

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

13 September 2017

Item: 6

Application No.:	17/02265/FULL
Location:	14 Clewer Fields Windsor SL4 5BW
Proposal:	First floor rear extension
Applicant:	Mr Aslan
Agent:	Mrs Angela Gabb
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Harrison Moore on 01628 685693 or at harrison.moore@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal seeks planning permission for a first floor rear extension with hipped roof. The first floor rear extension would facilitate a larger first floor bedroom.
- 1.2 A previous planning application for a flat roof first floor extension was refused on the basis of design and the overbearing appearance (17/01163). Whilst this current scheme is now considered to be of an acceptable design, the proposed extension, by reason of its scale and proximity to number 15 Clewer Fields (adjoining terraced dwelling) and neighbouring dwellings on Oxford Road would have an overbearing and visually intrusive impact upon these neighbouring dwellings.

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

- | | |
|----|--|
| 1. | The proposal by reason of its scale and positioning would have an unacceptable overbearing impact on number 15 Clewer Fields, and to the gardens of 133 and 135 Oxford Road contrary to policy H14 of the Local Plan. |
|----|--|

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 The site is located on the North side of Clewer Fields within the developed area of Windsor between Oxford Road to the North and Bexley Street to the South. The site falls within floodzone 2 in its entirety and the rear of the site is covered by floodzone 3. Due to the location of the street, the host dwelling and other dwellings on Clewer Fields are only accessible from a public footpath to the front of the dwelling.
- 3.2 The site comprises an end of terrace rendered brick dwelling with an existing single storey rear extension and dormer window which serves a first floor room bedroom. The site has a small patio and decking covered garden with a large children's playhouse to the rear of the garden.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application seeks planning permission for a first floor rear extension. The proposed extension would be located above the existing single storey rear extension, replacing the existing dormer window. The proposed extension would span the width of the existing dwelling and would have a hipped roof with a maximum height of 6.7metres from ground to ridgeline. The roof would be of clay roof tiles, walls of white render and windows to be UPVC.

Ref.	Description	Decision and Date
08/00637/FULL	Rear dormer window	Conditional Permission – 24.04.2008
17/01163/FULL	First floor rear extension	Refused on the 15.06.17 for the following reason: <i>The proposed extension would not appear sympathetic to the host dwelling by virtue of its flat roof design. Additionally, by virtue of the increase in mass and bulk at first floor in combination with the close proximity to the rear elevations of the dwellings on Oxford Road, the proposed extension would appear visually prominent and overbearing. Consequently, it is considered that the proposed extension would be contrary to policies DG1 and H14 of the Councils Local Plan alongside Section 7 (Requiring Good Design) of the National Planning Policy Framework.</i>

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections 7 and 10.

Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Flooding
DG1, H14	P4, T5	F1

These policies can be found at

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

Borough Local Plan: Submission Version

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

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

This document can be found at:

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

Supplementary planning documents

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

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

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:
- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Design
- ii Residential amenity
- iii Impact on floodzone location
- iv Parking provision

Design

6.2 The appearance of a development is a material planning consideration and the National Planning Framework, Section 7 (Requiring Good Design) and Local Plan Policy DG1, advises that all development should seek a high quality of design that improves the character and quality of an area. The proposal has been amended since the previously refused application for the first floor rear extension (17/01163/FULL); the extension no longer has a flat roof and has a hipped roof which better relates to the existing dwelling. It is not considered that the proposed extension would be of a poor design or would have a harmful impact on the character of the area.

Residential amenity

6.3 The previous application was refused on the grounds of being overbearing and visually intrusive to neighbouring properties and this is a material consideration to the determination of this application.

6.4 Although the extension has a hipped roof, the height to the eaves of the proposed extension would be the same height as the previously refused flat roofed extension. As the extension has a hipped roof, it is the extension up to the height of the eaves that would have the greatest impact on neighbouring properties (as the roof to the extension slopes away).

- 6.5 The first floor extension would be sited in very close proximity to the shared boundary with number 15 Clewer Fields (sited on the boundary), and would be in close proximity to a first floor rear window (serving a bedroom) and to the rear garden of number 15. Owing to the height (5.4 metres to the eaves), depth (2.7 metres), and proximity of the extension to the boundary of number 15 Clewer Fields, it is considered that the extension would have an unduly overbearing and visually intrusive impact upon the outlook from the first floor window of number 15, and to its rear garden area, and so would have a harmful impact on the residential amenity of the occupiers of this dwelling.
- 6.6 The rear garden of the application site is of a shallow depth, and distance between the rear elevation of the dwelling and the rear flank boundary circa 8 metres, as demonstrated on submitted drawing 125_A100_003/A – Proposed floor plans (the site boundary is angled which is not shown on this plan). The rear boundary of the site is shared with No.133 and No.135 Oxford Road, which too have shallow rear gardens. Consequently, the resultant extension would be positioned approximately 10 metres at its closest point to the rear elevation of the dwellinghouse No.135. It is considered that by virtue of this distance in combination with the scale of the extension would have an overbearing intrusive built form in its location to the rear gardens of numbers 133 and 135 Oxford Road.
- 6.7 Appendix 12 of the Councils Local Plan provides a guidance note on ‘House extensions’ and details that two storey extensions should not extend beyond a line drawn at 45 degrees from the centre point of the nearest habitable windows of an adjoining property (as drawn on a plan). As per this assessment, the proposed extension would breach this angle when taken from the centre point of the nearest habitable windows of No.15, which suggests that the proposal would have an adverse impact on the daylight these neighbouring dwellings currently receive. However, the orientation of the site locates South to the rear of the dwellings and therefore, whilst the proposed extension would have an impact on the daylight the window receives from the East, it would have no impact on the Southern and Westerly sun. Consequently, it is considered that despite this breach, the proposed extension would not have an adverse impact on the daylight this neighbouring property currently receives.
- 6.8 The proposed rear extension would not incorporate any additional first floor windows within the side elevations. As such it is considered that the proposal would not result in overlooking or a loss of privacy in this regard. Whilst it is noted there is an existing rear window within the dormer at the application site, the proposed new window would be set 1.35 metres further forward than this. However, it is considered that although this would be positioned to the rear boundary, it would not have a significant impact on the views available from the existing window.

Flooding

- 6.9 The application site is located within flood zone 2 and 3. Local Plan Policy F1 of the Adopted Local Plan is applied to all development within areas liable to flooding. The policy indicates that new residential development or non-residential development, including extensions in excess of 30 sq metres will not be permitted “unless it can be demonstrated to the satisfaction of the Borough Council that the proposal would not of itself, or cumulatively in conjunction with other development: 1) impede the flow of flood water; or 2) reduce the capacity of the floodplain to store flood water; or 3) increase the number of people or properties at risk from flooding”. The proposed first floor rear extension and new ground floor window would not result in an increase of ground covered area.

Parking provision

- 6.10 The proposed works would not increase the number of bedrooms at the dwelling and as such would not result in an increased need for off street parking provision. As such there would be not be an increased need for parking provision as a result of the proposed works.

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 20th July 2017

1 letter was received in support of the application (from number 15 Clewer Fields).

8. APPENDICES TO THIS REPORT

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

9. RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The extension by reason of its scale and positioning would have an unacceptable overbearing impact on the rear first floor window of number 15 Clewer Fields and its rear garden, and to the gardens of numbers 133 and 135 Oxford Road contrary to policy H14 of the Local Plan and a core principle of the of the National Planning Policy Framework to secure a good standard of amenity for all.