

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 1

Application No.:	17/03739/FULL
Location:	Europa House Denmark Street Maidenhead SL6 7BN
Proposal:	Replacement industrial building (Class B)
Applicant:	Jaipur Bloodstock Management Ltd
Agent:	Dezine ForYou
Parish/Ward:	Maidenhead Unparished/Belmont Ward

If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk

1. SUMMARY

- 1.1 National Planning Policy states, inter-alia, that planning decisions should help create the conditions in which businesses can invest, expand and adapt; "Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development."
- 1.2 The proposal would bring a vacant employment site back into use, whilst making more efficient use of the land. The new building would not harm the character or appearance of the area or the living conditions of any local residents. While the application site is located in a part of an industrial estate that suffers from on-street parking, the proposal would not add to this problem as it would provide sufficient parking space within the building. The proposal would not increase the risk from flooding in the area as a result of surface water run-off.
- 1.3 Overall, the proposal complies with Development Plan policies and National Planning Policy.

It is recommended the Panel grants planning permission with the conditions listed in Section 12 of this report.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning 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 site is located within the central part of the Cordwallis Industrial Estate, Maidenhead. An existing two-storey, brick built building dating from around the 1960's occupies the majority of the plot, and comprises circa 525 sq.m of B2 – general industrial floor space. The building is currently vacant. Access is via Denmark Street.
- 3.2 The site is surrounded by predominantly single and two-storey industrial and warehouse buildings. Two-storey high warehouse buildings lie to the north and south-east of the site, with single storey structures to the north-east, south and west. A three-storey commercial building (Viking House) is adjacent (to the north) of the access drive to the site off Denmark Street. Residential properties lie beyond the industrial estate's boundaries, with the closest dwelling being approximately 100m away.

4. KEY CONSTRAINTS

- 4.1 The Cordwallis Industrial Estate is a key employment area within Maidenhead, where general and light industrial uses and small scale storage and distribution operations are located. There are no specific planning policy constraints in this area (such as flooding or Green Belt issues) that would affect the principle of the proposed development. The application site itself is constrained by its size, with the existing building filling the majority of the plot leaving limited space for off-street parking. On-street parking along parts of Denmark Street is known to be a problem during weekdays.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application seeks planning permission to replace the existing industrial building with a new industrial building and associated office space. The building would measure 25m wide by 28.8m deep, by 13.6m high, and have a contemporary design incorporating a mixed palette of materials. The proposal involves the provision of a workshop on the ground floor, together with a reception area and car lift. A mezzanine floor would go above the reception area and around the car lift on the first floor to provide office space, but the majority of this level would remain open over the workshop below. A parking area for 20 cars would be on the second floor, with 420sq.m of office space on the roof (third floor).
- 5.2 The applicant's agent has advised that the proposed workshop on the ground floor would be for specialist vehicle bodywork and repairs (i.e. dents/paint work etc), and would include MOTs and servicing. The majority of customers would arrive on an appointment basis. The proposed car parking on the second floor would be for the parking of customer's cars prior to them being collected, as well as parking for staff.
- 5.3 In terms of the planning history for the site, an application for the change of use and the erection of an additional rehearsal and recording studio (application 95/00776) was approved in 1996; This does not appear to have been implemented.

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Supporting the local economy	E2, E10
Highways	P4 AND T5

These policies can be found at

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

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2018)

Section 6 – Building a strong, competitive economy

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Economy	ED1, ED2

- 7.1 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received

during the representation period, the plan and its supporting documents was submitted to the Secretary of State for examination in January 2018.

7.2 The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. In this case significant weight is given to Policies ED1 and ED2.

7.3 This document can be found at:
https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Other Local Strategies or Publications

7.4 Other Strategies or publications material to the proposal are:

- RBWM Parking Strategy

More information on this document can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

8 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 12th January 2018 and the application was advertised in the Local Press on 11th January 2018.

2 letters commenting on the application were received, summarised as:

Comment		Where in the report this is considered
1.	The boundary fence and wall between the application site and neighbouring property (Unit B Gladstone Industrial Estate) will need to be reinstated.	Not a planning issue.
2.	There is insufficient parking space for the proposed development.	9.7 to 9.10
3.	The proposal involves building over a strip of land that the neighbour (Chingford Technical Coatings) has a right of way over.	Not a planning issue.

Consultee responses

Consultee	Comment	Where in the report this is considered
Highway Authority	No objections subject to conditions in regard to: a construction management plan, parking and turning as approved and details of refuse bin and recycling provision.	9.7 – 9.10
Lead Local Flood Authority	No objections subject to a condition requiring the surface water drainage strategy to be implemented and maintained in accordance with the approved details.	9.12

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i The principle of the proposed development;
- ii The impact on the character and appearance of the area;
- iii Parking provision and highway implications;
- iv The impact on the amenities of local residents;
- v Surface water drainage.

The principle of the proposed development

9.2 The Local Plan identifies the application site as being located within an employment area, namely the Cordwallis Industrial Estate. Policy E2 advises that employment areas are primarily for industrial and small scale distribution and storage uses. As the application is for a replacement industrial building, the principle of the proposal is acceptable.

9.3 Emerging Policy ED 1 of the Borough Local Plan (BLP): Submission Version advises that, "A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs." Policy ED 2 of the BLP advises that "Within industrial areas there will be a presumption in favour of retaining premises, suitable for industrial, warehousing and similar types of uses... development proposals that improve and upgrade facilities available to support businesses will be supported."

The impact on the character and appearance of the area

9.4 The Denmark Street 'half' of the Cordwallis Estate is characterised by a mix of industrial buildings with variations in size, scale, materials and age. Around the application site, the premises tend to be tightly packed, with the activities and comings and goings of the businesses making for a busy environment.

9.5 The height of buildings ranges from single storey to three-storeys. The tallest building in the area is 'Viking House' at approximately 9m in height. With a maximum height of 13.6m, the proposed industrial building would be the tallest on the estate. However, the building would be set back behind other premises and back from the main access roads into the estate, (Denmark Street and Clivemont Road). Given this context, the scale and bulk of the building would be broken-up and would not overly dominate or detract from the area. The mix of materials proposed would fit with the surrounding industrial environment.

9.6 Subject to condition 2 in section 12 of this report, the proposal would comply with Policy E10 of the Local Plan, which requires the design and scale of buildings and materials used to be appropriate for the area in which they are located.

Parking provision and highway implications

9.7 Policy E2 of the Local Plan advises that proposals which would result in an overall intensification of activity to the detriment of road safety will not be approved.

9.8 The Highway Authority has advised that while some parking along Denmark Street, within the vicinity of the application site, can be indiscriminate and dangerous, this occurs within the private section of the road in which it has no jurisdiction. Notwithstanding this, the proposal complies with the Council's maximum parking standard by providing 20 car parking spaces within the

building itself, plus two to the front. This will provide for the 7 spaces required for the workshop and 12 for the office space. Access to the internal car parking will be via a car-lift.

- 9.9 The applicant has advised that it is intended that the ground floor will be a specialist vehicle bodywork business. The majority of customers to this type of business would only visit on an appointment basis and therefore there is unlikely to be any queueing of cars outside the building. The use of the lift, in association with the internal parking, will be to move customer's cars ready for collection, as well as for staff. The Highway Authority has no objections to this.
- 9.10 Subject to conditions 4, 5, 6, 7, 8, 11 and 12 in section 12 of this report, the proposal complies with Policy E2 of the Local Plan.

The impact on the amenities of local residents

- 9.11 The closest residential property to the proposed building is approximately 100m to the south of the site. As a result of this separation distance, the proposal would not harm the living conditions of any local residents from loss of privacy, loss of daylight or sunlight or from appearing overbearing, and would therefore not be unneighbourly and complies with Policy E10 1) of the Local Plan. Conditions 3 and 10 in section 12 of this report seek to further protect the amenities of nearby local residents.

Surface water drainage

- 9.12 A Sustainable Urban Drainage System (SuDs) Statement, together with an accompanying layout drawing and supporting technical information have been submitted with the application. In this case, surface water is proposed to be discharged to an attenuation tank within the site, rather than via infiltration which is not practical. The Lead Local Flood Authority has no objections to this subject to a condition that the surface water drainage strategy is implemented and maintained as approved, as per condition 9 in section 12 of this report. Accordingly, the proposal complies with paragraph 165 of the NPPF.

10 CONCLUSION

- 10.1 The proposal would make more efficient use of scarce industrial land within the Royal Borough without harming the character and appearance of the area or the living conditions of any local residents. While the application site is located in a part of an industrial estate that suffers from on-street parking, the proposal would not add to this problem as it would provide sufficient parking space within the building. The proposal will not increase the risk from flooding in the area as a result of surface water run-off.
- 10.2 The proposal complies with the relevant Development Plan policies and National Planning Policy and it is therefore recommended that planning permission be granted subject to the conditions outlined in Section 12 below.

11. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Proposed ground floor and mezzanine plans
- Appendix C – Proposed second and third floor plans
- Appendix D – Proposed elevations

12. 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 above slab level shall take place until details of the materials to be used on the external surfaces of the development have first 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.

Reason: In the interests of the visual amenities of the area. Relevant Policy Local Plan E10.

- 3 Prior to installation, full details of any plant and/or equipment to be installed for the filtration and ventilation of paint spraying fumes from the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the make, model and size of filters to be installed, the frequency they will be changed and/or serviced, and the frequency that the system shall be cleaned. The plant and/or equipment shall be installed and maintained in accordance with the approved details.
Reason: To protect the amenities of the neighbourhood and to accord with the Local Plan Policy NAP3.
- 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 Prior to occupation, a parking management plan explaining in detail how parking shall be managed within the application site, in order to avoid vehicles associated with the development parking on Denmark Street, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include traffic associated with customers, staff and deliveries, and shall be implemented and maintained as approved.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 6 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.
- 7 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1
- 8 No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.
- 9 No part of the development shall be occupied until the surface water drainage measures are installed in accordance with the approved details. The development shall be maintained in accordance with the approved details.
Reason: To prevent an increased risk of surface water flooding elsewhere due to impedance of flood flows and/or reduction of floodwater storage capacity. Relevant Policy - NPPF paragraph 165.

- 10 The use hereby permitted shall only operate between the hours of 08:00 and 19:00 on Mondays to Saturdays and at no time on Sundays, Bank or Public Holidays.
Reason: To protect the amenities of local residents adjoining the industrial estate in which the application site is located.. Relevant Policies - Local Plan NAP3.
- 11 Irrespective of the provisions of Class I of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no change of use of the building, the subject of this permission and other than that approved, shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The application site is located within an area where there is a problem with on-street parking. Should the ground floor accommodation change to a B1 office use, this would likely require more parking than that approved and, as such, is likely to lead to on-street parking as a result. The condition is therefore required in the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 12 The mezzanine floor, shown as the Proposed Ground Floor Mezzanine on Drawing No: PL-02A, shall not at anytime be extended to create additional floor space.
Reason: Additional floor space created by any extension or enlargement of the mezzanine would likely require more parking than that approved and, as such, is likely to lead to on-street parking as a result. The condition is therefore required in the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 13 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.

