

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

20 September 2017

Item: 1

Application No.:	17/02070/FULL
Location:	4 Brookside Avenue Wraysbury Staines TW19 5HB
Proposal:	Construction of replacement detached dwelling with attached garage following demolition of existing detached bungalow and detached garage
Applicant:	Mr Farren
Agent:	Mr Vincent Tap
Parish/Ward:	Wraysbury Parish/Horton & Wraysbury Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed dwelling due to the design and scale of its roof is considered to constitute poor design. The design of the dwelling would also be out of keeping with the street scene where dwellings are in general of a smaller scale and simpler design.
- 1.2 There are also inaccuracies with the plans as there are discrepancies with the heights of the eaves of the half hip sections between the rear and side elevation drawings.

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

- | | |
|-----------|---|
| 1. | The proposed dwelling due to the design and scale of its roof is considered to constitute poor design. The bulk and overly complicated design of the roof would be out of keeping with the other dwellings within the street scene where in general the roof forms of properties are of a smaller scale with simple features. The proposed dwelling would therefore cause harm the character and appearance of the area. The application fails to comply with policies DG1, H10 and H11 of The Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted 2003) and core principle 4 and paragraph 64 of the National Planning Policy Framework. |
|-----------|---|

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor S Rayner at the request of local residents

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within Brookside Avenue which is a small cul-de-sac in Wraysbury. The surrounding area is entirely residential and whilst there is some variation in the design and scale of development within the area, properties along Brookside Avenue are in general of small scale and simple design. The application site benefits from an existing driveway and access to the front of the site and has ample garden space to the rear. The entire site is within Flood Zone 3 which is an area considered to be at a high risk of flooding.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The application is for a replacement dwelling following the demolition of the existing detached bungalow and garage on site. The existing dwelling has a footprint of 135sqm, including the detached garage and is single storey with an overall height of approximately 5.2m. The existing dwelling provides 3 bedrooms. The proposed dwelling has a footprint of approximately 144sqm (excluding the raised decking area) and a ridge height of 8.6m. The proposed dwelling provides 4 bedrooms. The driveway and access to the front of the site and the garden to the rear of the site will remain largely unchanged and there are no changes proposed to the existing boundary treatments.

4.2

Ref.	Description	Decision and Date
16/03910/FULL	Construction of detached dwelling with attached garage following demolition of existing bungalow and garage.	Withdrawn 15.03.2017
17/01168/FULL	Construction of a replacement dwelling	Withdrawn 19.06.2017

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Flooding	Aircraft noise
DG1, H10, H11	P4, T5	F1	NAP2

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:

- Design and character
- Flooding
- Residential amenity
- Parking

Design and character

6.2 A core principle of the National Planning Policy Framework (NPPF) is for planning to seek to secure high quality design. Paragraph 64 of the NPPF sets out that development of poor design should be refused. Policies H10, H11 and DG1 of the RBWM Local Plan set out design standards for housing development and development in general and are consistent with the NPPF. Policy DG1 requires that the design of new buildings is compatible with the established street façade having regard to the scale, height, building lines and roofscape of adjacent properties. H10 requires that new development schemes display high standards of design and H11 sets out that permission will be refused for development which introduces a scale or density of development which would be incompatible with or cause damage to the character of the area.

- 6.3 The proposed dwelling is approximately 8 ½ metres tall and this is in part due to the need to raise the internal floor levels above the predicted flood levels. The height of the dwelling would be similar to other properties within the Street Scene (most notably Silver Birches to the South West). The scale and design of the proposed roof, however, is not considered to be in keeping with the other properties within the street scene, would constitute poor design and would be harmful to the character and appearance of the area. The roof is a mixture of gable ends and half hipped roof sections. The front gable is very large and would be dominant within a street scene where the roof forms of other properties slope away from the street. The half hipped sections on either side rise up to meet the ridge of the gable and create a large mass which would be visible from the street and would make the roof appear very bulky. This mixture of styles also makes the design of the roof appear overly complicated and this is out of keeping with the simpler roof designs of the surrounding properties.

Flooding

- 6.4 The application site is located within Flood Zone 3 which is an area considered to be at high risk of flooding. National guidance would suggest that the sequential test should be undertaken; however, as the application is for a replacement dwelling and is not introducing a new unit it is considered the aims of the sequential test would be met. It is not necessary for the exception test to be applied as there is no change in the flood risk vulnerability classification of the development.

