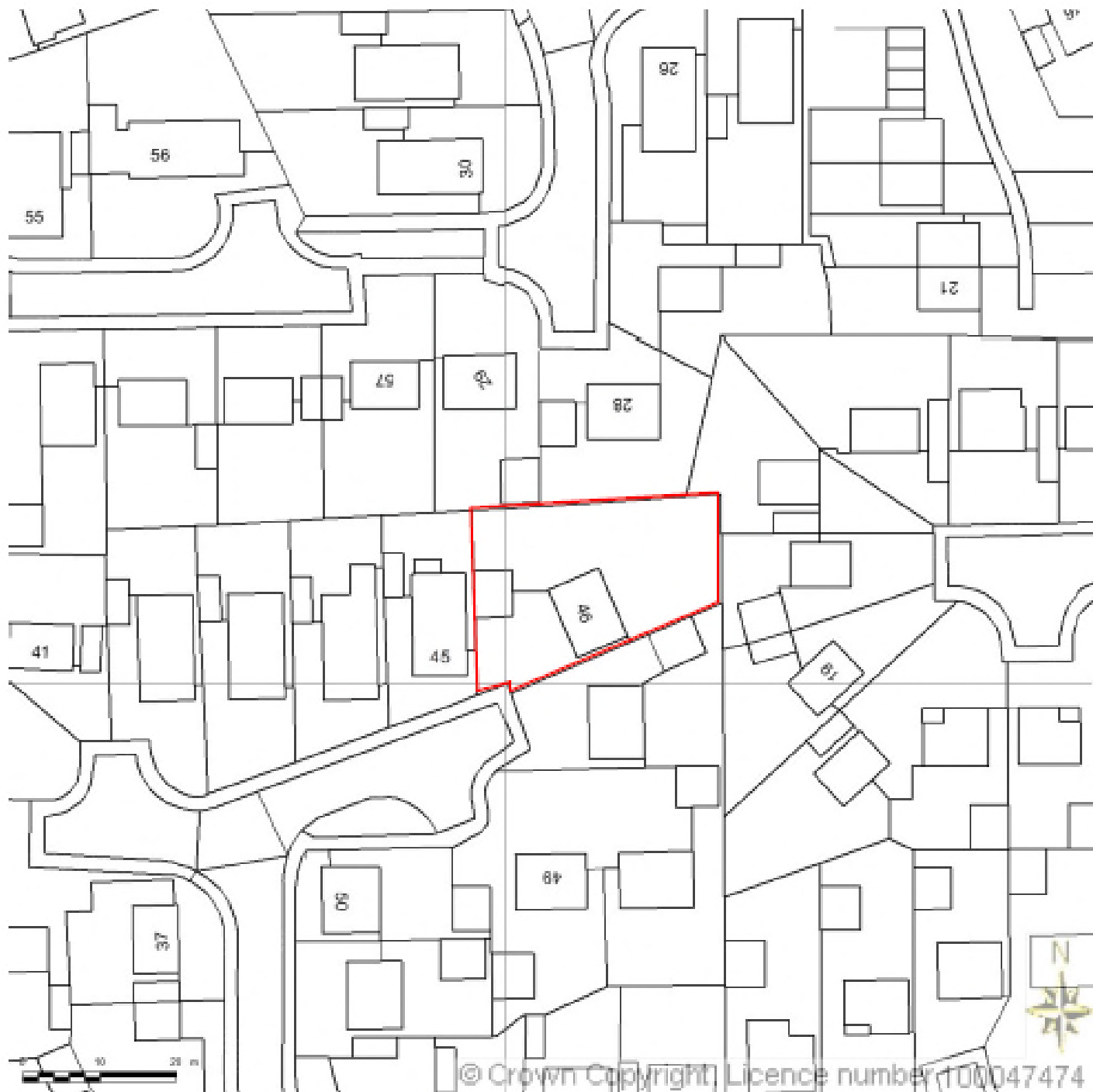
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