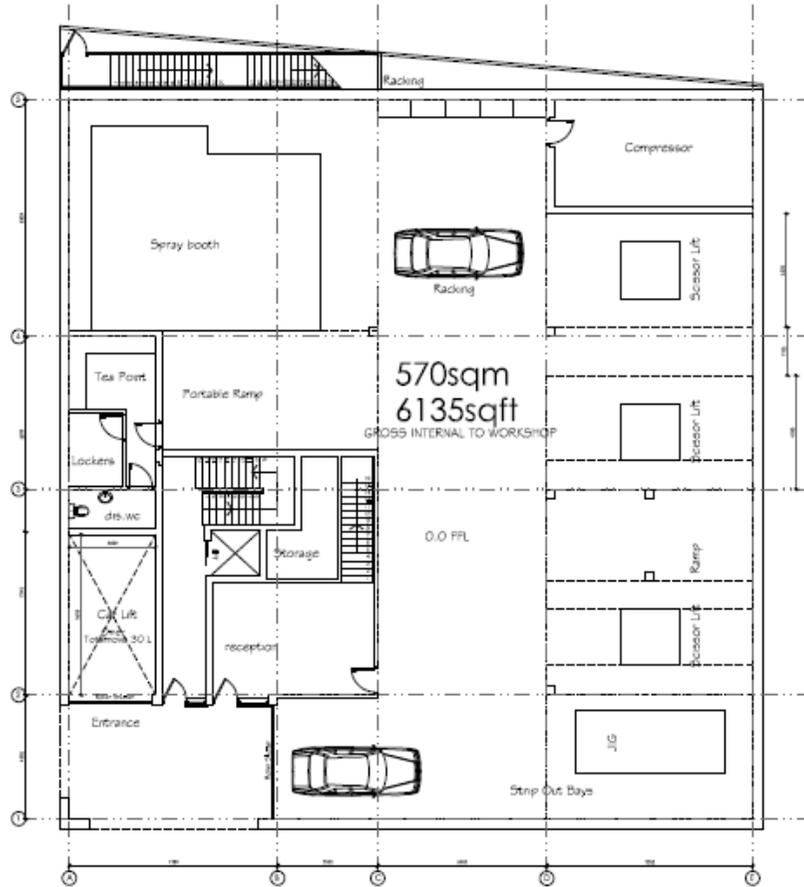


Location Plan 1:1250

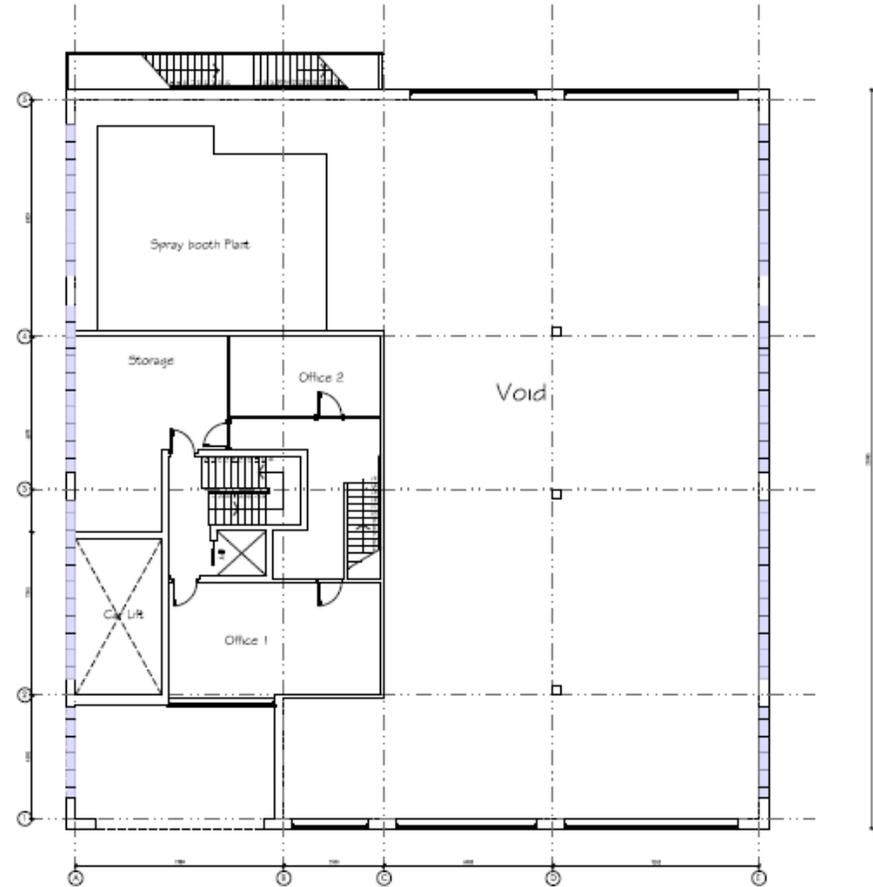
Proposed Block Plan 1:200



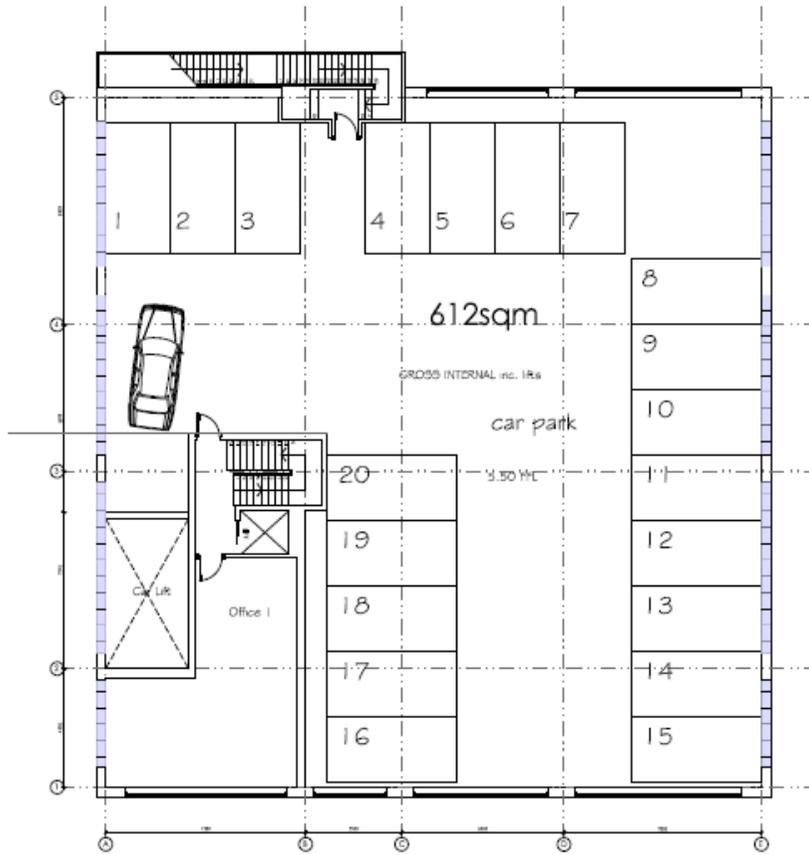
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION.



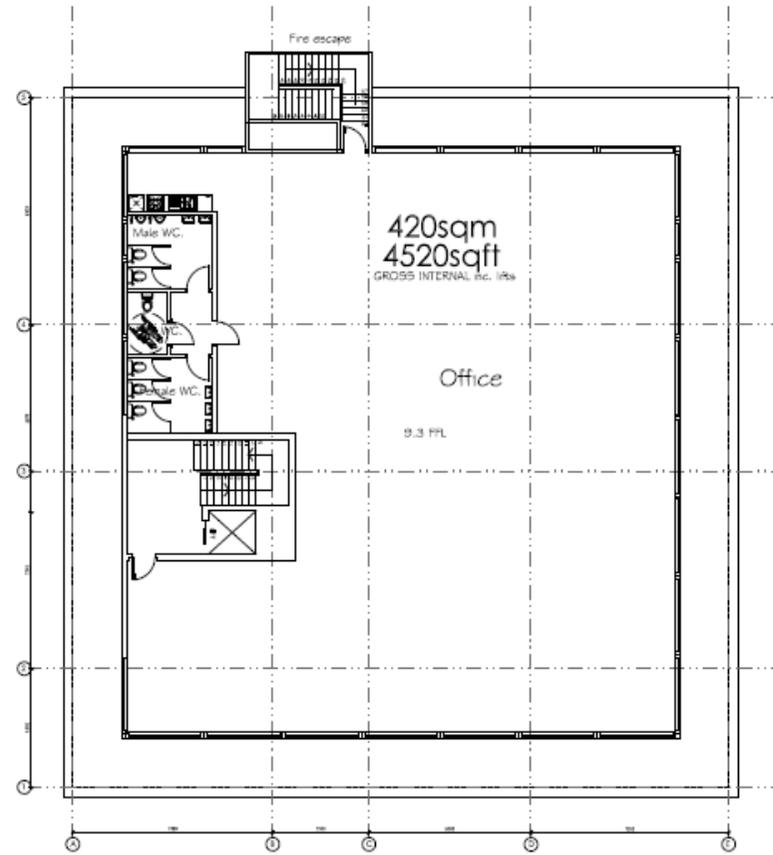
Proposed Ground Floor Plan



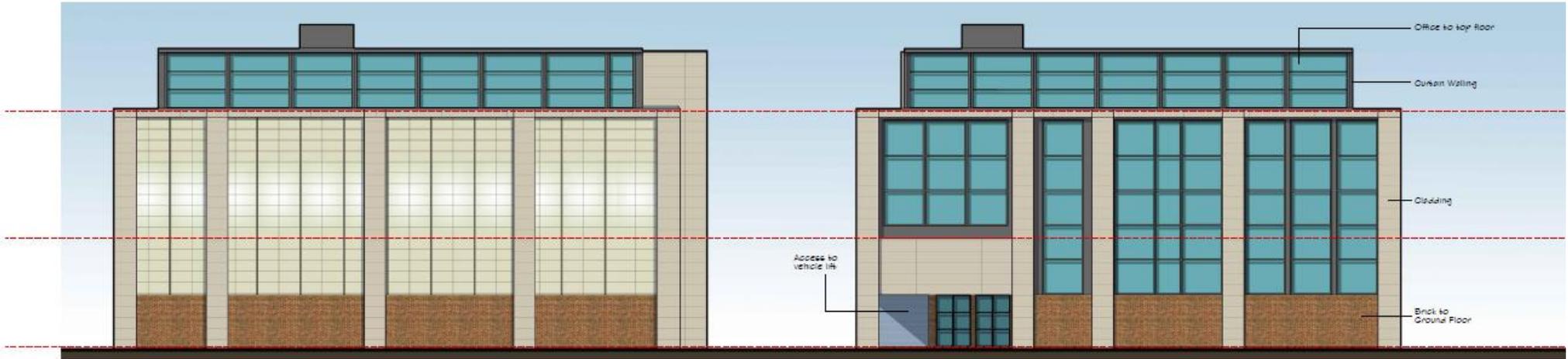
Proposed Ground Floor Mezzanine



Proposed First Floor



Proposed Second Floor Floor



Proposed South Elevation

Proposed West Elevation



Proposed North Elevation

Proposed East Elevation

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 2

Application No.:	18/02770/OUT
Location:	Field Adjacent To North West Corner of Grove Business Park Waltham Road Maidenhead
Proposal:	Erection of a single storey agricultural barn
Applicant:	Mr & Mrs Smith
Agent:	Tom McArdle
Parish/Ward:	White Waltham Parish/Hurley And Walthams Ward

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 Consideration of this application was deferred for one cycle by Members at their meeting on 17 December 2018 in order to take into account the relevant policies of the Hurley and The Waltham's Neighbourhood Plan in the report and recommendation. This is an outline application for a large agricultural barn on land belonging to the Shottesbrooke Estate adjacent to the Grove Business Park in Waltham Road. The applicant has given evidence that a barn of this size is reasonably needed for the purposes of agriculture, and the recommendation is that outline planning permission is granted. Amended plans have been received taking the building outside of the Root Protection Areas of the protected trees in Grove Business Park. Details of landscaping need to be submitted as reserved matters at a later stage.

It is recommended the Panel grants planning permission with the conditions listed in Section 12 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as this is a major application; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is an area of open landscape located immediately to the north of the Grove Business Park and a short way south of the White Waltham Airfield in White Waltham. The site is separated from the business park by a 2m high metal fence, and there are a number of trees near the boundary within the business park which are the subject of Tree Preservation Orders. The site lies in the Green Belt.

4. KEY CONSTRAINTS

- 4.1 Policy GB1 of the Local Plan and Paragraph 145 of the National Planning Policy Framework 2018 state that the construction of buildings for agriculture and forestry is appropriate development in the Green Belt.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The site area marked by a red line on the location plan would measure 72m by 40m, and the building would measure 72m by 30m, with an eaves height of 5m and a ridge height of 6.5m. It would be 2160sqm in area. It would be rectangular in plan, with a south facing rear wall of 1200mm high pre-cast concrete panels with steel box profile plastic coated cladding above, side

walls of steel cladding with roller shutter doors, a north facing front elevation of twelve 6m wide steel roller shutter doors, and a dual pitched roof of corrugated fibre cement roof panels. It would be located 10m north of the boundary fence of the business park. Approval is sought in this outline application for access, appearance, layout and scale, with landscaping as a reserved matter.

5.2 No relevant planning history.

6. DEVELOPMENT PLAN

6.1 The main Development Plan policies applying to the site are:

Adopted Royal Borough Local Plan (2003)

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area	DG1
Appropriate development in the Green Belt	GB1, GB2
Trees	N6

These policies can be found at

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

Hurley and the Walthams Neighbourhood Plan (made on 12 December 2017)

6.2 The Hurley and the Walthams Neighbourhood Plan, which was formally adopted (made) by the Council on 12 December 2017 has the following Spatial Policy relating to Grove Business Park:

WW1 – Housing at Grove Park:

Proposals for the redevelopment of Grove Park, to provide housing, will be supported, subject to:

- i) the majority of dwellings comprising smaller 2 and 3 bedroom houses of no more than two storeys in height;
- ii) providing for a range of housing, including dwellings for downsizers and first time buyers;
- iii) having a positive impact on local character; and
- iv) ensuring safe and secure access onto Waltham Road.

It has the following Policy relating to White Waltham Airfield:

WW3 – White Waltham Airfield

Proposals for development on the White Waltham Airfield, as shown on the Policies Map, will only be supported if they are ancillary to the established airfield use, conserve heritage assets and are appropriate in the Green Belt.

White Waltham Airfield is designated as an Area of Special Character, and the text refers to the protection of existing buildings within the airfield. Policy GEN3 is concerned with Areas of Special Character. It states:

GEN3

Development proposals in a designated area should have regard to the desire to conserve and enhance the characteristics that define that area, as set out in the Neighbourhood Plan Areas of Special Character Study.

This Plan forms part of the development plan and carries significant weight in the decision making process.

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2018)

Section 4- Decision-making

Section 12- Achieving well-designed places

Section 13- Protecting Green Belt land

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Green Belt	SP5
Housing	HO1
Economy	ED2

7.1 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

7.2 This document can be found at:
https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

7.3 The Borough Local Plan Submission Version has policies which relate to Grove Business Park, both Policy HO1 in the Housing Section and Policy ED2 in the Economy Section.

Policy HO1 – Housing Development Sites. Among the sites allocated for housing development and defined on the Policies Map is HA50 – Grove Business Park: allocated for mixed use development.

Policy ED2: Employment Sites. The Borough Local Plan will retain sites for economic use and employment as defined on the Policies Map: 6. Established Employment Sites in the Green Belt f) Grove Business Park White Waltham, mixed uses.

Within business areas and mixed use areas, intensification of employment activity will be encouraged subject to the provision of appropriate infrastructure and safe access. An element of residential development may also be acceptable in mixed use areas but it must ensure that the overall quantum of employment floorspace within the mixed use area as a whole is not reduced, except where it is identified in the proforma in this plan.

Policy H01 carries less than significant weight as a material planning consideration in the decision making process due to the level and nature of representations received to it during the Examination process. Policy ED2 carries significant weight as a material planning consideration.

Other Local Strategies or Publications

7.4 Other Strategies or publications material to the proposal are:

- RBWM Landscape Character Assessment

More information on this document can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

24 businesses within the Grove Business Park were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 11.10. 2018 and the application was advertised in the Maidenhead Advertiser on 11.10.2018.

An objection on behalf of Sorbon Estates, which owns the adjacent Grove Business Park was received:

Comment	Where in the report this is considered
Sorbon Estates own the adjacent Grove Park Business Estate and were not notified of the application.	Neighbouring occupiers were notified in the normal way.
No consideration has been made of the site's residential designation within the made Hurley and the Walthams Neighbourhood Plan (Policy WW1) and the draft allocation in the Borough Local Plan Submission Version.	9.11-9.13
No consideration has been taken of the outline planning application 18/03348/OUT currently under consideration for up to 79 dwellings	9.12-9.13
It is unacceptable that the application is only considered against the current commercial use.	9.11-9.13
The erection of a 6.5m high barn at 72m in length will prejudice the development of the Grove Park Business Estate. Its allocation for housing is important to the Borough housing trajectory as well as the strategy of the neighbourhood plan and will be impeded by the proposed development.	9.11-9.13
The proposed location of the barn is incompatible with the efficient redevelopment of this brownfield site and will impact the amenity of future residents in terms of outlook and noise. This will undermine the ability of the Council to make optimal use of this sustainable brownfield site, contrary to Paragraphs 117, 118 and 123 of the National Planning Policy Framework 2018. This requires local authorities to make as much use as possible of previously developed land.	9.11-9.13
There are numerous alternative locations for the store that do not create conflict that need not exist with proper planning.	Noted
We request that the Panel refuses this application.	Noted

Consultees

Consultee	Comment	Where in the report this is considered
White Waltham Parish Council	No objection	Noted
Environmental Protection	No objection, suggested informatives	The relevant informatives have been added 12
Local Lead Flood Authority	Recommended a condition if the application is approved	9.14 and condition added 12
Highways	No objection	9.10
Tree Officers	No objection to amended plans	9.9

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i whether the proposal amounts to appropriate development in the Green Belt;
- ii impact on the openness of the Green Belt;
- iii whether the proposed design would have an acceptable impact on the character of the area;
- iv impact on trees that are important to the character of the area;
- v highways impact, and
- vi impact on Grove Business Park and any potential future uses there
- vii other matters, including drainage and airfield issues.