- 6.5 It is necessary in accordance with paragraph 103 of the National Planning Policy Framework to demonstrate that the development will be located within the areas of lowest flood risk and that the development is appropriately flood resilient and resistant. A flood risk assessment has been submitted with the application and this concludes that the development would be acceptable in flood risk terms provided that:

- The finished floor levels are raised above the adopted climate change flood allowances (18.61 AOD).
- The property continues to use the Environment Agency's flood warning service; and
- The footprint of the development does not increase beyond 30sqm.

It is considered that the above measures are sufficient to ensure that the development is sufficiently flood resilient and resistant and would not increase the risk of flooding either on site or in the surrounding area. The Council do not normally accept the use of flood warning services as a substitute for safe access and escape routes, however, as this is a replacement and not a new dwelling this is considered acceptable in this case. The replacement dwelling would increase the ground covered area on site by 9sqm which is under the 30sqm allowed under policy F1 of the Local Plan. This does not include the raised decking areas which are elevated so significantly above the existing ground levels on site that there is unlikely to be a material loss of flood plain storage capacity even if the space beneath is used for household/garden storage. The entire site is within Flood Zone 3 and as such it is not possible to locate the dwelling in an area of lower flood risk.

- 6.6 The Environment Agency has commented on this application and has confirmed that they do not object provided the internal floor levels are raised up as suggested and that the wall openings are provided. The Council do not accept opening/voids as a means of flood compensation as they can become blocked, however, in this case they are not required as a means of flood compensation due to only the very small

increase (9sqm) in ground covered area; the voids also have the potential to provide betterment in flood risk terms.

Residential amenity

- 6.7 The proposed dwelling would be approximately 9 metres from the neighbouring dwellings on either side and as such would not have a material impact on light afforded to these properties. The dwelling also does not extend beyond the rear elevations of the dwellings to either side and as such would not be overbearing to neighbouring gardens. A raised decking area is proposed to the rear of the property and should the application be approved it is considered necessary for details of a privacy screen to be provided prior to development to ensure that there would be no unacceptable loss of privacy to neighbouring properties/gardens. The future occupiers of the development would be provided with high levels of amenity subject to conditions ensuing that all habitable rooms are sufficiently insulated against aircraft noise.

Parking

- 6.8 The proposed dwelling generates a requirement for 3 car parking spaces. The integral garage does not meet the minimum internal dimensions of 3 x 6 metres as set out in the Borough's parking standards and as such has not been included as part of the sites provision. Notwithstanding this there is sufficient room on the driveway to accommodate the 3 car parking spaces. The proposal does not seek to change the site's existing access and as such there will be no material impact on highway safety.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 17.07.2017 and the

No letters were received from the occupiers directly notified or as a result of the site notice.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	No objections subject to conditions	Paragraphs 6.4, 6.5 and 6.6

Other consultees

Consultee	Comment	Where in the report this is considered
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Highways Officer	No objections subject to conditions	Paragraph 6.8
Environmental Protection Officer	No objection subject to conditions	Paragraph 6.7
Parish Council	No objection provided the development is in compliance with local policies.	Noted.