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

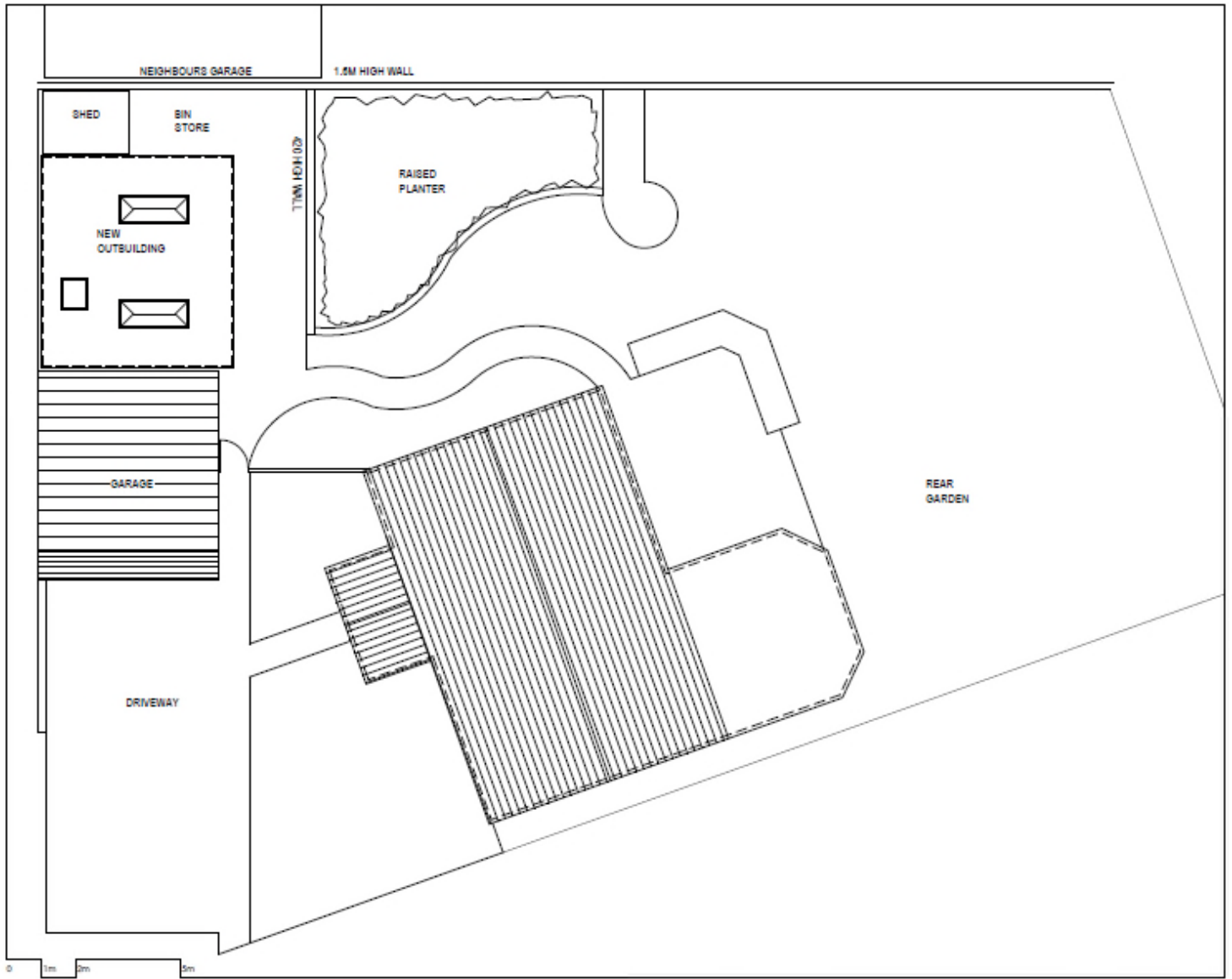
Informatives

1. The applicant is advised that the building would require planning consent should it be used as a separate dwelling or leased to be used as such. In addition, while running a business from home can be ancillary to the use of the house as a dwelling if it were to involve visiting members of the public attending regularly this may also constitute a change of use requiring planning permission.

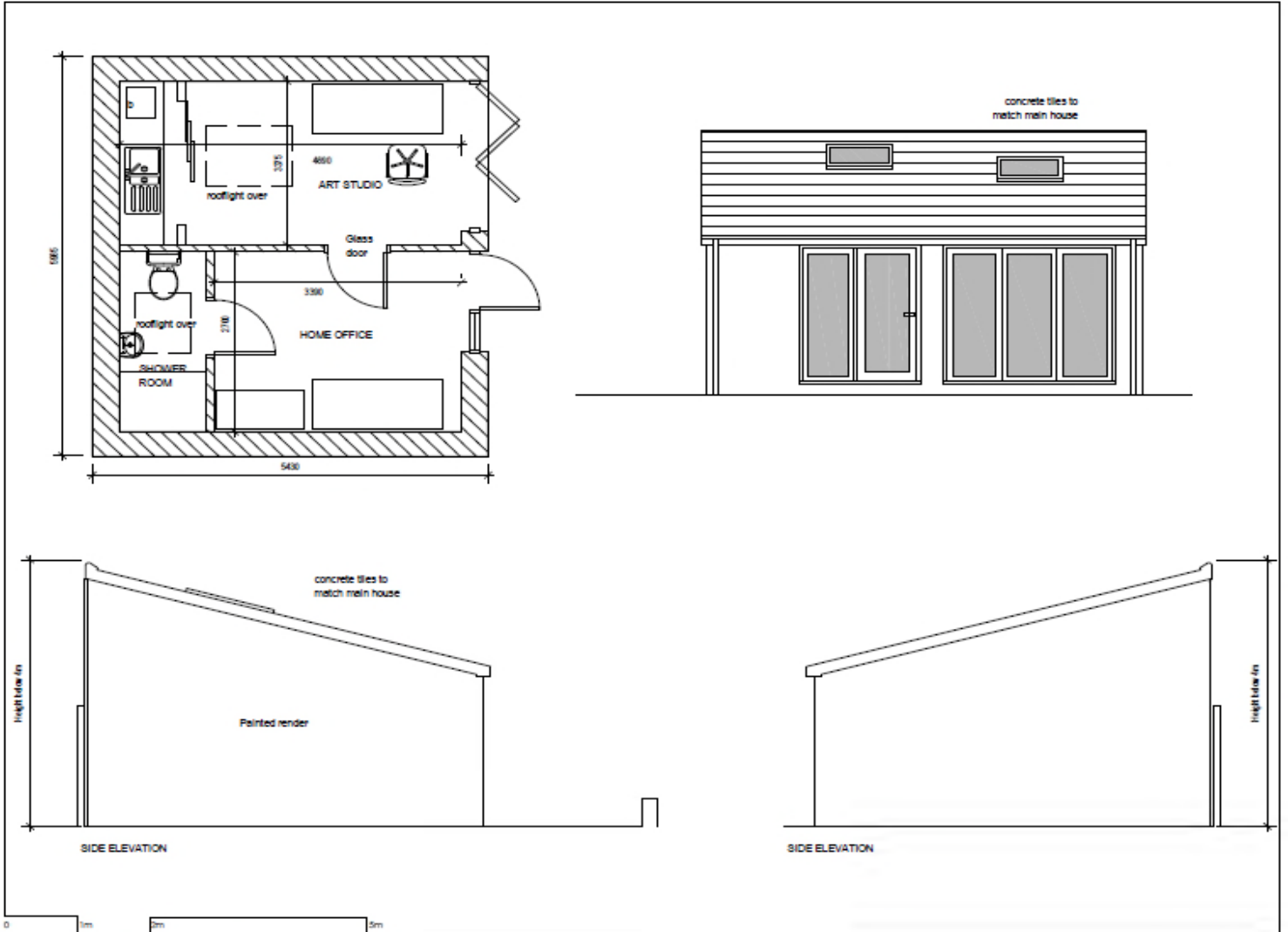
SCALE 1:1250 on A4
CENTRE COORDINATES: 487006, 182417