Whether appropriate development in the Green Belt.

9.2 Policy GB1 of the Local Plan states that the construction of new buildings for agriculture or forestry is appropriate development within the Green Belt, and BLPSV Policy SP5 and the NPPF Paragraph 145 re-iterate this definition.

9.3 The proposed barn would be a building for agriculture. The applicants have stated in support of this the following. *“The estate as a whole extends to 823.59 ha, of which the arable operations extend over 522.43 ha and 129.35 ha of pastureland. The arable operations are split circa 3/8ths winter wheat, 3/8ths spring barley and 2/8ths oil seed rape. The farm currently uses the rather ageing grain store (located to the east of the proposed barn) which provides a useable floor area of 700 sqm, thereby allowing for the storage of circa 1500 tonnes of harvested grain and therefore accommodates circa 82% of the winter wheat crop and thereby the remainder of the winter wheat harvest, all of the spring barley harvest, all of the oil seed rape harvest and all of the straw crops are having to be sold directly from the field. The consequences of selling more than 60% of the farm’s yield directly from the field is that the farm cannot achieve the best prices, and the proposed barn will allow the farm to maximise income which in turn is reinvested in the farm.”* Figures have been provided which show that the floor area proposed is what is required to store the crops. This is summarised as total spring barley, oil seed rape, straw and the balance of the winter wheat floor area storage requirement: 2169.32 sqm. Floor area of proposed barn 2160 sqm.

- 9.4 Given the above, it is considered that the proposed barn is an agricultural building which is reasonably required for the purposes of agriculture. It will ensure that the viability of the farm is maintained into the future. Consequently it is considered that the proposal is appropriate development in the Green Belt, and complies with Policies GB1 of the Local Plan and SP5 of the BLPSV, and Paragraph 145 of the NPPF.

Impact on Openness of the Green Belt

- 9.5 Policy GB2 of the Local Plan states that permission will not be granted for new development which will have a greater impact on openness than the existing development on the site, or where it will harm the character of the countryside.
- 9.6 The barn would be sited close to the buildings in Grove Business Park, and would appear as a large agricultural building which would not be harmful to the character of the countryside. Given that this is appropriate development in the Green Belt as set out in the previous section, the impact on openness cannot be taken into consideration. This is in line with the outcome of a court of appeal judgement between R. (Lee Valley Regional Park Authority) v Epping Forest District Council and Valley Grown Nurseries Ltd (2016) where it was determined that applications for agricultural buildings do not fall to be assessed in terms of their impact on openness.

Design

- 9.7 Policy DG1 of the Local Plan states among other design guidelines that harm should not be caused to the character of an area through the loss of important features that contribute to that character.
- 9.8 The proposed design would be typical of modern farm barns, and is not considered to be harmful to the open rural character of the area, given its location close to the buildings in Grove Business Park. Views of the barn from within the business park would be softened by the large trees near the northern boundary of the business park. The design of the proposal is considered to be acceptable. The appearance, layout and scale of the proposal is considered to be acceptable.

Trees

- 9.9 Policy N6 of the Local Plan requires the protection of important trees on or near development sites. In this case, there are no trees within the application site, but there are trees within the Grove Business Park adjacent to the site which are the subject of Tree Preservation Orders. The plans as originally submitted would have had the building 2.5m away from the boundary, but revised plans have been received showing the building 10m away from the boundary and outside of the Root Protection Areas of the protected trees. It is considered that they are far enough away not to be affected by the proposed development. The impact on trees is therefore acceptable, and the proposal complies with Policy N6 of the Local Plan.

Highways

- 9.10 The proposed new barn would be accessed from an existing junction onto Waltham Road and is unlikely to result in any additional traffic impact. The Highway Authority raises no objection to the proposal.

Grove Business Park and potential future uses there

- 9.11 Given the policies in the Borough Local Plan Submission Version and the Hurley and the Walthams Neighbourhood Plan, it is envisaged that Grove Business Park will be redeveloped at some stage in the future to provide mixed employment and residential uses, with the quantum of employment floorspace being no less than it is currently.
- 9.12 There is a current outline application (18/03348) under consideration for the redevelopment of Grove Business Park for up to 79 dwellings and a nursery building (access, layout and scale to be considered). The draft allocation in the BLP is for approximately 66 units. No recommendation

has been reached at this stage as to whether the current application complies with the Development Plan, the emerging Borough Local Plan Submission Version, or the Hurley and the Walthams Neighbourhood Plan. The indicative layout submitted with application 18/03348 shows rear gardens to houses along the north-western boundary of the site, which comprises the mutual boundary with this application under consideration.

- 9.13 The proposed barn would be very large at 72m in length, but would be only 6.5m high. It would be located 10m from the North West boundary of the Grove Business Park. It is considered that this is far enough away not to materially impact whatever the future development or use of this end of the business park site might be. There are also a number of mature trees protected by Tree Preservation Orders along the boundary of the site, which would help to soften views of the barn from within the business park. The agent has confirmed that any grain drying will be a quiet operation that would not be heard outside the barn. It is considered that the recommendation to grant planning permission for this proposed development is not contrary to the development plan or to the Borough Local Plan Submission Version (as a material consideration) and that a grant of planning permission would not unreasonably fetter the future redevelopment of the Grove Business Park or conflict with policy WW1 of the Neighbourhood Plan.

Other material considerations

- 9.14 A sustainable drainage scheme was required to be submitted in order to demonstrate that this proposal would not increase the risk of flooding in the area as this is a major application. This has now been supplied together with a soakaway plan, and the Local Lead Flood Authority (LLFA) was re-consulted. The LLFA's response was to request that a condition to be added to any permission requiring further details before any works commence.
- 9.15 The Policies Map for the Hurley and the Walthams Neighbourhood Plan shows the White Waltham Airfield site as incorporating the site of the proposed barn, and also several other fields. The airfield and the application site are in the same ownership. The applicants have confirmed that the site of the proposed barn does not fall within the airfield site, but is located in the south of a field which is itself to the south of the airfield. They have provided a copy of the Civil Aviation Authority license registration which includes a plan defining the boundaries of White Waltham Airfield, and the site of the proposed barn is clearly outside of this. If it were within the airfield, Policy WW3 would apply, which is as follows: 'Proposals for development on White Waltham Airfield, as shown on the Policies Map, will only be supported if they are ancillary to the established airfield use, conserve heritage assets, and are appropriate in the Green Belt.' It is reiterated here that the barn would be appropriate development in the Green Belt, also the site is not part of the airfield, and the proposal conserves heritage assets (namely the buildings on the airfield). Given the location of the barn it is not considered that it would in any case prejudice the operation of the airfield or harm the heritage asset. The neighbourhood plan is a material consideration which is afforded significant weight in the overall planning balance. The proposal has a degree of conflict with Policy WW3 but does not contravene the requirements, aims and purposes of the policy based on the information provided.

10. CONCLUSION

The proposal is considered to be appropriate development in the Green Belt which will be beneficial to agriculture and would not be harmful to the character of the area or to the health of nearby protected trees. It would not harm the existing uses (or prejudice future potential uses) of the neighbouring Grove Business Park. The proposal would not harm or prejudice the continued use of the airfield site despite some limited conflict with Policy Map shown as part of Neighbourhood Plan policy WW3. The proposal is therefore considered acceptable and material planning considerations do not lead to a different conclusion.

11. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Shottesbrooke Estate Plan
- Appendix C – Floor Plan
- Appendix D - Elevations

12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 Details of the landscaping (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced.
Reason: To accord with the provisions of the Town and Country Planning (General Development Procedure) Order 1995.
- 2 An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The Development shall commence within two years from the date of approval of the last of the reserved matters.
Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 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.
- 5 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 6 No construction shall commence until a surface water drainage scheme for the development, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
 - Supporting calculations based on infiltration rates determined by infiltration testing carried out in accordance with BRE365 confirming compliance with the Non-Statutory Standards for Sustainable Drainage Systems
 - Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implementedThe surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
Reason: - To ensure compliance with National Planning Practice Guidance and the Non-Statutory Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.
- 7 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.

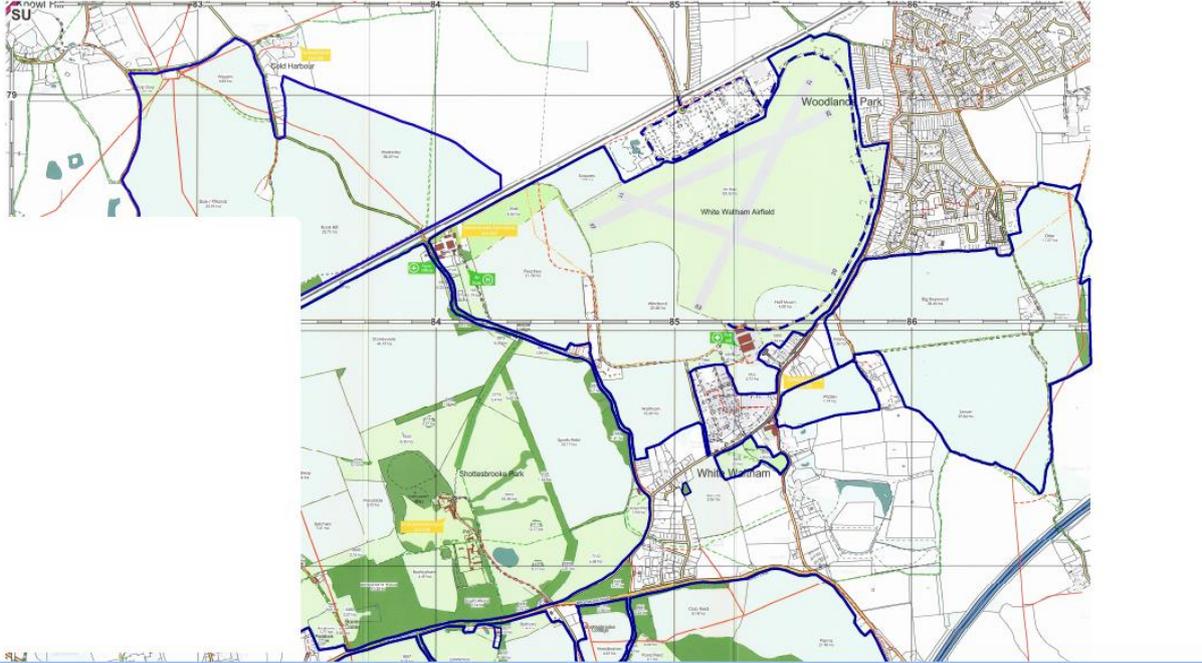
Informatives

- 1 No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays
- 2 There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.
- 3 The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.
- 4 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 68 3830 and follow good practice.

Revision A – Site Plan

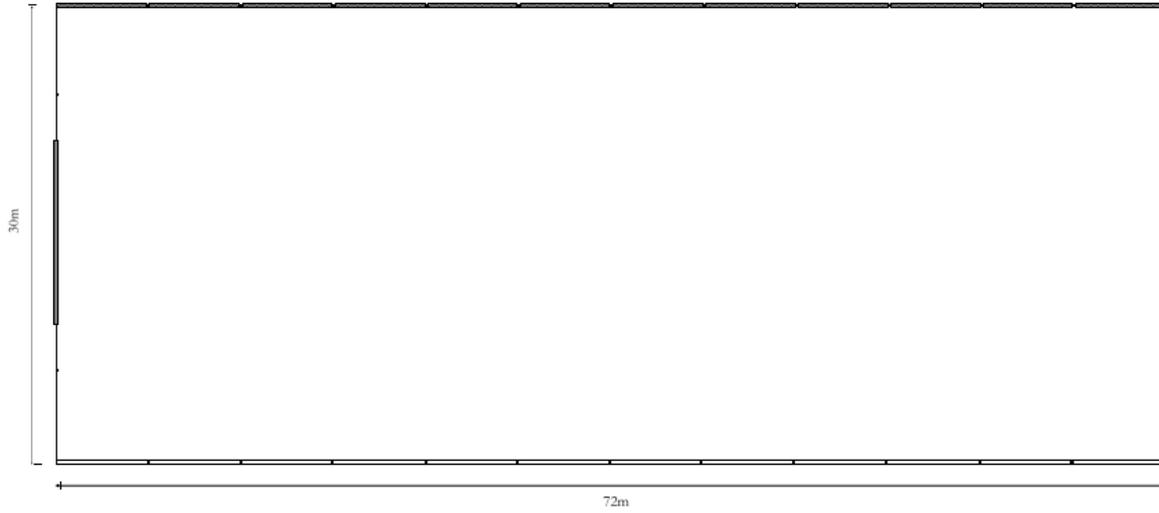


Appendix A

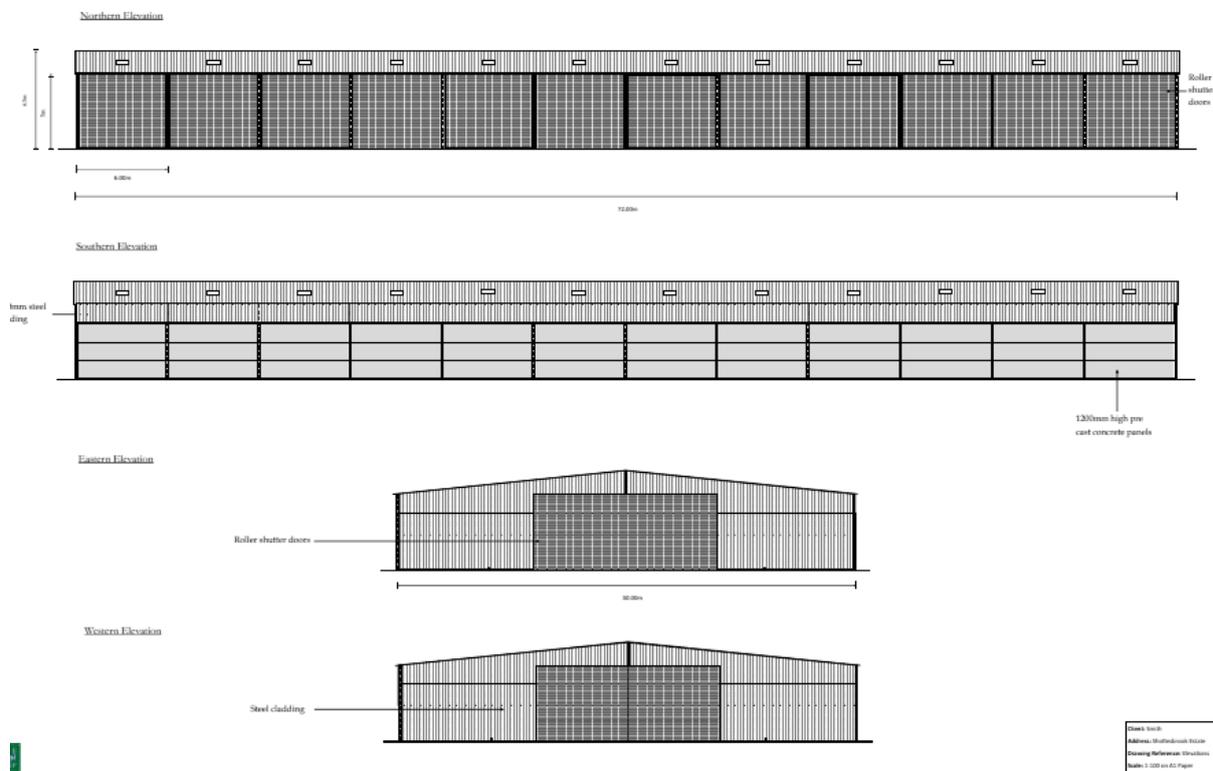


Appendix B

PROPOSED FLOOR PLAN FOR AGRICULTURAL BARN AT SHOTTESBROOKE ESTATE, WHITE WALTHAM



Appendix C



Appendix D

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 3

Application No.:	18/02873/FULL
Location:	Zip Yard 98 High Street Maidenhead SL6 1PT
Proposal:	Enlargement and conversion of the first floor, construction of a new second and third floor(s) to provide 2 x 2-bedroom and 1 x 1-bedroom flats
Applicant:	HEMSL6 Ltd
Agent:	Stephen Varney Associates
Parish/Ward:	Maidenhead Unparished/Oldfield Ward