8. APPENDICES TO THIS REPORT

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

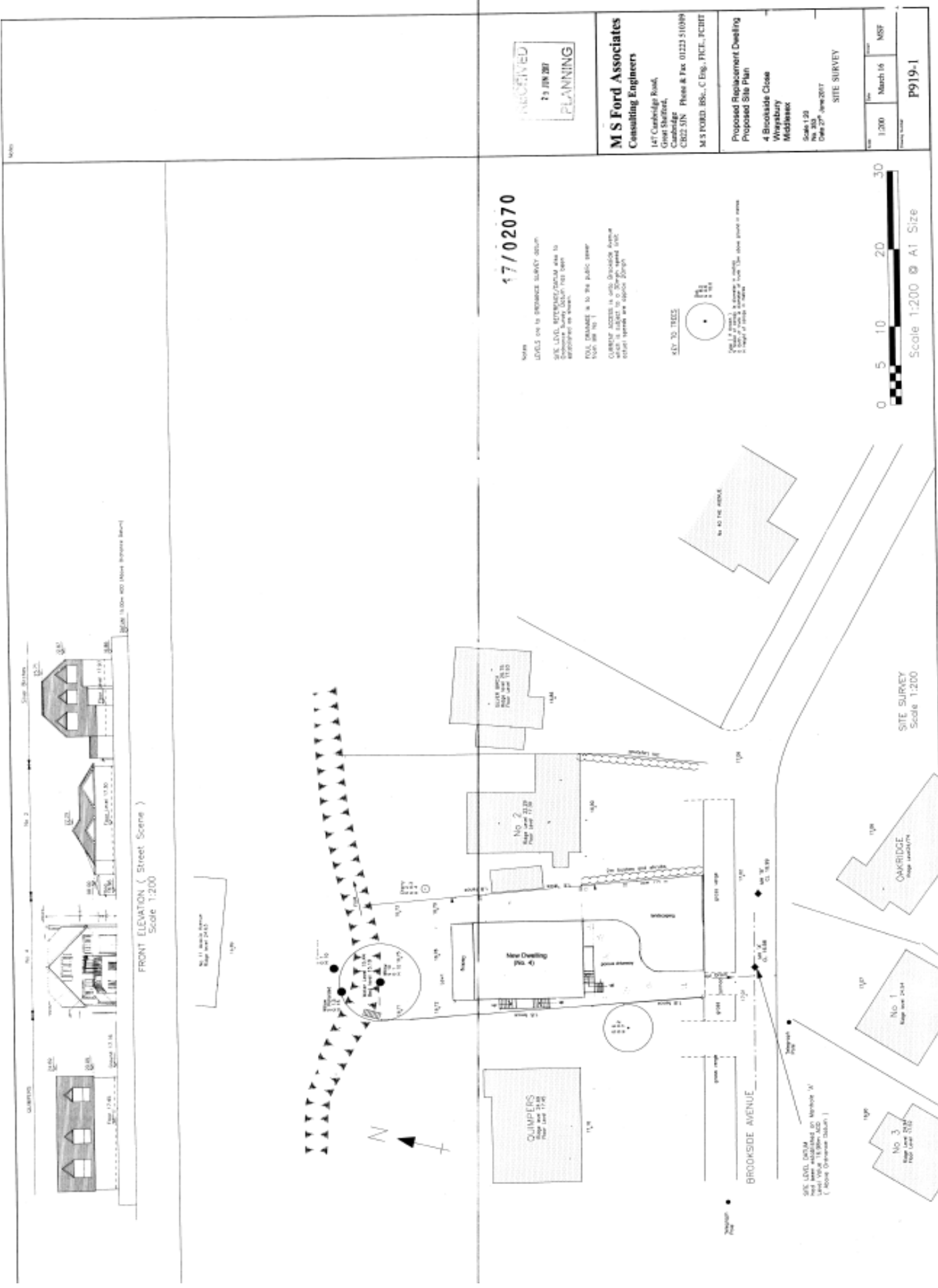
9. RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposed dwelling due to the design and scale of its roof is considered to constitute poor design. The bulk and overly complicated design of the roof would be out of keeping with the other dwellings within the street scene where in general the roof forms of properties are of a smaller scale with simple features. The proposed dwelling would therefore cause harm the character and appearance of the area. The application fails to comply with policies DG1, H10 and H11 of The Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted 2003) and core principle 4 and paragraph 64 of the National Planning Policy Framework.

Appendix A —Site location plan and site layout



Proposed block plan



RECEIVED
23 JUN 2017
PLANNING

M S Ford Associates
Consulting Engineers
147 Cambridge Road,
Great Shelford,
Cambridge
CB22 5JN Phone & Fax: 01223 510189
M S FORD BSc., C.Eng., F.I.C.E., F.C.I.B.T.

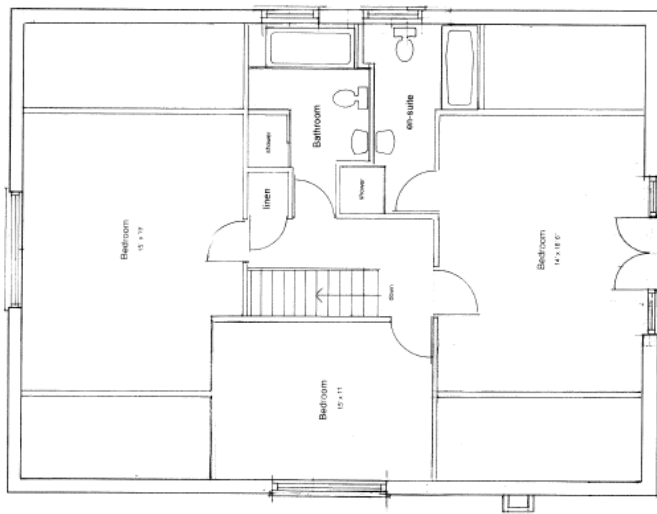
Proposed Replacement Dwelling
Proposed Site Plan
4 Brookside Close
Waybury
Mildenhall
Scale 1:20
No. 203
Date 27th June 2017
SITE SURVEY