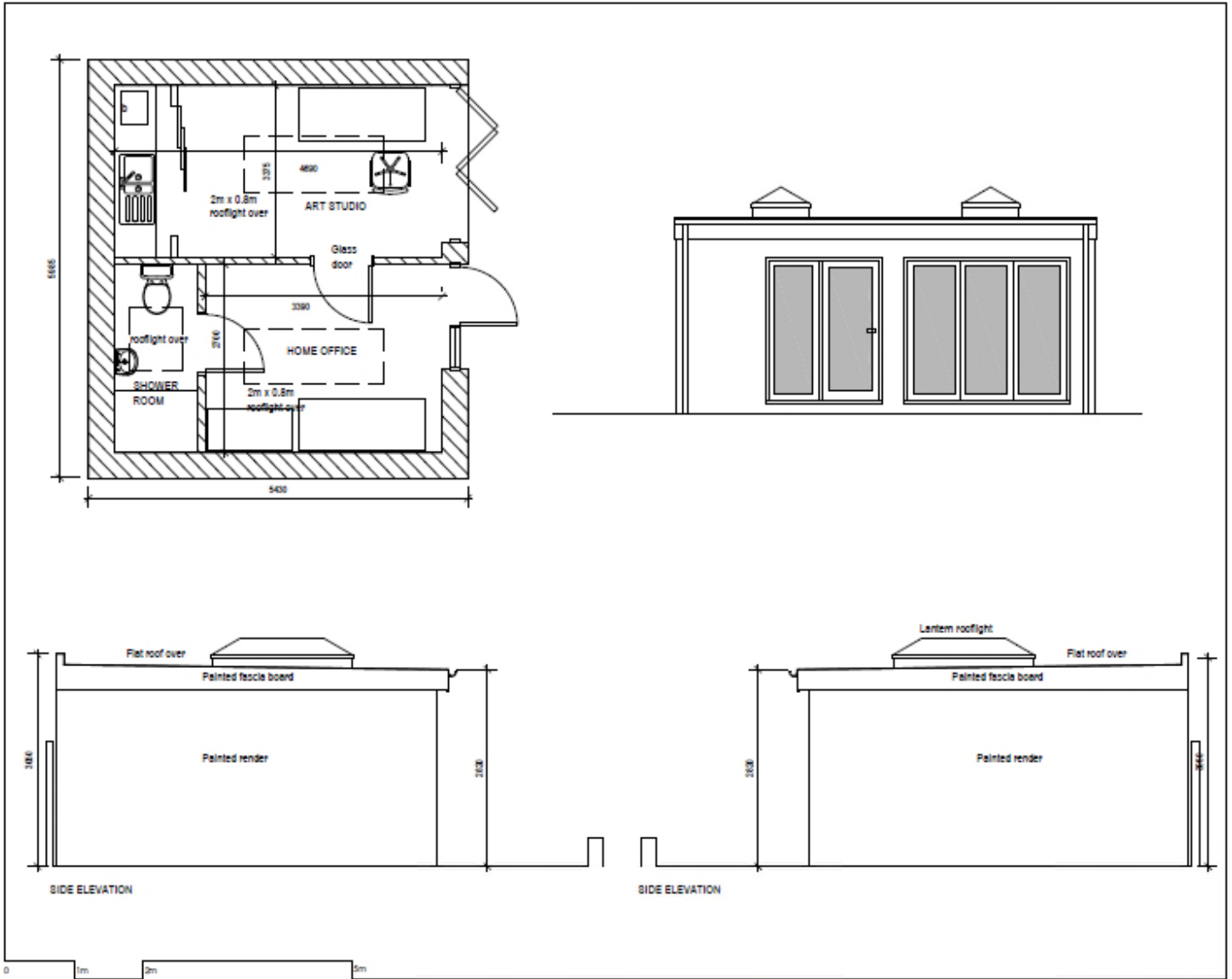
Appendix B : Block Plan



Appendix C : Plan & Elevation as submitted



Appendix D : Plan & Elevation as amended



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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

25 November 2015

Item: 6

Application No.:	15/03149/FULL
Location:	Land At Foxley Court Farm Ascot Road Holyport Maidenhead
Proposal:	Construction of new 4-bed detached dwelling with ancillary garage facilities with associated works, following demolition of existing industrial building and car park
Applicant:	Mr Emmett
Agent:	Mr Martin Coree - Neil Holland Architects
Parish/Ward:	Bray Parish

If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal will not have a greater impact on the openness of the Green Belt than the existing development on site, nor on the purposes of including the land within the Green Belt and it is therefore considered to be appropriate development in the Green Belt in accordance with Paragraph 89 of the NPPF, which allows the development of previously developed land.
- 1.2 The proposal will not harm the rural character or appearance of the countryside nor the amenities of any neighbours.
- 1.3 The proposal will involve less vehicle movements than those associated with the current use of the site and therefore highway safety and convenience will be improved. The proposal allows for sufficient space on site for parking.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Council Officers, for the reason that it is in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site contains a six bay steel framed industrial building, a shed attached to a stable block and a hard surfaced service yard which is used for car parking. The main building measures 32m by 15m and is 7m high. It has a utilitarian appearance. It was erected in 1982 and is in general industrial use (Use Class B2), and appears to be used for car repairs. The shed measures 14m by 3.8m and is 2.3m high. The buildings are immediately adjacent to a group of stables, and are to the South of the rear garden of Foxley Green Cottage, and to the Northeast of Foxley Court Farm and to the West of Foxleigh Grange. The site is hidden from the road by the existing houses alongside the road. The site lies in the Green Belt.
- 3.2 Public Footpath 14 Bray shares part of the access from the A330 Ascot Road, but is at its nearest point 125m from the site of the proposed house.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Reference	Description	Decision and Date
416515	General purpose agricultural building	Approved 18.10.1984

Enforcement	Unauthorised change of use of land from agricultural use to a mixed use agricultural use and use in connection with commercial/industrial purposes.	Enforcement Appeal allowed 11.6.1997
-------------	---	--------------------------------------

- 4.1 This planning application seeks full permission for the demolition of existing buildings on the site and the erection of a 4 bedroom dwelling with an attached garage. The dwelling would be 2 storeys in height with the upper rooms being contained within the roof space. The main part of the house would measure 20.5m by 12.5m, and the height to the ridge would be 8.5m. The single storey garage would project 11m in front of the house, and a single storey garden room would project 4.4m behind, making the overall measurement from front to back 27m. The style of the house is traditional Arts and Crafts style, and it would be constructed of red/brown facing brick with orange/red tile creasing bands, and the roof would be of handmade brown plain clay tiles. The joinery would be of painted timber, and the driveway and courtyard would be of permeable gravel finish.
- 4.2 The proposed access is via the existing long drive running from the A330 to the site, which is partly shared with other properties. The site would be landscaped as a garden by the client, in place of the extensive area of hardstanding and the buildings which are currently there.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Design	Green Belt	Highways/Parking issues
Local Plan	DG1, H10, H11,	GB1, GB2	T5, P4

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

- Sustainable Design and Construction
- Planning for an Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Public Rights of Way Improvement Plan - view at: http://www.rbwm.gov.uk/web/prow_improvement_plan.htm

<ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) <p>Core Planning Principles</p> <p>Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:</p>
--

	<ul style="list-style-type: none"> • be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
	<ul style="list-style-type: none"> • not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
	<ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
	<ul style="list-style-type: none"> • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
	<ul style="list-style-type: none"> • take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
	<ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);
	<ul style="list-style-type: none"> • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
	<ul style="list-style-type: none"> • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
	<ul style="list-style-type: none"> • promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);
	<ul style="list-style-type: none"> • conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;
	<ul style="list-style-type: none"> • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and
	<ul style="list-style-type: none"> • take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i) Green Belt issues;
- ii) The impact on the character of the area and neighbours;
- iii) Highway and parking matters;
- iv) Sustainable design and construction and planning for an ageing population;

- v) Ecological issues.