If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chrisie.ellera@rbwm.gov.uk

1. SUMMARY

- 1.1 Planning permission is sought for the extension and alterations to the existing building to provide a four storey building comprising ground floor retail unit and 3 flats above (2x two bedroom units and 1x one bedroom unit).
- 1.2 There are concerns regarding the impact on the Conservation Area, the wider visual appearance of the proposed development and the provision of a suitable residential environment. However, in view of the planning permission granted at the adjoining buildings (100- 102 High Street) which would have a very similar visual appearance and layout it is considered difficult to raise objections to this scheme in this regard.
- 1.3 The proposed development is not considered to raise a highway safety issue, although in this consideration it is accepted that due to the land associated with this application site no off street parking provision can be provided in this location. The proposed development is not considered to raise any issues in terms of neighbouring amenity nor raise any environmental issues. Accordingly the application is recommended for approval.

It is recommended the Panel authorises the Head of Planning:

- | | |
|----|--|
| 1. | To GRANT planning permission with the conditions listed in Section 13 of this report. |
|----|--|

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning 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 site relates to a two storey mid terrace building located along High Street, Maidenhead. The building appears now to be a part of a larger building which has been split into three. The building was re-fronted before 1925 with a rendered façade and high parapet with decorative cornice. The windows have since been replaced with large modern sheets of glass, however the intricate window frame architrave has remained. At ground floor a modern shopfront has been inserted into the building. This ground floor is currently in an A1 (retail) use, currently occupied by "Zip Yard". The upper floor is in use ancillary to the ground floor. The units to the east are vacant and the unit to the west is occupied as a clothing shop.

3.2 The ground floor retail unit is in the primary shopping frontage in Maidenhead Town Centre and the building is within the Conservation Area.

4. KEY CONSTRAINTS

- 4.1 The key constraints associated with this application are:
- Primary retail frontage of Maidenhead Town Centre
 - Maidenhead Town Centre Conservation Area
 - Within the Maidenhead Town Centre Area Action Plan area
 - Urban Area

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 This is a full planning application for conversion and extension to the upper floors of the existing building. Overall the proposed development would increase the existing property from a two storey building to a four storey building. With the upper floor being contained in a mansard roof.
- 5.2 The proposed development would retain a ground floor commercial unit. The plans have been amended since the initial submission to amend the ground floor unit to provide refuse bins and cycle stores. The first floor would provide 1x two bedroom unit with the same on the second floor. The third floor would provide 1x one bedroom unit with a roof terrace overlooking High Street. Each unit is also proposed to have a rear facing internal balcony.
- 5.3 Access to the residential accommodation (and the cycle stores) is shown via the adjoining building, 100-102 High Street. This building is identified as being in the applicant's ownership.
- 5.4 Planning history considered relevant to this application is as follows:

Reference	Description	Decision
99/33867/FULL	Two storey rear extension	Permitted: 08.07.1999
100 - 102 High Street Maidenhead		
16/01667/FULL	Construction of building with retail at ground floor and 1 x 1 bed and 4 x 2 bed flats following demolition of existing building.	Permitted: 16.09.2016
94- 96 High Street Maidenhead		
17/03465/FULL	Erection of a three storey building, including 4 No. front dormers and 4 No. rear dormers to facilitate accommodation within the roofspace, comprising retail and 12x1 bed apartments, following demolition of existing retail units	Permitted: 15.03.2018

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The Borough's current adopted Local Plan comprises of the saved policies from the Local Plan (Incorporating Alterations Adopted June 2003). The Development Plan Policies which are considered relevant to this site and the assessment of this planning application are as follows:
- N6 Trees and development
 - DG1 Design guidelines
 - NAP 1 Road/rail noise and development
 - NAP3 Polluting development
 - R3 Public Open Space Provision in New Developments (provision in accordance with the minimum standard)
 - R4 Public Open Space Provision in New Developments (on site allocation)

- S1 Location of shopping development
- H3 Affordable housing within urban areas
- H6 Town centre housing
- H8 Meeting a range of housing needs
- H9 Meeting a range of housing needs
- H10 Housing layout and design
- H11 Housing density
- T5 New Developments and Highway Design
- T7 Cycling
- T8 Pedestrian environment
- P4 Parking within Development
- IMP1 Associated infrastructure, facilities, amenities
- T8 Pedestrian environment
- P4 Parking within Development
- CA1 Development in Conservation Areas
- CA2 Guidelines on Development affecting Conservation Areas.

Maidenhead Town Centre Area Action Plan (AAP) (2011)

- 6.2 The above document forms part of the adopted Development Plan and provides a mechanism for rejuvenating the Maidenhead Town Centre. The document focuses on; Place making, Economy, People and Movement. The AAP also identifies six sites for specific development - the Opportunity Areas, which includes the 'Broadway Opportunity Area'.
- 6.3 Policies of relevance include:
- Policy MTC 1 Streets & Spaces
 - Policy MTC 2 Greening
 - Policy MTC 4 Quality Design
 - Policy MTC 8 Food & Drink
 - Policy MTC 12 Housing
 - Policy MTC 14 Accessibility
 - Policy MTC 15 Transport Infrastructure
 - Policy IMP2 Infrastructure & Planning Obligations

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2018)

- 7.1 The National Planning Policy Framework (NPPF) (2018) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. The document, as a whole (including its footnotes and annexes), forms a key and significant material consideration in the determination of any planning application.

Borough Local Plan: Submission Version

- 7.2 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents is now being examined by the Planning Inspectorate on behalf of the Secretary of State.
- 7.3 The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and

legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage as a material planning consideration will differ depending on the level and type of representation to that policy. This is addressed in more details in the assessment below.

7.4 This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

7.5 Policies in the BLPSV which are relevant to the consideration of this planning application are:

- SP1 Spatial Strategy
- SP2 Sustainability and placemaking
- SP3 Character and design of new development
- HO1 Housing Development Sites
- HO2 Housing Mix and Type
- HO5 Housing Density
- TR3 Maidenhead Town Centre
- TR6 Strengthening the Role of Centres
- HE1 Historic Environment
- HE3 Local Heritage Assets
- NR3 Nature Conservation
- EP1 Environmental Protection
- EP2 Air Pollution
- EP3 Artificial Light Pollution
- EP4 Noise
- IF1 Infrastructure and Developer Contributions
- IF2 Sustainable Transport
- IF3 Green and Blue Infrastructure
- IF8 Utilities

7.6 The weight the LPA considers should be attributed to each policy as a material planning consideration, having due regard for the level of unresolved objections is, where relevant, discussed further below.

Other Local Strategies or Publications

7.7 Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

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

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

8.1 3x occupiers were notified directly of the application. A planning officer posted a notice advertising the application at the site on or before 15.10.2018 and the application was advertised in the Local Press on 18.10.2018. Following the submission of amended plans regarding the location of refuse and cycle stores a 21 day re-consultation exercise was undertaken on the 05.12.2018.

8.2 No letters of representation have been received in connection with this planning application.

Consultees

Consultee	Comment	Where in the report this is considered
Conservation Officer	The proposed building would cause less than substantial harm to the significance of the Conservation Area and will neither preserve nor enhance the heritage asset. The proposal is contrary to Local Plan Policy CA2 and DG1.	Paragraphs 9.6-9.10
Highway Authority	No objection subject to additional information regarding cycle storage and a construction traffic management plan	Paragraphs 9.6-9.10
Environmental Protection	No objections subject to conditions regarding a Construction Environmental Management Plan and conditions regarding deliveries and collections.	Paragraphs 9.6-9.10

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Principle of Development
- ii Design considerations including impact on the street scene
- iii Highway safety considerations, including parking provision
- iv Provision of a suitable residential environment
- vi Impact on neighbouring amenity
- vii Other material considerations

Issue i) Principle of the development

9.2 Policy MTC12 of the Maidenhead Area Action Plan deals with Housing. This states that:

“New housing development will be supported throughout the town centre.... All proposals will be expected to contribute to a sustainable mix and choice of housing; higher density housing will be appropriate in suitable locations.”

9.3 The NPPF seeks a presumption in favour of sustainable development. In dealing with town centre developments Paragraph 85 (F) also states that Local Authorities should recognise that residential development often plays an important role in ensuring the vitality of centres and in encouraging residential development on appropriate sites.

9.4 Policy TR3 of the BLPSV deals with proposals for Maidenhead Town Centre. Part of the policy states:

“Development proposals for residential use on upper floors throughout Maidenhead town centre....will be encouraged.”

9.5 The application is effectively for an extension to the property above the ground floor retail use to provide additional residential units. The site is located within the urban area and centre of Maidenhead Town Centre in immediate and close proximity to local shops, services and amenities. The principle of redeveloping this site for a mixed town centre use and to make efficient use of previously developed land in a highly sustainable location is therefore acceptable and consistent with the aims and objectives of the AAP (2011) and the NPPF. This is subject to further material considerations, notably design and provision of a suitable residential environment, as set out below.

Issue ii) Design considerations including impact on the Conservation Area

Potential Impact on Heritage Assets

- 9.6 The site is within the Maidenhead Town Centre Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Policy CA2 of the Local Plan sets out the guidelines on development affecting conservation areas, the most relevant ones being: the requirement to enhance or preserve the character or appearance of the area and the protection of views that contribute to the distinctive character of the CA.
- 9.7 The NPPF identifies conservation areas as designated heritage assets and that great weight should be given to the asset's conservation, this includes their setting. The NPPF requires the assessment of the impact of the development on the significance of the heritage asset including the setting of the heritage asset. Where impact is harmful there are two levels of harm, 'substantial harm' and 'less than substantial harm'. Having established the level of harm the Framework then sets out a number of tests that, if met, might present substantial benefits, or in the case of less than substantial harm, public benefits weighed against the harm that would result from the development.
- 9.8 The Character Appraisal for the area sets out the significance and character of the area. Specifically in terms of this part of the High Street the appraisal identifies that there are a number of examples where contrasting painting schemes within a single building or block has a negative impact on the contribution a building makes to the character of the area. Many of the modern buildings inserted into the street frontage are of poor quality design with only token references to their historic context.
- 9.9 The existing building sits within a small stretch of terraced buildings reflecting post war era typology, with white render and large window openings at first floor. The existing building is considered to be incongruous both to its surroundings and its location and out of character with many taller buildings adjacent and opposite the site. This small stretch of terraced buildings offers very little positive contribution to the High Street with the abrupt gap in the street visually disrupting the flow of what otherwise is a charming series of varying window heights which differs from each and every building. The building eras also vary offering mixed period style architecture which all adds to the character of the Conservation Area.
- 9.10 The Conservation Officer considers that the proposed development does not preserve nor enhance the Conservation Area. There are concerns about the design approach, specifically in relation to the proposed height, roof form, proposed third floor deck, windows detail and material pallet. The design approach is therefore considered to be out of character with the area and could result in harm to the character and setting of the Conservation Area. However in assessing this harm, it is considered that this would be less than substantial. Accordingly and in line with the NPPF an assessment needs to be given over the public benefits associated with this application. An identifiable benefit associated with this proposed development is in the context of the recent planning permissions given at both 94- 96 and 100- 102 High Street and how this proposed development would provide a more integrated and coordinated approach along this part of the High Street. Cumulatively the proposals would make efficient use of previously developed land in a highly sustainable location.

Wider design considerations

- 9.11 Policy DG1 of the Local Plan provides the overall guidelines for assessing the design of new development. Policy H10 states that new residential development schemes will be required to display high standards of design and landscaping in order to create attractive, safe and diverse residential areas and, where possible, to enhance the existing environment. Policy MTC4: Quality Design, seeks development which should be appropriate in terms of site coverage, urban grain, layout, access, scale, proportion, mass and bulk, height, roofscape and landscape.
- 9.12 Section 12 of the NPPF deals with achieving well designed places and delivering development that will function and contribute to the overall quality of the area in the long term. To achieve this, development should be visually attractive as a result of good architecture, layout and appropriate

and effective landscaping; it should be sympathetic to local character and history, including the surrounding built environment and landscape setting.