Scale	1:200	Date	March 16	Drawn	MSF
Project Name	p919-1				

Appendix B — Plan and elevation drawings

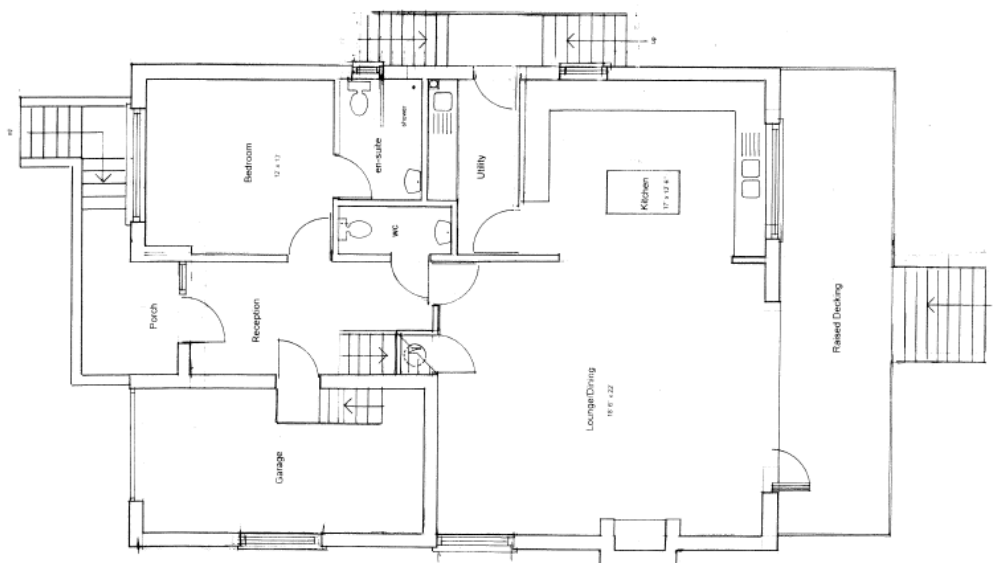
All dimensions to be checked on site prior to commencement

Proposed First Floor

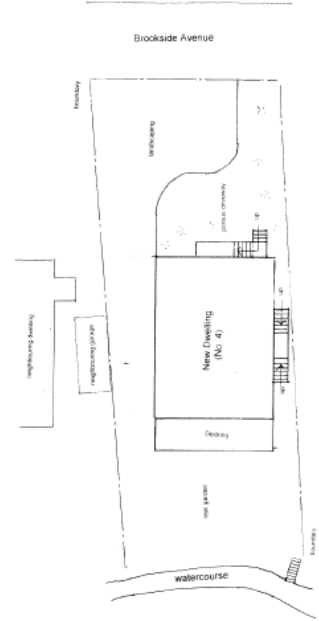


Proposed Replacement Dwelling
 Proposed Floor and Block Plans
 4 Brookside Avenue
 Wraybury
 Middlesex
 Scale 1:50 1:200
 Date 20th June 2017