Green Belt issues

- 6.2 The NPPF allows for the redevelopment of previously developed sites in the Green Belt provided it does not have a greater impact on the openness and the purposes of including the land in the Green Belt than the existing development. The main issue for consideration therefore remains whether this current proposal for one dwelling would have a greater impact on the openness of the Green Belt and the purposes of including the site within it than the existing development on the site.
- 6.3 The existing development on the site consists of a large industrial type building and the smaller shed attached to the adjoining stables, both of which are unattractive in their setting in the centre of a small residential enclave in the countryside. The total volume of the buildings to be demolished amounts to 2920 cubic metres, made up of one of 2805 cubic metres and one of 115 cubic metres. The total volume of the proposed dwelling and garage amounts to 2280 cubic metres, made up of the house at 1585 cubic metres and the garage at 695 cubic metres. The new volume of built form on the site will therefore be 78% of the existing volume, which is appreciably smaller.
- 6.4 In terms of floor areas, the industrial building ground floor area is 467 square metres, and the mezzanine area is 166 square metres, while the shed is 53 square metres, a total of 686 sqm. The floor areas of the proposed house are ground floor 273 square metres, first floor 197 square metres, garage 63 square meters, totalling 533 square metres. The proposal would therefore not have a greater impact on the openness of the Green Belt than the existing buildings on the site.
- 6.5 Overall, having regard to the scale and form of the proposed development the proposal would not harm the openness of the Green Belt or the purposes of including the site in it. The proposal is considered to accord with Paragraph 89 of the NPPF.

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

- 6.6 The proposed house would be 45 metres from Foxleigh Green Cottage, 34 metres from Foxleigh Grange and 47 metres from Foxleigh Court Farm. Given the good separation distances between the proposed dwelling and neighbouring properties, together with established screening particularly along the Northern boundary within the garden of Foxleigh Green Cottage, it is not considered that the proposed dwelling will harm the living conditions of any neighbours in terms of loss of light, loss of privacy or by appearing overbearing. The reduction in traffic movements will be a significant benefit in terms of the existing residents' amenities.
- 6.7 The proposed dwelling would be of a high quality of design, well suited to its rural setting. It would not be very visible from outside the site, and its substitution for the utilitarian industrial style buildings will be an improvement to the rural character of the area. It is noted that the Parish Council recommended the application for approval.

Highway and parking matters

- 6.8 The proposal would use the existing access off the Ascot Road. With the reduction in vehicular traffic that would result from the cessation of the business, highway safety and the free movement of traffic would be significantly improved. The proposal would not adversely impact the users of the public footpath.
- 6.9 As this is not an accessible location, 3 car parking spaces would be required for the house and these requirements have been met (Condition 5).

Sustainable Design and Construction and Planning for an Ageing Population

- 6.10 The applicant has submitted a Sustainability Statement which accords with the Council's SPD and the implementation of this will be secured by condition. They have also submitted a Planning for an Ageing Population statement, and this accords with the Council's requirements.

Ecological issues

- 6.11 A preliminary bat survey has been conducted, and has concluded that there is no evidence of current or prior use of the buildings by bats. The buildings have a low potential for roosting bats during the bat maternity season May – September. The proposal does not raise any ecological issues.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

10 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 19.10.2015

No comments were received at the time of report preparation.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for approval.	6.7

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Highway Officer:	Recommended approval	6.8, 6.9
Rights of Way Officer	No objection	6.8

8. APPENDICES TO THIS REPORT

Appendix A - Site location plan

Appendix B – Block Plan

Appendix C – South Elevation

Appendix D – West Elevation

Appendix E – North Elevation

Appendix F – East Elevation

Appendix G – First Floor Plan

Appendix H – Ground Floor Plan

Appendix I – Existing Buildings Elevations

Appendix J – Existing Buildings Layout

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.

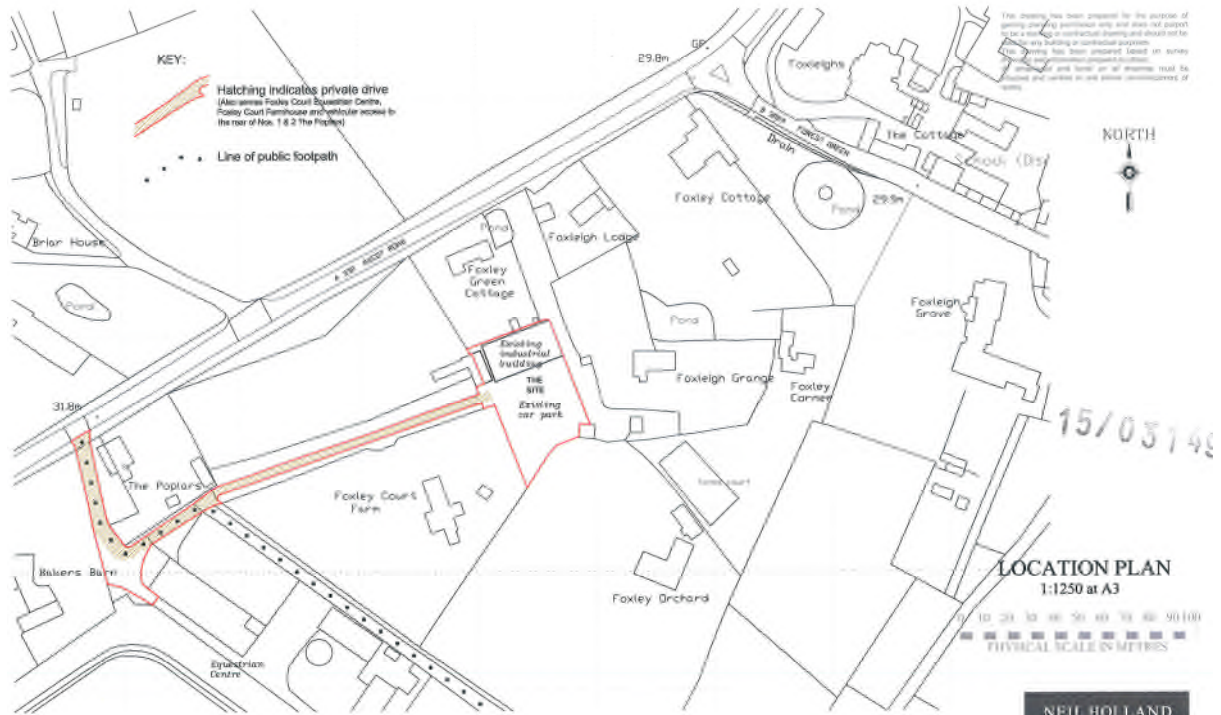
9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 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 Prior to the substantial completion of the development a water butt of at least 120L internal capacity shall be installed to intercept rainwater draining from the roof of the building. It shall subsequently be retained.
Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
- 4 The measures set out in the Sustainability Statement accompanying the application shall be implemented in accordance with the statement prior to the first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Council's Sustainable Design and Construction Supplementary Planning Document.
- 5 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.
- 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.