- 9.13 The NPPF further encourages local planning authorities to utilise design advice and review arrangements, particularly for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should also have regard to the outcome from these processes, including any recommendations made by design review panels. The scheme was reviewed at pre-application stage by Design South East and the local planning authority has used Planning Delivery Funding to engage urban design consultants to comment and advise on this proposal.
- 9.14 In terms of achieving appropriate densities paragraph 122 of the NPPF is clear that planning decisions should support development that makes efficient use of land. This is subject to a number of factors including the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change.
- 9.15 Policy HO5 of the BLPSV states that proposals for higher density residential schemes in sustainable locations in and around town centres will be permitted, particularly those with good access to transport nodes and interchanges
- 9.16 No.98 is a slim terraced building, two storey in height with a flat roof. The wider northern side of the high street is characterised by buildings of varying heights typically 2-3 storeys in height. The rear of the buildings are accessed via West Street and are characterised by as disjointed service yard appearance. Many of the buildings have had various uncoordinated extensions undertaken over the years.
- 9.17 The proposed development would result in a building which would be four storeys in height, the top floor being contained within a mansard roof. With reference to the comments from the Conservation Officer it is considered that the roof form, proposed front deck areas and the use of slate roof tiles do not respond to the character of this area. However, with further reference to the above planning history the height and scale of the proposed development is reflective of that granted at the adjoining property at 100/102 High Street (our ref: 16/01667/FULL). The Officer report for application 16/01667/FULL states that:

"The upper floors will also have a more traditional appearance to better fit with the existing mix of predominantly Victorian and Georgian-style. This will be achieved through the use of a traditional brick façade with windows of an appropriate style and scale, the use of stone cornice banding and the fourth floor set approximately 9 metres back so that it would not be viewed from the High Street. There are buildings in the High Street of a similar height and as such it will have an appropriate relationship with its neighbours.

Subject to securing external materials and details of the shop front and the mansard roof (see conditions 2 and 3 in section 10), the proposals will preserve the character and appearance of the Conservation Area and in arriving at this recommendation special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990."

- 9.18 In considering that this proposed development reflects the same design, character and appearance as that at the adjoining site and as there has been no significant change in planning policy since the previous decision it is difficult to reach a different conclusion to that set out in the above Officer Assessment. Accordingly and in view of the decision under application 16/01667/FULL for 100-102 High Street the proposed visual appearance of this development is considered to be acceptable.

Issue iii) Highway safety considerations, including parking provision

- 9.19 Policy TF6 of the adopted Local Plan states that all development proposals will be expected to comply with the Council's adopted highway design standards. Policy MTC4 on Quality Design sets out that development will be expected to satisfactorily address traffic, movement, servicing

and parking impacts. Policies MTC14 and MTC15 of the AAP (2011) sets out that accessibility to the town centre will be optimised with an emphasis on sustainable modes of transport.

- 9.20 The NPPF states that developments should promote opportunities for sustainable transport modes that can provide safe and convenient access for all.
- 9.21 Policies MTC4, MTC14 and MTC15 of the AAP (2011) seek to ensure that proposals in Maidenhead Town Centre provide adequate levels of parking. The Council also published a Parking Strategy (2004) which sets out maximum parking standards for developments, which in Maidenhead Town Centre include maximum standards of 0.5 spaces for one bedroom units and 1 parking space for 2-3 bedroom units.
- 9.20 The application site boundaries are drawn around the existing footprint of the proposed building. Accordingly there are no highway works or modified accesses associated with the application. The proposed development seeks to retain the existing ground floor retail use and as such access arrangement for the commercial unit would be as existing.
- 9.21 The proposed development would result in a net increase of 3 units, requiring 2.5 parking spaces. There is no parking provision for the proposed units and no space within the application site to feasibly accommodate any form of parking. The application therefore needs to be considered in the context of the provision of no off-street parking provision.
- 9.22 Since these standards were published paragraph 106 of the NPPF now clarifies that:
- “Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.”*
- 9.23 Less weight can therefore be attributed to the Parking Strategy as it does not form part of the Development Plan and is not wholly consistent with the NPPF. Of more relevance, and as considered as part of other town centre applications, the most recent Census data shows that average car ownership of flats in the Town Centre is 0.48 parking spaces per unit. The proximity of public transport, retail, commercial and local facilities as well as on-street parking restrictions also have a bearing upon the levels of car ownership.
- 9.24 As part of any piecemeal redevelopments coming forward along the High Street, where land acquisition is difficult due to multiple ownerships, it is unlikely that off-street parking will be provided. If any redevelopment along this part of the High Street is to be supported it will have to be accepted that no parking will be provided. The recent planning permission on the adjoining sites have also accepted no off-street parking provision. It would therefore be unreasonable to reach a different conclusion for this scheme in this regard.
- 9.25 The site is significantly constrained by other buildings and accordingly it is recommended that in the event permission is granted that it is both reasonable and necessary to attach conditions regarding details of a construction traffic management plan in the interest of highway and pedestrian safety prior to any works on site, including demolition (condition 4).

Issue iv) Provision of a suitable residential environment

- 9.26 There is no specific policy in the Development Plan regarding provision of a suitable residential environment. Paragraph 127 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy HO3 of the BLPSV states that proposals for higher density residential schemes in sustainable locations in and around town centres will be permitted, this is subject to a number of factors including the need to ensure a satisfactory level of residential amenity for the proposed accommodation.

- 9.27 The government has also published Technical Housing Standards- nationally described space standards (2015) which sets out guidance on floorspace requirements for new developments. The proposed floor areas for the 3x flats would comply with these standards.
- 9.28 Whilst proposed flats would have sufficient floorspace, there are concerns regarding the provision of a suitable residential environment. One of the adjoining buildings, currently occupied by Wilko, extends across the rear elevation of No. 98. This results in the proposed rear elevation facing a brick wall some 2-3 storeys in height, positioned 3m to the immediate north of the proposed rear windows.
- 9.29 To overcome this the applicants have sought to provide dual aspect flats which also receive lighting from the front (southern elevation) which faces High Street. However this contrived layout means that bedrooms and living rooms to the first and second floor flats are laid out in a poor and tight fashion, daylight to the proposed living area would be limited. The proposed third floor which accommodates 1x bedroom flat has a more conventional layout and would provide better day/sunlight to the living rooms. The current height would also enable the rear facing windows to have some daylighting.
- 9.30 In terms of outdoor amenity space, rear facing recessed balconies are proposed to all units. These would be of little amenity value given they face the brick elevation of the adjacent building. Furthermore, being recessed they would result in further reducing any day lighting to the rear elevation of these flats. The upper floor one bedroom unit would afford a south facing terrace, this will provide some outdoor amenity for future occupiers. Of more benefit to outdoor amenity is this sites close proximity to Kidwells Park, which would offer outdoor amenity to future occupiers.
- 9.31 Plans have been amended since the initial submission to now provide refuse storage for both the residential and retail units within the ground floor of the property, along with the relevant cycle store. The proposed cycle store is only accessible via the entrance to No. 100- 102 High Street. The application shows that the applicants own the adjoining site of no 100- 102 High Street and shows that access to the proposed flats has to be via the adjoining building. Whilst this application is considered on its own merits a far more efficient and better laid out living environment would more than likely be provided if the applicant sought to bring forward the redevelopment of these units together instead of attempting to undertake this in a piecemeal fashion.
- 9.32 Overall it is not considered that the proposed layout would offer optimum standards of accommodation. However, based on the current adopted planning policy and indeed the layout approved as part of application 16/01667/FULL for No.100- 102 it is considered that a sustainable objection could not be raised to this proposed scheme as presented. Also relevant to such an assessment is that any future occupants of the units would be aware of the layout of the accommodation prior to occupation.
- 9.33 The proposed access, both at street level and internally is from the adjacent buildings 100- 102 High Street as shown in the approved plans for the redevelopment of the adjoining site (our ref: 16/01667/FULL). This is identified in the location plan as land within the blue line and under the applicant's ownership and control. In the event the application is approved it is both necessary and reasonable to attach a Grampian condition requiring the development of 100-102 High Street to have been completed prior to the occupation of the development hereby permitted in order to ensure suitable access to the proposed flats. Without the adjacent permission first being implemented access to the flats proposed as part of this application cannot be physically achieved (condition 3).

Issue vi) Impact on neighbouring amenity

- 9.34 There is no specific policy in the adopted Local Plan or the Maidenhead Town Centre AAP regarding impact on neighbouring amenity. Paragraph 127 (f) of the NPPF (2018) is a material planning consideration to be given significant weight and states developments should:

“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.

- 9.35 Policy SP3 of the BLPSV states that development will be expected to have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight.
- 9.36 Due to the siting and position of the proposed development it is not considered that the proposed development would significantly affect any nearby residential dwellings in terms of loss of light and/or overbearing impact or the future occupiers of the flats approved under application 16/01667/FULL.
- 9.37 As set out above one of the adjacent buildings, currently occupied by Wilko, extends beyond the proposed rear windows of this property. This assessment is made having due regard for this existing relationship. If and when the redevelopment of the adjacent building comes forward that application will be considered on its own merits.

Issue vii) Other material considerations

Environmental considerations

- 9.38 New development is expected to demonstrate how it has incorporated sustainable principles into its overall design including, construction techniques, renewable energy, green infrastructure and carbon reduction technologies.
- 9.39 The NPPF para 153 states that in determining planning applications developments should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.
- 9.40 The Design and Access Statement includes a Sustainable Design and Construction section however, this represents a poor attempt to identify the above, much of it comprising compliance with building regulations. Accordingly the proposed development fails to demonstrate how it would utilise renewable and carbon reduction technologies.
- 9.41 Whilst the site is in an Air Quality Management Area (AQMA) given the limitations on parking provision as part of this development it is not considered that the proposed development would have a significant affect the AQMA.
- 9.42 The site is not within flood zones 2 or 3. The site is unlikely to have any ecological value.

Housing Land Supply

- 9.43 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:
- “For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 9.44 Footnote 7 of the NPPF clarifies that policies which are most important for determining the application are out-of-date include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).
- 9.45 Following the Regulation 19 consultation on the Submission Version of the Local Plan, the Council formally submitted in January 2018. The Borough Local Plan Submissions Version sets

out a stepped housing trajectory over the plan period (2013-2033). As detailed in the supporting Housing Land Availability Assessment a five year supply of deliverable housing sites can be demonstrated against this proposed stepped trajectory. However as the BLPSV is not yet adopted planning policy, due regard also needs to be given regarding the NPPF standard method in national planning guidance to determine the minimum number of homes needed for the borough. At the time of writing, based on this methodology the Council is able to demonstrate a five year rolling housing land supply based on the current national guidance and thus the titled balance is not applied.

10. INFRASTRUCTURE PROVISION

- 10.1 The site is CIL liable however the CIL rate for Maidenhead Town Centre is set at £0 per square metre and as such there will be no CIL receipts generate from this development.
- 10.2 The proposed development is for 3 flats and as such affordable housing provision is not required as part of the proposal.

11. CONCLUSION

- 11.1 The principle of extending and redeveloping units along the High Street is supported by planning policy and by previous decisions made by the LPA.
- 11.2 Whilst the Conservation Officer has set out clear concerns that the proposed development would not preserve or enhance the character or appearance of the Conservation Area it is considered that this harm would be less than substantial. Accordingly and as required by the NPPF an assessment needs to be made against the public benefits of this scheme. A recognised benefit is that this scheme would provide a more integrated and coordinated approach when considering the proposed development in the context of the recent planning permissions given at both 94- 96 and 100- 102 High Street. Furthermore, cumulatively the proposals would make efficient use of previously developed land in a highly sustainable location. Also, as set out above in the officer assessment, given the previous planning permissions granted at both adjoining buildings it would be difficult to raise a design objection to the proposed development.
- 11.3 Officers also have concerns that the proposed development would not provide a good level of amenity for future occupiers; however, given the current policy framework, it is not considered that this harm carries sufficient weight to justify the refusal of this application.
- 11.4 The proposed development is not considered to raise any highway safety issues, although in this consideration it is accepted that due to land associated with this application site no parking provision would be acceptable in this location. This assessment is given having due regard that the previous permissions granted for the adjoining properties along the High Street has set a precedent for a certain height scale and architectural approach along this section of High Street but also the approach to parking provision in this location.
- 11.5 The proposed development is not considered to raise any issues in terms of neighbouring amenity. The proposed development fails to adequately demonstrate how it would utilise renewable and carbon reduction technologies. This weighs against the scheme, however given the size and scale of the development and its location in the Conservation Area such utilisation may be difficult to achieve.
- 11.6 On this basis it is considered difficult to raise objection to this scheme. Accordingly the application is recommended for approval.

12. APPENDICES TO THIS REPORT

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

13. 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 and full architectural details to be used on the external surfaces of the development shall be in accordance with those used in undertaking planning permission 16/01667/FULL for 100/102 High Street (or any revised 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 Policy - Local Plan DG1, CA2 and AAP MTC4.
- 3 The residential development hereby approved shall not be occupied until after the practical completion of planning permission 16/01667/FULL for 100/102 High Street (or any subsequent permission).
Reason: In the interests of providing a suitable residential environment and safe and secure access, as access to the proposed units and bike storage to this site is dependent on and via the redevelopment of the adjoining site. As required by the National Planning Policy Framework (2018).
- 4 Prior to the commencement of any works of demolition or construction a traffic 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 - the NPPF (2018), Local Plan T5 and AAP MTC4.
- 5 Prior to the commencement of any works of demolition or construction a site specific Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.
Reason: To protect the environmental interests (noise, air quality, waste, ground water, ecology, wildlife, water quality), amenity of the area and for highway safety and convenience. Relevant Policies - Local Plan CA2, LB2, DG1, NAP3, NAP4, T5, T7, ARCH2
- 6 No part of the development shall be occupied until full details of measures for secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport and encourage sustainable modes of transportation in accordance with the NPPF (2018) and Local Plan policies T7 and DG1
- 7 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development in accordance with the NPPF (2018) and Local Plan policies T7 and DG1
- 8 No development above Ground Finish Floor Level of the residential buildings hereby approved as part of the detailed application shall take place until full details of the acoustic and noise attenuation measures for the residential units hereby approved have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and retained as

such thereafter.

Reason: In the interests of the mutual amenity of future, and adjoining, occupiers of land and buildings. Relevant Policies - Local Plan NAP3, AAP MTC4

Informatives

- 1 The applicants is advised that whilst the officer recommendation is to permit the proposed development does not make the most efficient use of taking forward the comprehensive and visually successful redevelopment of this and the adjoining sites.
- 2 The applicant(s) are advised that applications for the discharge of conditions application can take up to 8 weeks. Such timeframes should be taken into account as part of the construction process. This will be longer if applicant(s) wish to submit additional information and/or amendments to overcome issues and concerns raised. The Local Planning Authority will expect agreements to extend the timeframe to consider discharge of conditions application where an applicant wishes to submit additional information and/or revisions amendments. Early engagement is encouraged to prevent lengthy delays.