Proposed Ground Floor



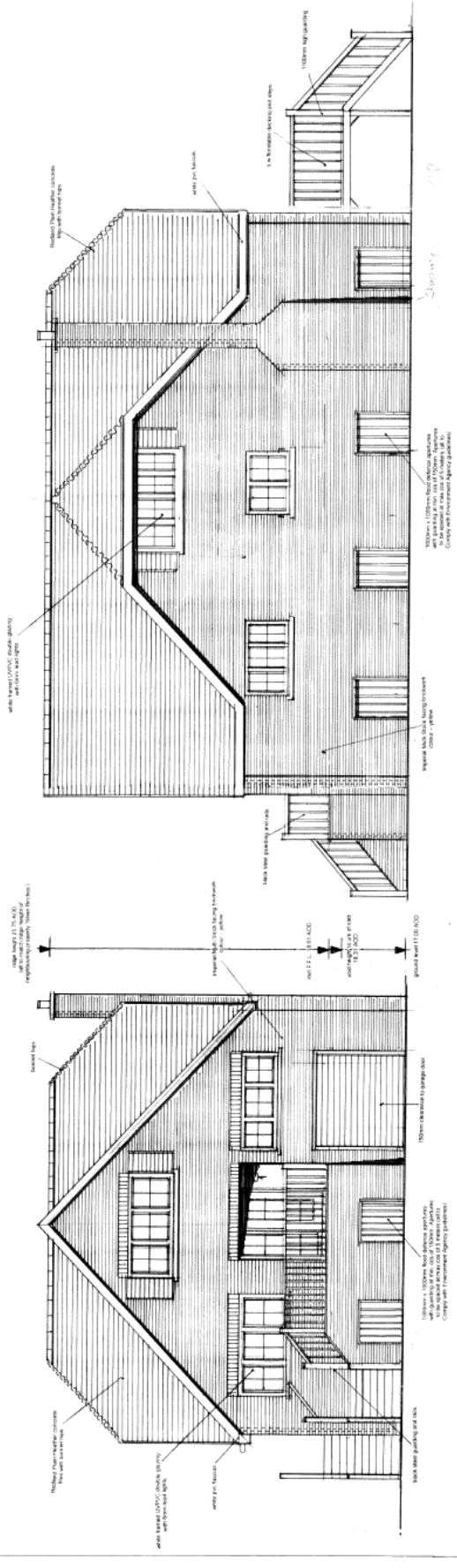
Brookside Avenue



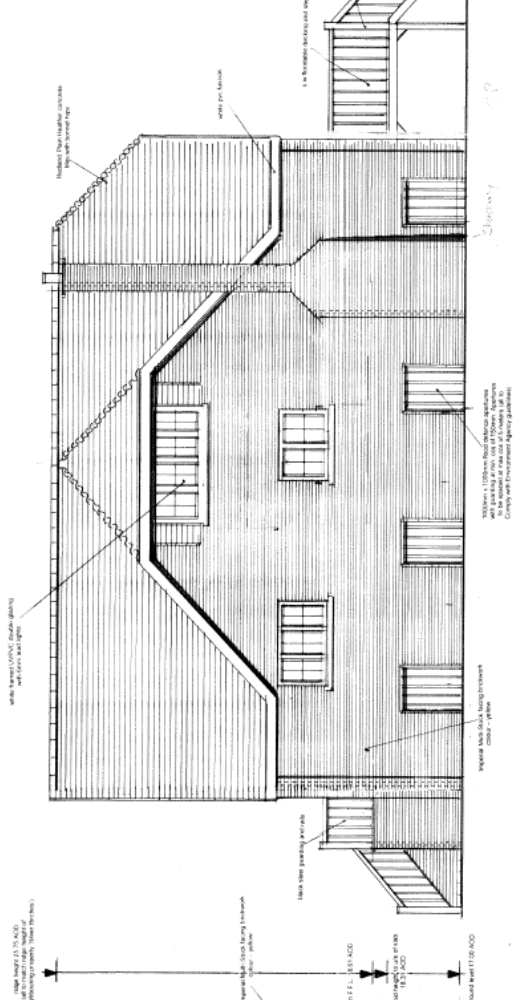
Proposed Block Plan scale 1:200

All dimensions to be checked on site prior to commencement

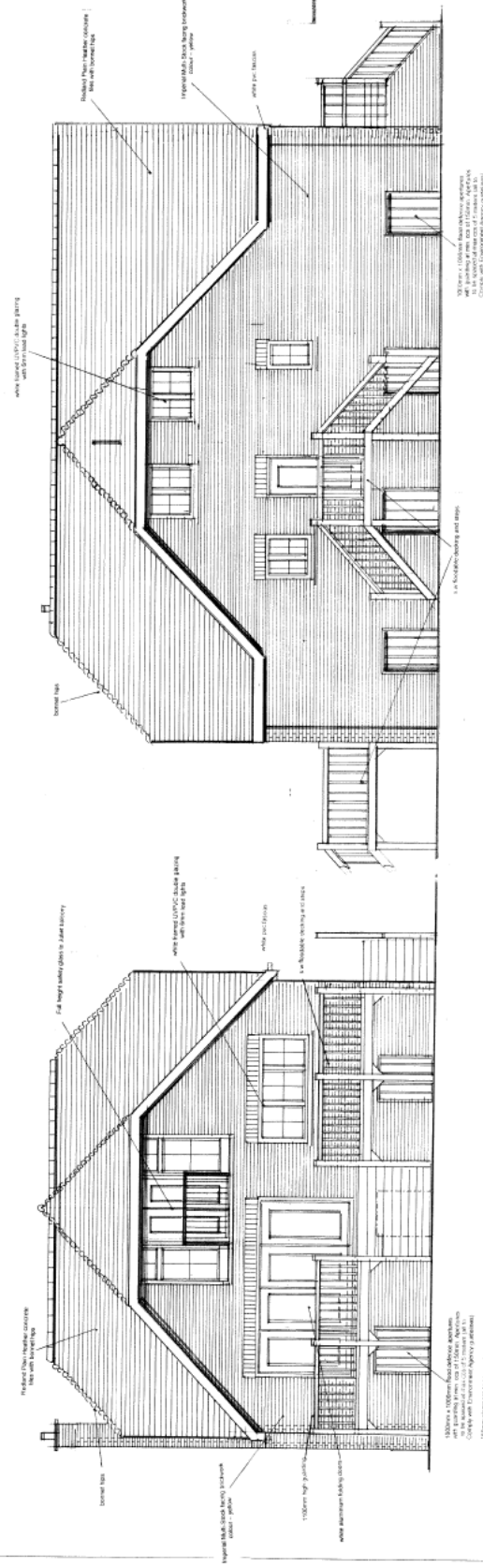
Proposed Front Elevation



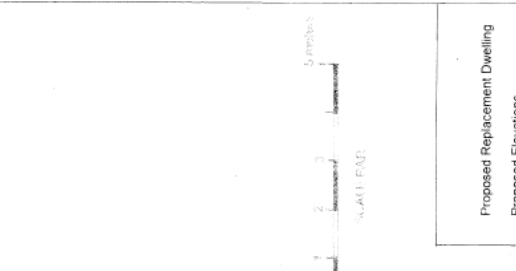
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Replacement Dwelling
 Proposed Elevations
 4 Brookside Avenue
 Wraybury
 Middlesex
 Scale: 1:50, 1:250
 No: 352/03/000
 Date: 20th June 2017

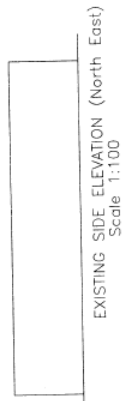
1000mm high parapets and 1000mm high sills
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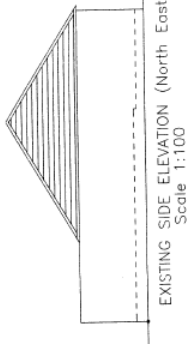
Existing property



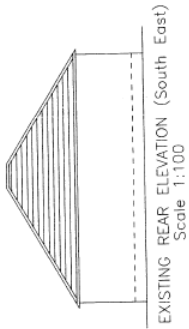