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.

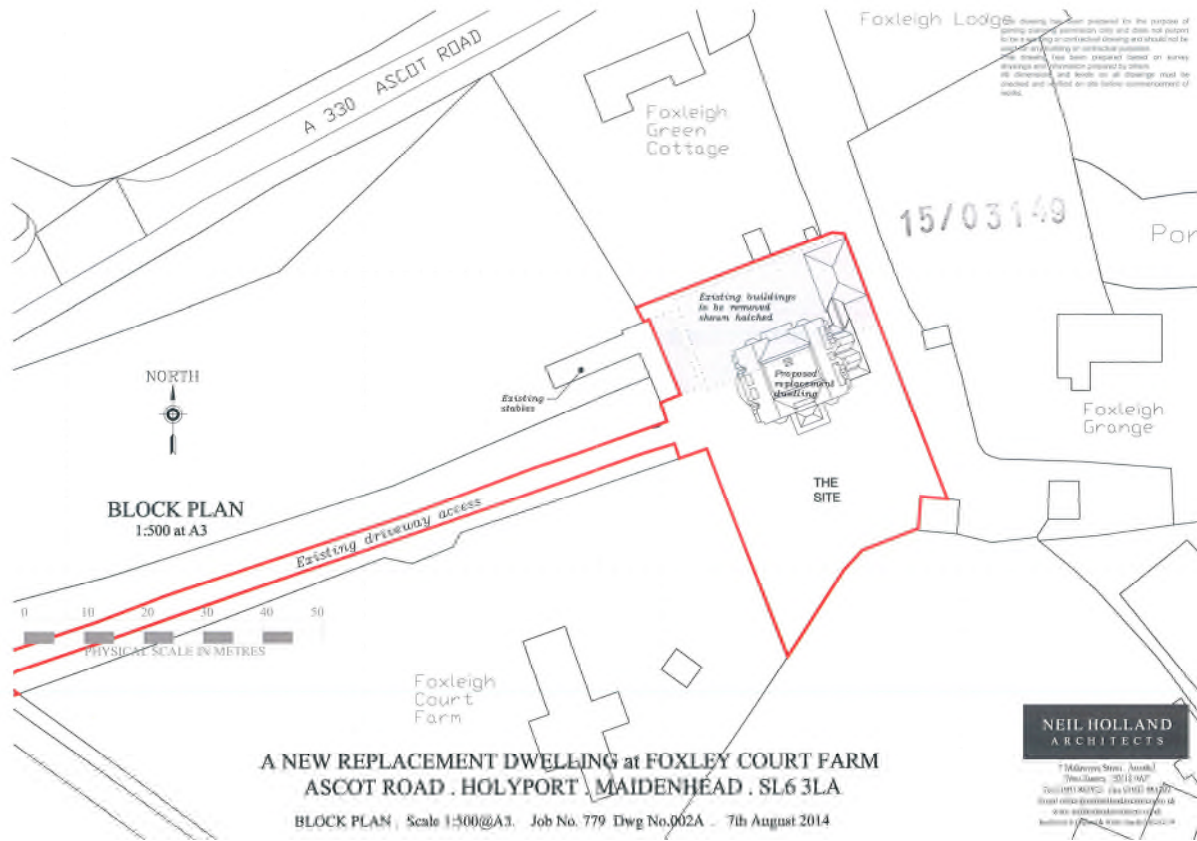
Appendix A



A NEW REPLACEMENT DWELLING at FOXLEY COURT FARM
ASCOT ROAD . HOLYPORT . MAIDENHEAD . SL6 3LA
 LOCATION PLAN . Scale 1:1250@A3 . Job No. 779 Dwg No.001B . 6th August 2014

NEIL HOLLAND
ARCHITECTS
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Appendix B



Appendix C



The drawing has been prepared for the purposes of giving planning permission only and does not purport to be a working or contractual drawing and should not be used for any building or contractual purposes.
 This drawing has been prepared based on survey data and information provided by others.
 All dimensions and levels on all drawings must be checked and verified on site before commencement of work.

A NEW REPLACEMENT DWELLING AT
 BOXLEY COURT FARM • HOLYPORT • SL6 3LA •
 FOR MR. B. EMMETT • SOUTH ELEVATION •
 JOB N° 770 • DRAWG. N° 10E • SCALE 1:100 • JUNE 2014 ©

15/03149

REV. D: 10-03-14 - 1569E
 REV. C: 06-02-14
 REV. B: 28-07-14
 REV. E: 15-07-15

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 Email office@neilhollandarchitects.co.uk
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Appendix D



REV. E: 31-07-15
 REV. D: 10-02-14 - ISSUE
 REV. C: 05-02-14
 REV. B: 25-11-14

NOTING HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING PERMISSION, BUT WILL BECOME VALID UPON RECEIVING OF THE NECESSARY PERMISSIONS AND SHALL NOT BE VALID UNLESS THE NECESSARY PERMISSIONS ARE OBTAINED. THE DRAWING IS THE PROPERTY OF NEIL HOLLAND ARCHITECTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NEIL HOLLAND ARCHITECTS.