181300

181200

181100

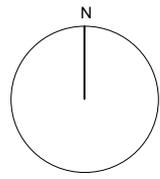
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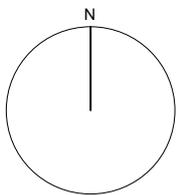
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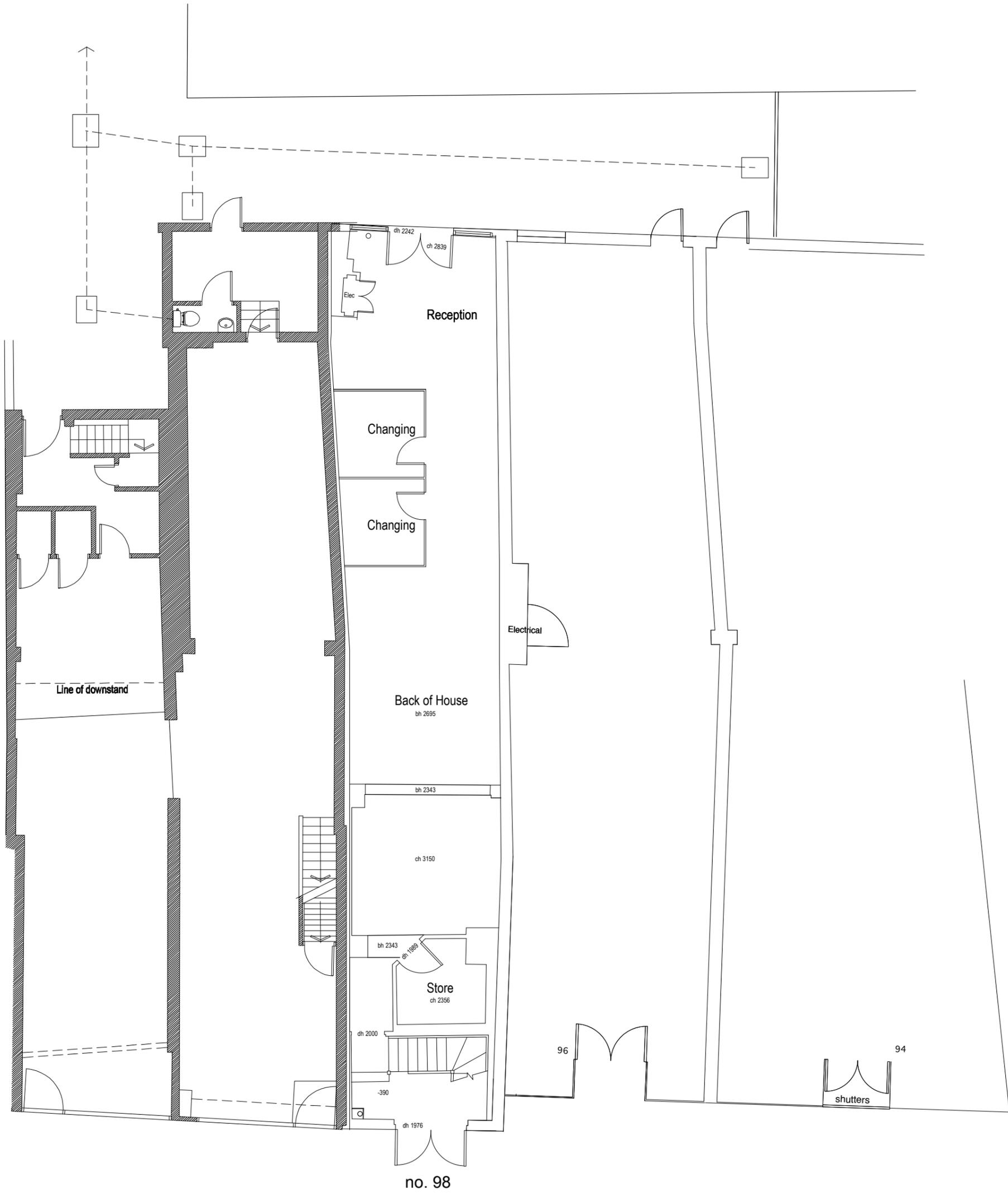
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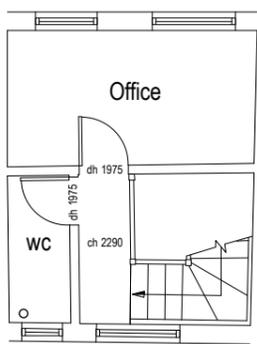
LOCATION PLAN
98 HIGH STREET
MAIDENHEAD
SCALE 1:1250



**BLOCK PLAN
98 HIGH STREET
MAIDENHEAD
SCALE 1:500**



no. 98
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

PROPOSED NEW FLATS AT
98 HIGH STREET
MAIDENHEAD
BERKSHIRE

SCALE 1:100 AT A3

DATE NOV 2018

DRG No 180724 R5



stephen varney associates
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tel 01628 290509
email design@svaarchitects.co.uk



PROPOSED GROUND FLOOR PLAN

<p>PROPOSED NEW FLATS AT 98 HIGH STREET MAIDENHEAD BERKSHIRE</p>	
<p>SCALE 1:100 AT A3 DATE NOV 2018 DRG No 180724 R5</p>	<p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel 01628 290509 email design@svaarchitects.co.uk</p>



no. 98

PROPOSED FIRST FLOOR PLAN

PROPOSED NEW FLATS AT
98 HIGH STREET
MAIDENHEAD
BERKSHIRE

SCALE 1:100 AT A3

DATE NOV 2018

DRG No 180724 R5



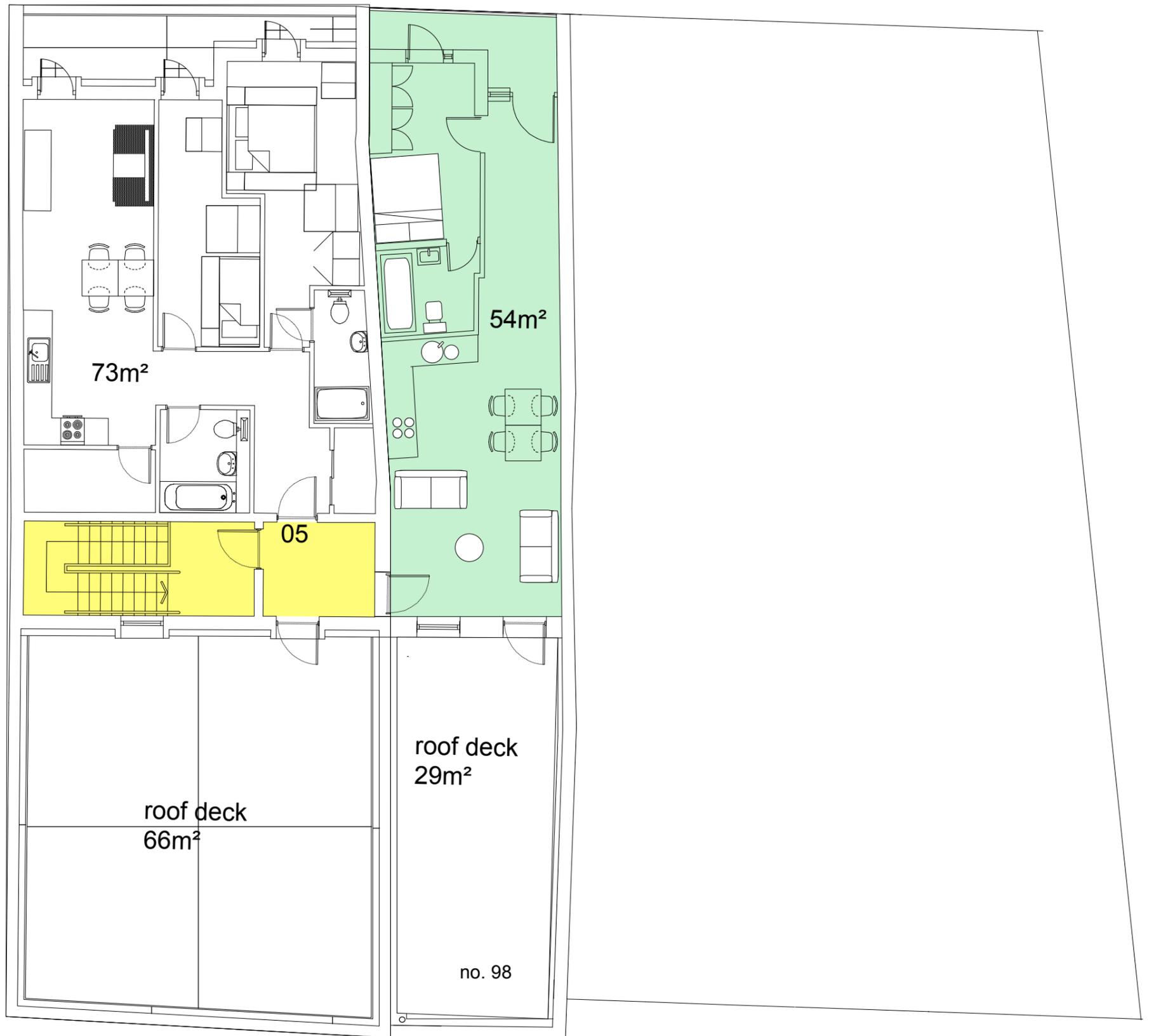
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MAIDENHEAD
BERKSHIRE SL6 1NJ
tel 01628 290509
email design@svaarchitects.co.uk



no. 98

PROPOSED SECOND FLOOR PLAN

<p>PROPOSED NEW FLATS AT 98 HIGH STREET MAIDENHEAD BERKSHIRE</p> <p>SCALE 1:100 AT A3</p> <p>DATE NOV 2018</p> <p>DRG No 180724 R5</p>	 <p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel 01628 290509 email design@svaarchitects.co.uk</p>
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PROPOSED THIRD FLOOR PLAN

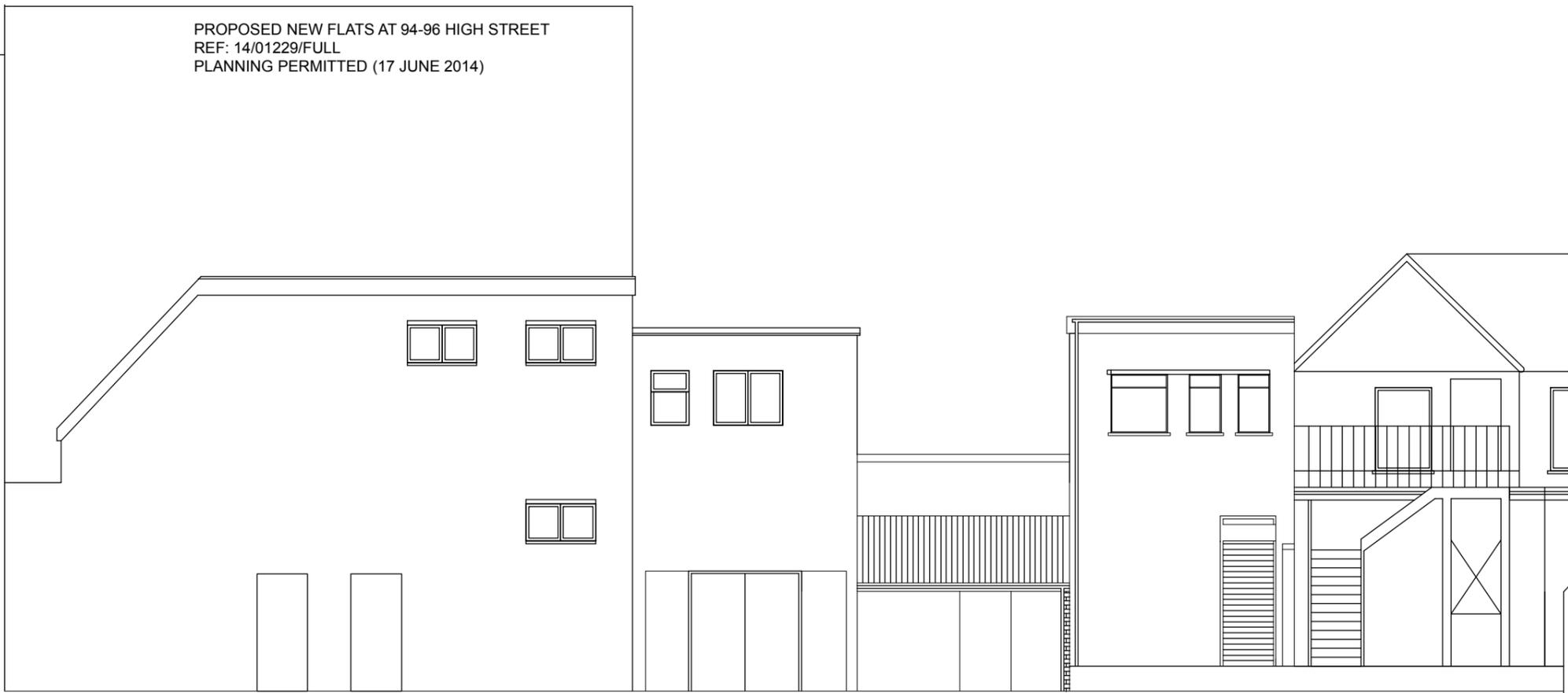
<p>PROPOSED NEW FLATS AT 98 HIGH STREET MAIDENHEAD BERKSHIRE</p>	
<p>SCALE 1:100 AT A3 DATE NOV 2018 DRG No 180724 R5</p>	<p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel 01628 290509 email design@svaarchitects.co.uk</p>



PROPOSED ROOF PLAN

<p>PROPOSED NEW FLATS AT 98 HIGH STREET MAIDENHEAD BERKSHIRE</p> <p>SCALE 1:100 AT A3</p> <p>DATE NOV 2018</p> <p>DRG No 180724 R5</p>	 <p>stephen varney associates SIENA COURT THE BROADWAY MAIDENHEAD BERKSHIRE SL6 1NJ tel 01628 290509 email design@svaarchitects.co.uk</p>
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PROPOSED NEW FLATS AT 94-96 HIGH STREET
 REF: 14/01229/FULL
 PLANNING PERMITTED (17 JUNE 2014)



no. 92

no. 94 - 96

no. 98

no. 100-102

EXISTING REAR ELEVATION

PROPOSED NEW FLATS AT 94-96 HIGH STREET
 REF: 14/01229/FULL
 PLANNING PERMITTED (17 JUNE 2014)

CURRENT APPLICATION

PROPOSED NEW FLATS
 AT 100-102 HIGH STREET MAIDENHEAD
 REF: 16/01667/FULL
 PLANNING PERMITTED (16 SEP 2016)



no. 92

no. 94 - 96

no. 98

no. 100-102

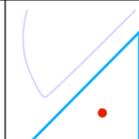
PROPOSED REAR ELEVATION

PROPOSED NEW FLATS AT
 98 HIGH STREET
 MAIDENHEAD
 BERKSHIRE

SCALE 1:100 AT A3

DATE NOV 2018

DRG No 180724 R5



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PROPOSED NEW FLATS AT 94-96 HIGH STREET
 REF: 14/01229/FULL
 PLANNING PERMITTED (17 JUNE 2014)



PROPOSED NEW FLATS
 AT 100-102 HIGH STREET MAIDENHEAD
 REF: 16/01667/FULL
 PLANNING PERMITTED (16 SEP 2016)

CURRENT APPLICATION

PROPOSED NEW FLATS AT 94-96 HIGH STREET
 REF: 14/01229/FULL
 PLANNING PERMITTED (17 JUNE 2014)



PROPOSED NEW FLATS AT
 98 HIGH STREET
 MAIDENHEAD
 BERKSHIRE

SCALE 1:100 AT A3

DATE NOV 2018

DRG No 180724 R5



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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 4

Application No.:	18/03098/FULL
Location:	Sherringham Moneyrow Green Holyport Maidenhead SL6 2ND
Proposal:	Raising of main ridge to enable accommodation at first floor level with hip to half hip additions, front and rear dormers, first floor front and single storey rear extensions, enlargement of existing garage alterations and new cladding to external walls.
Applicant:	Ms Gaskell
Agent:	Mr Jonathan Heighway
Parish/Ward:	Bray Parish/Bray Ward
If you have a question about this report, please contact: Dariusz Kusyk on 01628796812 or at dariusz.kusyk@rbwm.gov.uk	

1. SUMMARY

- 1.1 Due to an excessive proposed increase in terms of the scale and floorspace of the dwellinghouse in comparison with the original building, the proposal would comprise inappropriate development in the Green Belt that would be harmful to the openness of the Green Belt. No Very Special Circumstances exist that would outweigh the harm to the Green Belt and consequently the proposal is contrary to policies GB1, GB2 and GB4 of the adopted Local Plan, policies SP1 and SP5 of the Borough Local Plan: Submission Version 2017 and Section 13 of the National Planning Policy Framework – Protecting Green Belt Land.