EXISTING SIDE ELEVATION (North East)
Scale 1:100



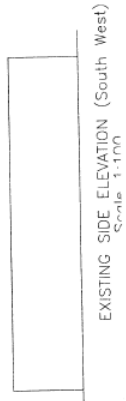
EXISTING REAR ELEVATION (South East)
Scale 1:100



EXISTING SIDE ELEVATION (North West)
Scale 1:100



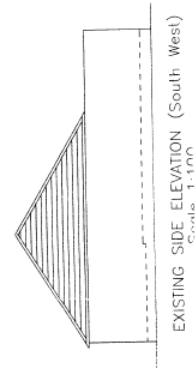
EXISTING REAR ELEVATION (South West)
Scale 1:100



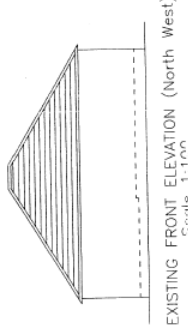
EXISTING SIDE ELEVATION (South West)
Scale 1:100



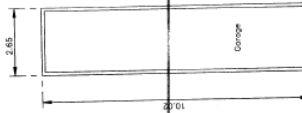
EXISTING FRONT ELEVATION (North West)
Scale 1:100



EXISTING SIDE ELEVATION (South East)
Scale 1:100

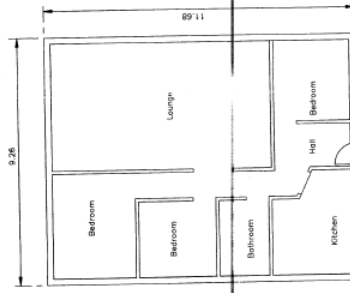


EXISTING FRONT ELEVATION (North East)
Scale 1:100



GROSS AREA
28.6 Square metres

EXISTING FLOOR PLAN
Scale 1:100



GROSS AREA
104.2 Square metres

EXISTING FLOOR PLAN
Scale 1:100



17/02070