A NEW REPLACEMENT DWELLING AT
 FOXLEY COURT FARM - HOLYPORT - SL6 3LA -
 FOR MR. B. EMMETT - WEST ELEVATION -
 JOB N° 779 - DRAWG. N° 084 - SCALE 1:100 - JUNE, 2014 ©

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Appendix E



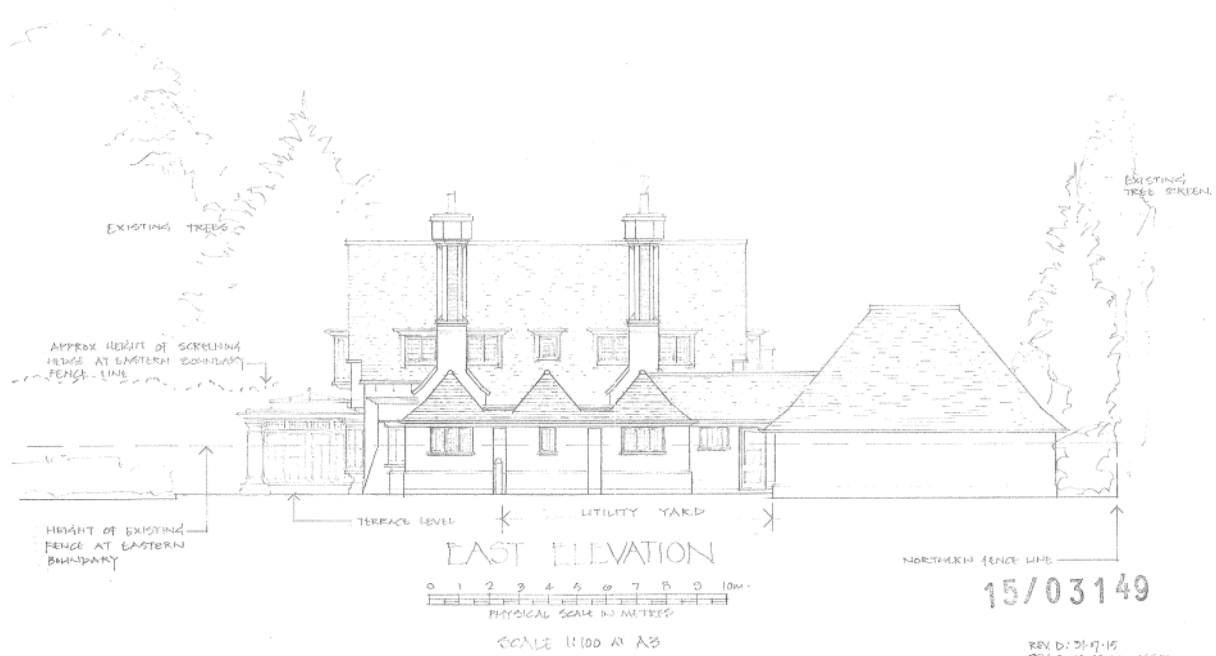
The drawing has been prepared for the purpose of giving planning permission only and does not represent a contract or construction drawing and should not be used for any building or construction purposes. The drawing has been prepared based on survey drawings and information prepared by others. All dimensions and levels on all drawings must be checked and verified on site before commencement of work.

A NEW REPLACEMENT DWELLING AT
 FOXLEY COURT FARM " HOLYOPT " SL6 3LA "
 FOR MR. B. EMMETT " NORTH ELEVATION " OPTION 2
 JOB NO: 779 " DRAWG. NO: 05E " SCALE 1:100 " JUNE 2014 ©

REV. E: 15/07/15
 REV. D: 10/02/14 - 10/06/14
 REV. C: 08/09/14
 REV. B: 28/01/14

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Appendix F



This drawing has been prepared for the purpose of gaining planning permission only and does not constitute a working or contractual drawing and should not be used for any building or contractual purposes. This drawing has been prepared based on survey data and information provided by others. All dimensions and levels on all drawings must be checked and worked on site before commencement of work.

A NEW REPLACEMENT DWELLING AT
 FOXLEY COURT FARM " HOLYPORT " SL6 3LA "
 FOR MR. D. EMMETT " EAST ELEVATION "
 JOB N° 779 • DRWG. N° 09P • SCALE 1:100 • JUNE 2014 ©

REV. D: 26-07-15
 REV. C: 10-09-14 - 1500L
 REV. B: 09-07-15
 REV. A: 22-07-14

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 Registered in England & Wales Number 09201174

Appendix G

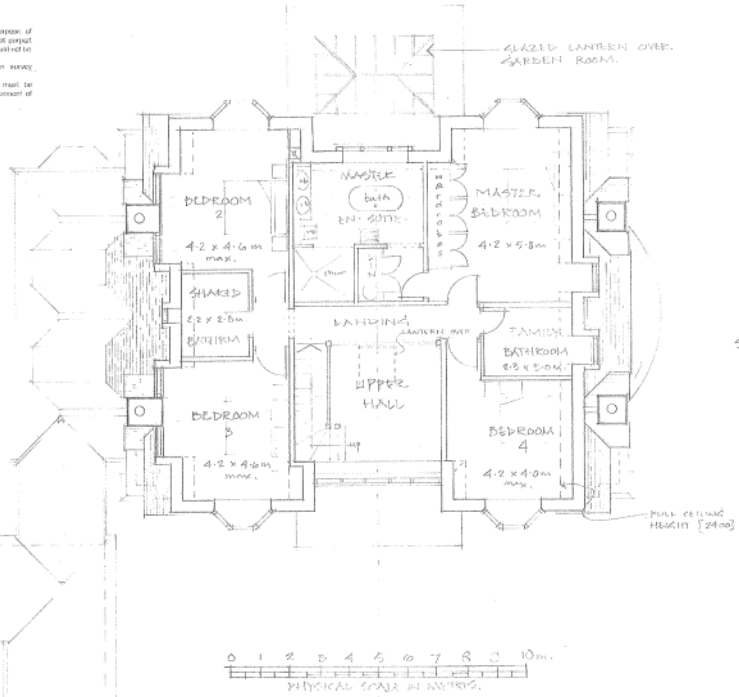
This drawing has been prepared for the purpose of gaining planning permission only and does not represent to be a working or construction drawing and should not be used for any building or construction purposes. This drawing has been prepared based on survey drawings and information provided by others. All dimensions and levels on all drawings must be checked and verified on site before commencement of work.