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. | Inappropriate development in the Green Belt resulting in harm to its openness. |
|-----------|---|

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor D.M.Coppinger, in order to '*ensure that all factors are considered not just the size of the extension*'.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application property is a single storey detached bungalow with an attached single garage, sited within a corner plot, with its front elevation clearly visible within the street-scene. The host dwelling is surrounded by numerous, mature trees and bushes along its side and rear boundary, providing a pleasant, attractive green backdrop to this house and forming part of the verdant character of this part of Moneyrow Green.
- 3.2 The application site is located to the south of Holyport, within the Green Belt. The surrounding area is characterised by mixed predominantly residential development fronting Moneyrow Green with some cul-de-sac developments. The main dwelling lies within a group of four properties sited between Bartletts Lane and The Fieldings, which comprise three bungalows and one two storey dwelling.
- 3.3 Sherringham is adjacent to more contemporary development in The Fieldings comprising two storey detached or semi-detached dwellings to the south and west. However, due to significant, dense and high landscaping along the side and rear boundaries, the application dwelling is screened from public views along The Fieldings and therefore does not appear visually integrated with this development.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposed development includes raising of the roof, to provide first floor accommodation, including the erection of one rear and two front dormers, a two storey barn-hipped gable to the front and two infill single storey rear extensions.

Ref.	Description	Decision and Date
18/01721 /FULL	Construction of first floor above existing bungalow, incorporating gable ended roof and front and rear facing dormers, first floor front and single storey rear extensions, enlargement of existing garage, alterations and new cladding to external walls.	Withdrawn 31/07/2018 –
418457	Single storey rear extension.	Approved 10/07/1986 –

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan (1999)

- 5.1 The main Development Plan policies applying to the site are:

	Within settlement area	Green Belt
Local Plan	DG1, H14	GB1, GB2, GB3, GB4

These policies can be found at:

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

5.2 Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate Development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents is now being examined by the Planning Inspectorate on behalf of the Secretary of State.

The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at

this stage as a material planning consideration will differ depending on the level and type of representation to that policy. This is addressed in more details in the assessment below.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view using link at paragraph 5.2

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- Impact upon the host dwelling and character of the surrounding area;
- Impact upon the Green Belt;
- Impact upon the neighbouring properties;
- Highways and parking impact;

Impact upon the host dwelling and character of the surrounding area

6.2 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Achieving well-designed places) and Local Plan Policies DG1, H14 advice that all development should seek to achieve a high quality of design that improves the character and quality of an area.

6.3 The proposal would comprise a combination of extensions to the existing single storey bungalow, which would be of contrasting materials in relation to the main house, being slate tiles, render and cement board cladding, as opposed to the brick and concrete roof tiles used in the construction of the existing house. Because of a mixed character of the streetscene in this part of Moneyrow Green, it is considered that in this case, the contrasting extension would appear uncontentious upon the main house's appearance and design and would not be harmful to the character of the surrounding area.

6.4 The proposed development would significantly alter the existing bungalow's roof form and overall design. The proposed barn-hip roof form with raised ridge level, in itself would be considered acceptable in relation to the host dwelling's design and uncontentious upon the character of the streetscene.

Impact upon the Green Belt

6.5 The NPPF and policy GB1 of the Local Plan attach great importance to the Green Belt, and establish that new buildings within it are inappropriate, except in certain circumstances. Paragraph 145 of the NPPF states that an extension to a building in the Green Belt is not inappropriate, provided it does not result in disproportionate additions over and above the size of the original building. Policy GB4 of the Local Plan generally accords with the NPPF and states that proposals for extensions to existing dwellings in the Green Belt will only be approved where they do not result in a disproportionate additions over and above the size of the original dwelling. The supporting text to the policy explains that a disproportionate addition can occur through one large extension or through the cumulative impact of a series of small ones. In terms of assessing whether a proposal will result in a disproportionate addition, its (cumulative) floorspace is a guiding factor, together with its bulk and scale and its consequent impact on the openness of the Green Belt.

- 6.6 The application property has been already extended with a single storey rear addition, which constitutes an enlargement of approximately 33.0m², amounting to a 39% increase in floorspace in comparison with the original dwelling.
- 6.7 The proposed combination of extensions at ground and first floor level would constitute an additional enlargement of the original floorspace by a further 70.5m². The proposed development, in combination with the already implemented single storey rear addition, would result in an excessive and inappropriate floorspace increase of approximately 122%, from 85m² up to around 188.5m².
- 6.8 It is acknowledged from planning history that a number of dwellinghouses within proximity of the application site have themselves been extended, nevertheless they are not as substantial as that the subject of this application. The approved extensions within the surrounding area include inter alia:
- Twin Cedars (around 40.0m from the Sheringham) – 55% floorspace increase;
 - Rowancroft (around 100.0m from the Sheringham) – 46.6% floorspace increase;
 - Firside (around 50.0m from the Sheringham) – replacement dwelling, which included around 20% floorspace increase;
 - Penny Haven (adjacent dwelling to the north) – replacement dwelling approved under out-of-date policies in 1992.

Furthermore, in a recent appeal decision (December 2018) dismissing an appeal against the refusal of an application for the erection of single storey rear and side extensions at Willow Field Barn, Sturt Green (18/02064/FULL) the Inspector stated the following: -

The Framework does not provide any definition or specific guidance to assist in establishing what is or not disproportionate, while Saved Policy GB4 states that floorspace will be a guiding, though not sole, factor. In my experience, and as a rule of thumb, an increase of over 50% of the size of the original building is usually disproportionate. On the basis of the above calculations, the proposal would result in an increase of over 63%. Even so, volume and form of the building and extension also need to be considered.

- 6.9 Following on from this, the proposed development would result in a disproportionate (cumulatively with the previous extensions) and significant increase in terms of the overall scale, height and depth of the original building. Given that the originally built dwelling was about 7.3m deep, the proposed rear extension would add a further 5.0m, across the entire rear elevation, which in combination with three additional dormers and an extension of the rear hipped roof to a 5.1m high glazed gable, would appear excessive in scale and bulk. Also the raising of the roof would effectively lead to a height increase of about 1.0m. The proposed first floor extension, in combination with the alteration of the roof from hipped to barn-hip, would result in a disproportionate, unacceptable and inappropriate increase in terms of the scale of the entire house.
- 6.10 Openness is an essential characteristic of the Green Belt. The bulk of the building would be increased by additional built development, particularly through the provision of a first floor and consequent increase in height and overall bulk. Therefore, irrespective of the wider perception of it, the proposal would reduce Green Belt openness. Even if in isolation it is concluded that the effect on openness would be minimal, substantial weight should still be given to Green Belt harm, and very special circumstances will not exist unless the harm to the Green Belt is clearly outweighed by other considerations.

Impact upon the neighbouring properties

- 6.11 The proposed development, due to its corner plot position, significant and dense screening along the side and rear boundaries and sufficient separation distances from neighbouring dwellings, would not be considered to result in any adverse impact on neighbouring properties in terms of overshadowing or appearing overbearing.

- 6.12 The proposal includes numerous new upper-level dormer windows within the front and rear roofslope, however given the separation distances of around 40.0m from the semi-detached houses to the rear or circa 30.0m from the Honeywood Cottage to the front, no detrimental loss of privacy would arise. The proposed upper-level rooflights within the side roofslopes would serve as an additional source of light only and would not therefore result in any undue overlooking.

Parking

- 6.13 Sufficient space would remain on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

9 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 02/11/2018.

No letters were received either objecting or supporting the application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Bray Parish Council	Recommended for approval.	See paragraph 6.

8. APPENDICES TO THIS REPORT

- Appendix A – Existing floorplans and elevations with Location plan – ref. 1645/03;
- Appendix B – Proposed floorplans and elevations with Block plan – ref. 1645/04.

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 NPPF.

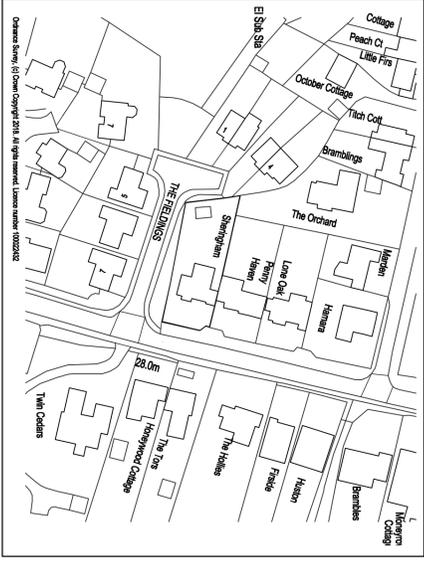
In this case the issues have been successfully/unsuccessfully resolved.

9. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

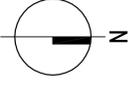
- 1 The proposed development, when considered cumulatively with previous extensions to this dwelling, would amount to a disproportionate addition to the original building. Consequently the proposal would comprise inappropriate development that, by definition, would be harmful to the openness of the Green Belt. and no very special circumstances exist that would outweigh this harm to the Green Belt. The proposal is therefore contrary to section 13 of the NPPF and to policies GB1, GB2 & GB4 of the adopted Local Plan and policies SP1 & SP5 of the Borough Local Plan: Submission Version.

NOTES:

-  New walls
-  Existing walls
-  Existing removed

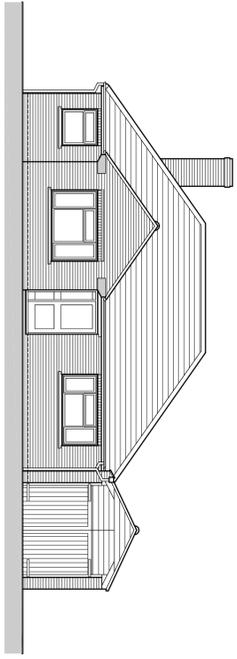


Site Location Plan 1:1250

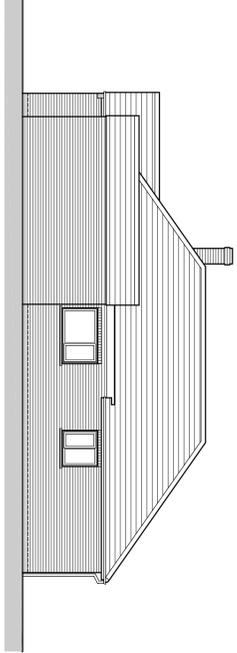


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Scale 1:1250

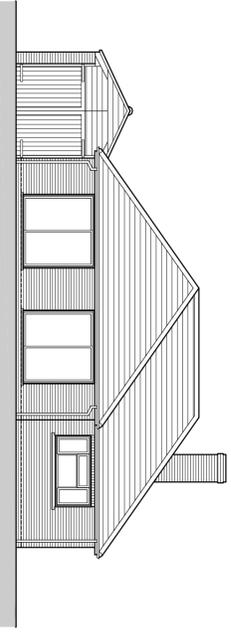
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
Scale 1:100



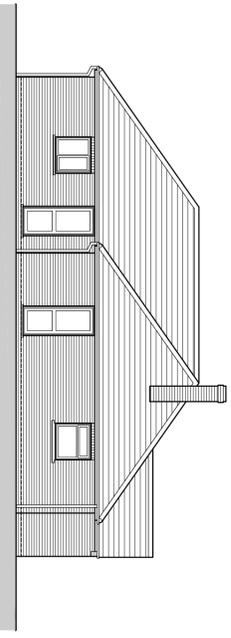
East Elevation



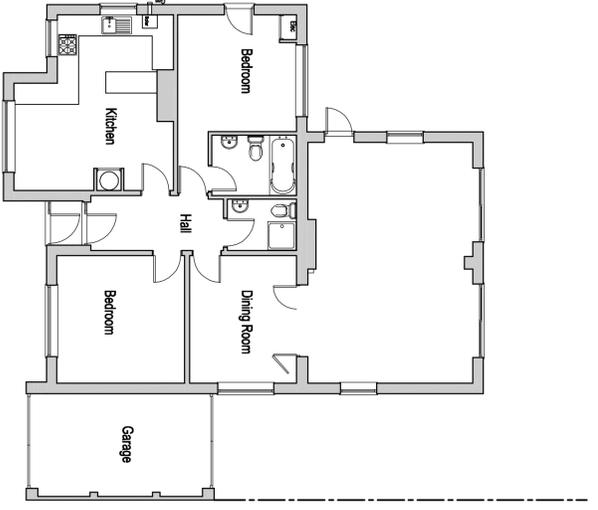
North Elevation



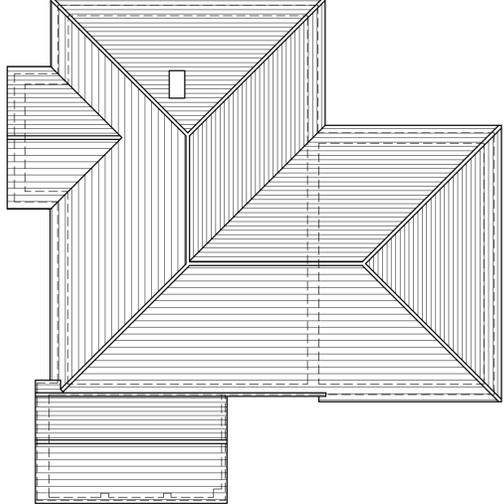
West Elevation



South Elevation



Ground Floor Plan



Roof Plan

HAA take no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions. Dimensions are given in millimetres unless otherwise stated. All dimensions are to the centre of the element unless otherwise stated. The siting of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon siting part or from without the written consent of Heighway Associates Architects.

