

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

13 September 2017

Item: 3

Application No.:	17/01617/FULL
Location:	128 Oxford Road Windsor SL4 5DU
Proposal:	Proposed L shape dormer to accommodate loft conversion.
Applicant:	Mr Allard
Agent:	Miss Jenny Badham
Parish/Ward:	Windsor Unparished/Castle Without Ward

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

1. SUMMARY

- 1.1 The proposal seeks planning permission to carry out a loft conversion to the rear of the property which would consist of the construction of an L-shaped dormer window that would occupy the rear roof slop and span an existing rear element to the property. A later extension will be unaffected by the proposal. Two roof lights are also proposed to the front elevation.
- 1.2 It is considered that the proposed L-shaped dormer would appear as a contrived and overly dominant feature, occupying the entire rear roof slope, and that of the rear projection resulting in the loss of the majority of the original eaves which is poor design. The proposed development is considered to be detrimental to the character of the original dwelling due to the loss of the original eaves and the overly bulky and top heavy appearance.

It is recommended the Panel refuses planning permission for the following summarised reasons (the full reasons are identified in Section 9 of this report):

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| 1. | The rear dormer, by reason of their size and design, would dominate the roof and result in an incongruous addition that would be detrimental to the character and appearance of the host dwelling due to the loss of the original eaves and roof covering and the introduction of an incongruous addition resulting in an overly bulky and top heavy appearance. |
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2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Rankin, only if the recommendation of the Head of Planning is to refuse the application, in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 128 Oxford Road is a mid-terrace property constructed in the main from red brick under a clay tiled roof. The property has later single storey rear extensions as well as a first floor pitched roof addition opposite the original rear projection. A shed is sited to the end of the garden.
- 3.2 A number of properties in the immediate vicinity have either dormer windows to the rear or L-shaped dormers. The layout to some of these properties differs in that the rear outrigger has a higher dual pitched roof. The materials used in the construction vary, but are similar to those proposed.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application seeks permission for the erection of an L – shaped dormer to the rear, which would cover the whole of the main roof and also subsume the roof slope of the original rear projection. Two roof lights are also proposed to the front elevation.

Ref.	Description	Decision and Date
00/79699 /FULL	Erection of a part first floor rear extension and a rear conservatory.	Permitted; 18.09.2000
10/02958 /FULL	Part two storey, part single storey rear extension.	Permitted; 25.01.2011

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, H14

These policies can be found at:

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

Other Local Strategies or Publications

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

- RBWM Parking Strategy – view using link at paragraph 5.2
- 1 Borough Local Plan: Submission Version – Policy SP3 (Character and Design)

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

This document can be found at:

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

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i Impact on character and appearance of the area and the host dwelling

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- 6.2 Taking into account the overall size and design of the proposal, it is considered that that the dormer is excessively large, visually awkward and dominates the roof, resulting in an incongruous addition which is unsympathetic to the character of the host building and fails to preserve the appearance of the Conservation Area. As such the dormer is contrary to Policies DG1 and H14 of the Local Plan.
- 6.3 The proposed dormers would result in the loss of the entire rear roof slope, and that of the original rear projection. At the present time, the property is part of a terrace with clay tiled roofs, which forms a strong sense of character.
- 6.4 The proposed dormer is to be erected to the rear of the dwelling and will be readily visible from the rear elevations of properties located on Arthur Road. The dormer is to extend to the full width and almost the full height of the dwelling's main roof and the full width of the roof slope of the original rear projection. The erection of the dormer on the rear projection roof would result in the introduction of a large expanse of wall directly adjacent to the neighbouring occupier's boundary. There are similar dormers visible within the immediate area, although not as large as that proposed, and some examples of these may have been built under permitted development rights.
- 6.5 In terms of the impact on neighbouring amenity, it is not considered that there would be any significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise. The light angle guidelines in the Guidance Note "House Extensions" at Appendix 12 of the Local Plan would not be infringed.

Other Material Considerations

- 6.6 The proposal would increase the number of bedrooms from 3 to 5, which would require additional parking in line with the Council's Parking Strategy. However, the site does not benefit from any off street parking. As a result no objection has been raised by the Local Highway Authority to the proposal, but they have advised that the current and future occupiers of the site will be ineligible to apply for on-street parking permits in the event that planning permission is granted.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

4 occupiers were notified directly of the application.

The planning officer posted a site notice advertising the application at the site on 29 June 2017.

No letters of representation were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Local Highway Authority	No objection.	6.6

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Plan and elevation plans

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. 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 unsuccessfully resolved.

9. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The rear dormer, by reason of their size and design, would dominate the roof and result in an incongruous addition that would be detrimental to the character and appearance of the host dwelling due to the loss of the original eaves and roof covering and the introduction of an incongruous addition resulting in an overly bulky and top heavy appearance. As such the proposal would be contrary to saved Policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan, 1999.