15/03/14

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REV. D: 22-07-14
 REV. C: 08-05-14
 REV. B: 10-00-14 - 10000
 REV. A: 21-07-14

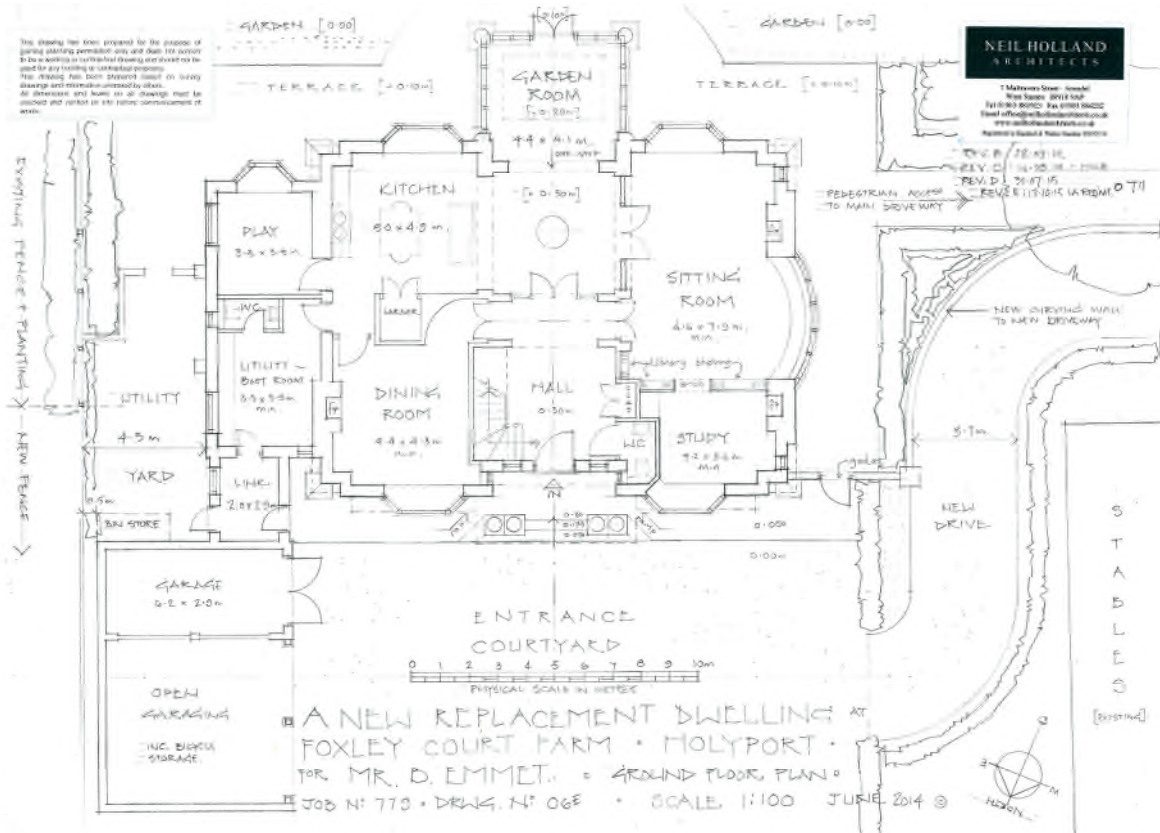


FIRST FLOOR PLAN
 SCALE: 1:100 AT A3

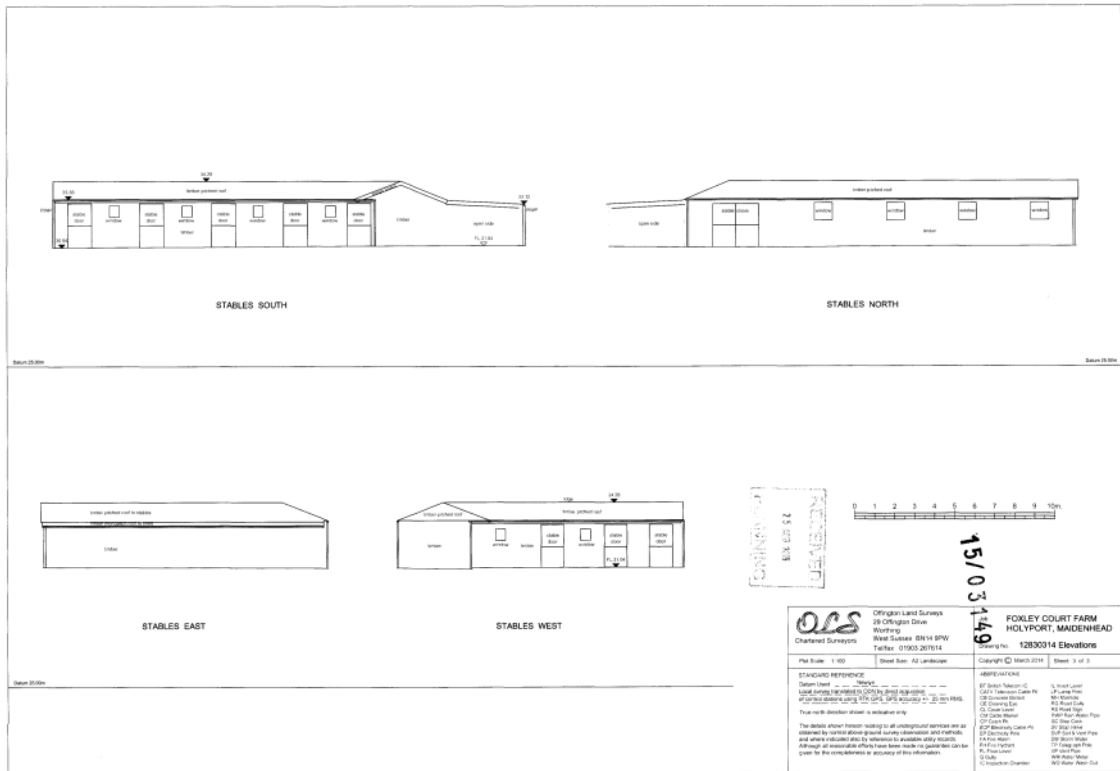
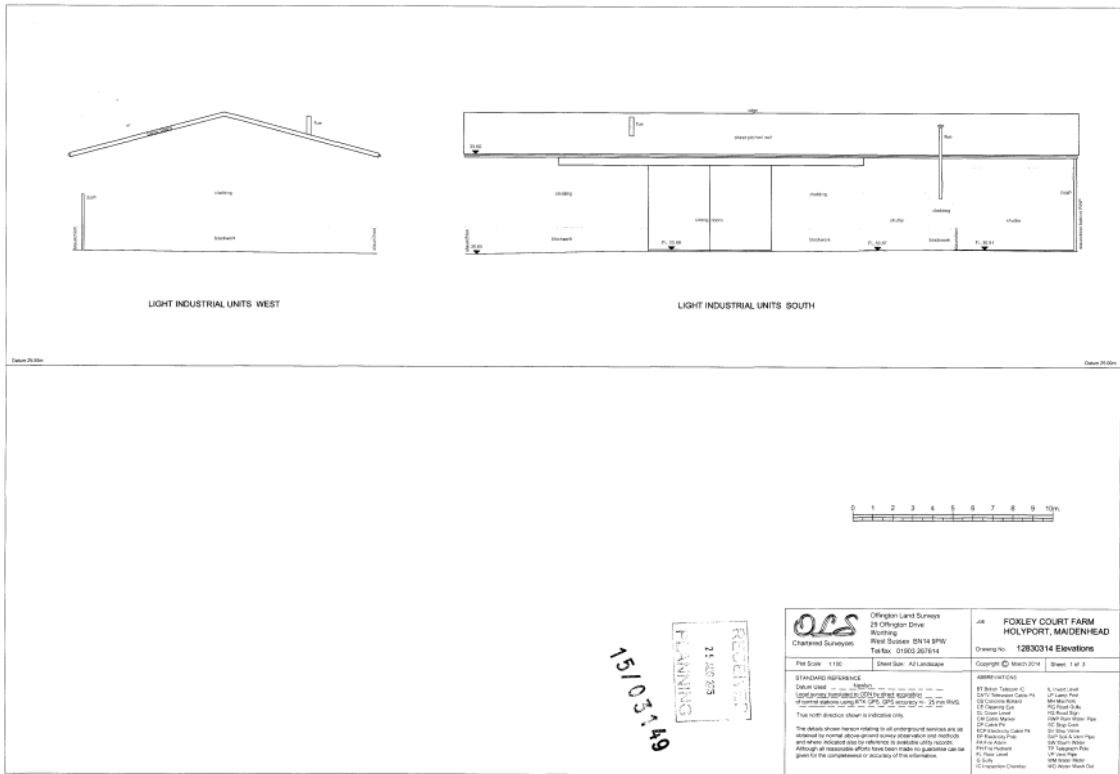


A NEW REPLACEMENT DWELLING AT
 FOXLEY COURT FARM - HOLYPORT - SL6 3LA -
 FOR MR. D. EMMETT - FIRST FLOOR PLAN -
 JOB NO: 770 - DRAWING NO: 01B - SCALE: 1:100 - JUNE 2014 ©

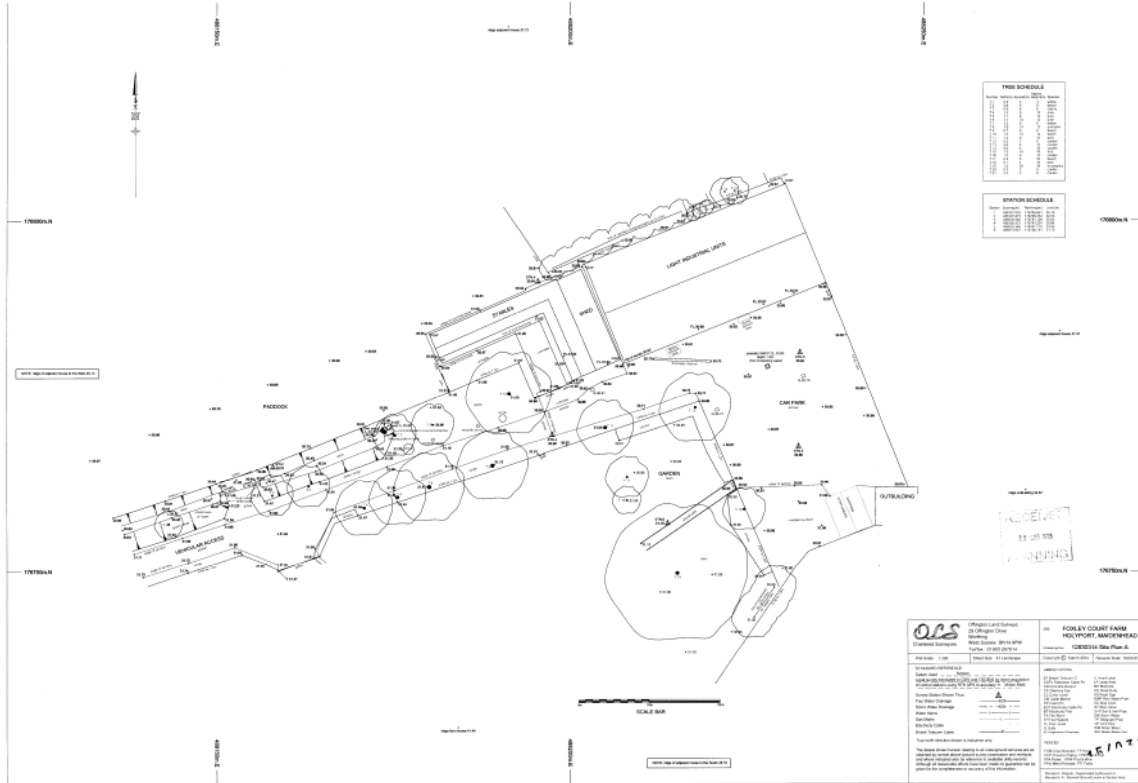
Appendix H



Appendix I



Appendix J



TREE SCHEDULE

Tree No.	Species	Height	Notes
1
2
3
4
5
6
7
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STATION SCHEDULE

Station No.	Description	Notes
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OLS OLS Land Services
 25 Church Street
 Wrexham, Wrexham
 Wrexham, Wrexham
 Wrexham, Wrexham
 Wrexham, Wrexham

HOLYWELL FARM
 HOLYWELL, WREXHAM
 WREXHAM, WREXHAM
 WREXHAM, WREXHAM

GEOMETRIC DRAWING

RECEIVED
 15 JUN 2014

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