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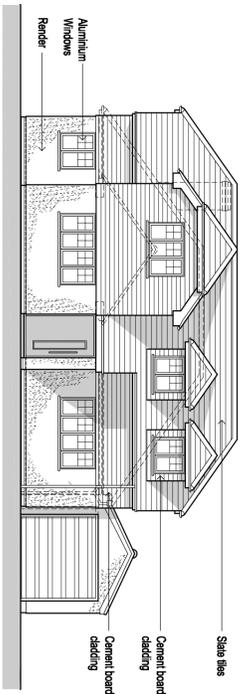


Client: Mr Robertson & Miss Gaskell

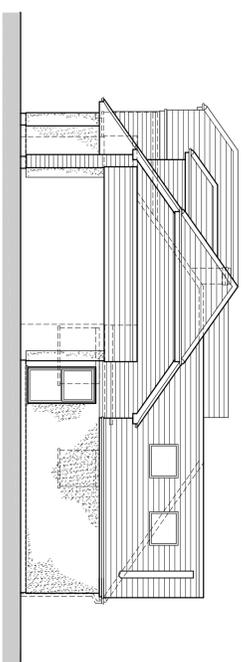
Project: Sheringham, Moneyrow Green
 Holyport SL6 2ND
Title: Existing Plans & Elevations

Issue: Planning
Scale: 1:100 @ A1
Date: October 2018
Drawg No: 1645/03
Rev:

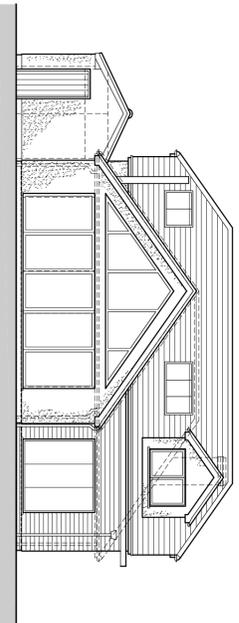
REVISION	DATE	DETAILS	CHECKED



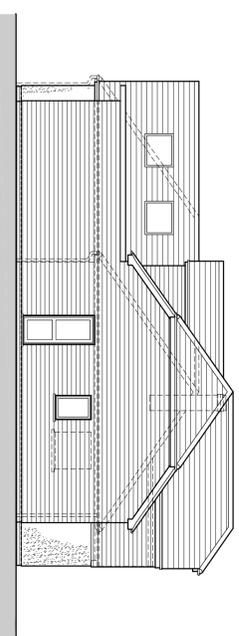
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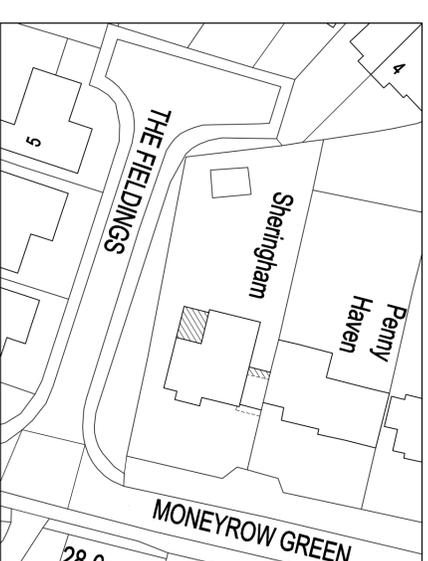
North Elevation



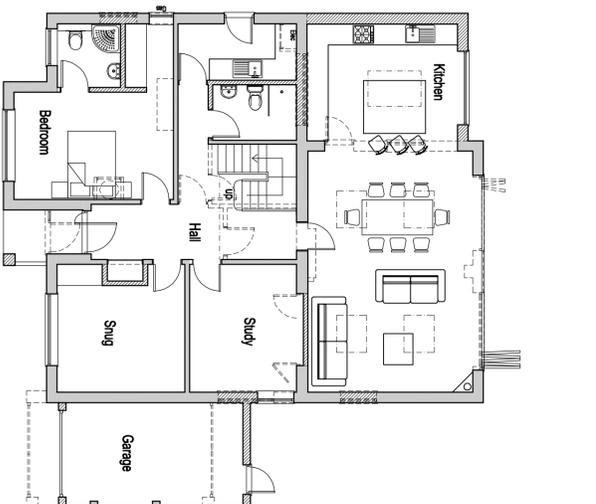
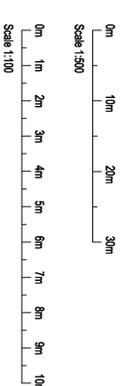
West Elevation



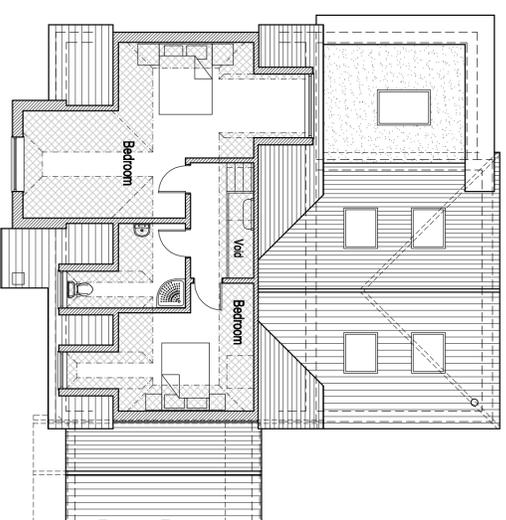
South Elevation



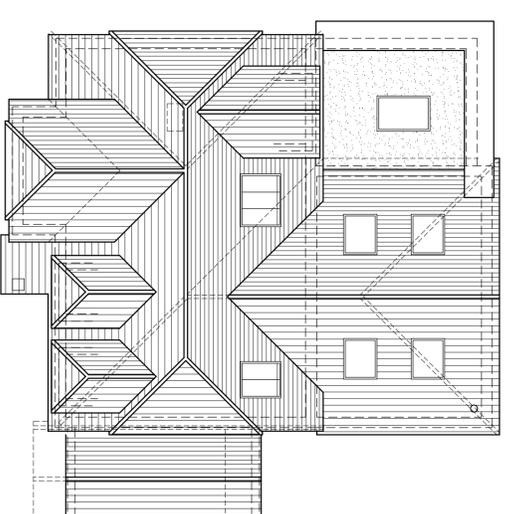
Block Plan 1:500



Ground Floor Plan



First Floor Plan



Roof Plan

NOTES:

- New walls
- Existing walls
- Existing removed

REVISION	DATE	DETAILS	CHECKED

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Client: Mr Robertson & Miss Gaskell

Project: Sheringham, Moneyrow Green
 Holyport SL6 2ND
 Title: Proposed Plans & Elevations

Issue: Planning
 Scale: 1:100 @ A1
 Date: October 2018
 Drwg No: 1645/04 Rev:

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 5

Application No.:	18/03171/FULL
Location:	46 Barn Drive Maidenhead SL6 3PR
Proposal:	Alterations to existing bay window, new front canopy, part single part two story side extension, first floor rear extension with Juliette balcony and alterations to fenestration
Applicant:	Mrs Hull
Agent:	Mr Adrian Collett
Parish/Ward:	Cox Green Parish/Cox Green Ward
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 proposed extensions would be in keeping with the design of the house, and would not impact to an unacceptable degree on the amenities of the occupants of the neighbouring dwellings. The issue of daylight and sunlight impact on the neighbouring property has been carefully considered and a professional report has been submitted by the applicants which concludes that there would be no significant impact in this regard. There would be no harm to the street scene or the character of the area. The proposal complies with relevant development plan policies and is recommended for approval in light of there being no material considerations to the contrary.

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 Ross McWilliams only if the recommendation of the Head of Planning is to approve for the following reason: Contacted by a concerned neighbour who wanted the opportunity to put their case forward directly to the panel should the application be recommended for approval.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a detached house in a staggered row of houses on a small estate to the west of Maidenhead. The houses were built in the early 1970s, and are mock Georgian in character.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposals comprise alterations to the existing bay window to the front of the dwelling, a new front canopy, a part single part two storey side extension, a first floor rear extension with Juliette balcony and alterations to the fenestration.

Ref.	Description	Decision and Date
88/00456	Single storey rear extension and front and rear garage extension.	Approved 2.2.1989

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan (1999)

- 5.1 The main Development Plan policies 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

5.2 Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3

- 5.3 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for examination in January 2018, with the first examination stage taking place in June 2018.
- 5.4 The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy.
- 5.5 In this case, policies SP2 and SP3 are given significant weight as a material planning consideration.

This Submission Version of the Borough Local Plan can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i whether the proposal is in keeping with the design of the house, the street scene, and the character of the area; and
- ii whether the proposal would harm the amenities of the occupants of neighbouring dwellings; and
- iii whether there is sufficient parking space on site for the resultant dwelling.

Design

- 6.2 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Requiring Good Design) and Local Plan Policy DG1, advises that all development should seek to achieve a high quality of design that improves the character and

quality of an area. The side extension to the south would have a gap of 1m to the boundary at first floor level and it is therefore considered that this would not result in a terracing effect. It is also set back from the front elevation of the house, so that the existing visual separation with the neighbouring property would be maintained. The rear extension would be no closer to the side boundary than the existing wall of the house at 0.6m, so again there would be no terracing effect on this side. The square front bay window would be in place of an existing curved bay window, and would not appear out of keeping. The rear ground floor dining room would have a large bi-fold door in place of the existing window and patio doors, and would be an attractive addition to the house. The proposal is considered to respect the appearance and design of the host dwelling and the appearance and character of the street scene would not be harmed.

Amenities

- 6.3 The main issue regarding neighbouring amenities is the impact of the first floor rear extension on the neighbouring property at no. 47. No 46 is due south of no. 47, and is set further back on the site in a staggered manner in relation to no. 47. Consequently, the impact on daylight and sunlight to no. 47 has been carefully considered. It is noted that no. 47 has a detached garage and driveway which lie between the two houses, and the house walls of the two houses are 3.3m apart. The distance from the centre point of the nearest living room rear window at no. 47 to the side wall of no. 46 is 5.4m.
- 6.4 A daylight and sunlight assessment report by professional environmental consultants has been submitted in support of the application, in response to objections from the neighbour. This report follows the procedures recommended by the Building Research Establishment (BRE) in assessing the impact on the neighbouring property in terms of daylight and sunlight.
- 6.5 For all of the seven windows assessed, the consultants concluded that there would be no significant impact on daylight. Furthermore, the proposed first floor rear extension does not cross a line drawn at 45 degrees from the centre point of the nearest neighbouring rear window, so the rear extension would not cause a material loss of light to that window. Officers have carried out their own assessment of the propensity of the proposed first floor extension to impact on the amenities of the occupants of No. 47, both in terms of loss of light within the house and overshadowing of the rear garden area. Whilst it is accepted that there would be some resultant loss of amenity, your officers concur with the conclusions of the report submitted by the applicants and consider that, on balance, a reason for refusal could not be substantiated on this basis.
- 6.6 The design of the first floor rear extension has been amended in the course of the application to remove a side facing window to the bedroom to prevent overlooking of the neighbour, and to make the proposed gable roof into a hipped roof to allow more sunlight to pass by the extension to the neighbour's windows. The rear Juliette balcony would have a relationship to the neighbouring gardens which would be typical of rear windows and Juliette balconies in urban areas, and would not cause unacceptable overlooking. It is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

Parking

- 6.7 Sufficient space would remain on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

6 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 13.11.2018.

2 letters were received supporting the application, summarised as:

Comment		Where in the report this is considered
1.	We have no objection and are happy for the proposed works to go ahead.	7
2.	I have no objections to these plans. They are good neighbours who require more space.	7

A number of letters from one neighbour were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	The proposed first floor rear extension would adversely affect no. 47.	6.3-6.6
2.	If 44, 45, 46, 47 all added first floor rear extensions the whole block would be severely affected.	-
3.	The rear extension would severely affect light to my lounge and garden	6.3-6.6
4.	It will deny us opportunity to sit in the morning and afternoon sunshine, which we have done for 45 years. We are retired and are there all day.	As above
5.	There is a probable adverse effect on heating and a detrimental environmental effect on plants and wildlife (bats will be scared away).	-
6.	Currently the whole rear of my house is bathed in light from 13.00 on. The proposed extension will block this for most of the day and cast continuous shadow over the whole garden.	6.3-6.6
7.	At 45% (sic) the sun does not appear in the lounge all day.	6.3-6.6
8.	The photographs taken on 19 November show that the sight of the sun would be blocked all day.	6.3-6.6
9.	Suggest they extend into the loft instead.	-
10.	The side window would result in loss of privacy. The Juliette balcony would overlook my garden.	6.6
11.	No. 50 has recently built a single storey rear extension with advice not even to apply for a first floor, and no. 43 was recently refused a first floor extension.	-
12.	The Council's policy is 2 storey extensions should be more than 1m from the boundary, and this would only be 0.65m. It would introduce a terracing effect.	6.2
13.	I think the statement in point 6 about trees is incorrect.	-
14.	First floor extensions should be discouraged in Barn Drive.	-
14.	It does not comply with the 45% (sic) rule.	6.5
15.	It would create a cruel 26ft by 19ft wall and would decimate/ block amenities.	6.3-6.6
16.	The space requirement of no. 46 should be relocated away from no. 47's boundary	-
17.	Daylight/sunlight issues seem inadequately explored by the applicant	6.3-6.6

	prior to finalising the design.	
18.	It is within my worst nightmares to envisage a first floor rear extension on its north boundary which is alien/ out of character and decimates long enjoyed amenities.	6.2-6.6
19.	The BRE advises that daylight/ overshadowing issues should be considered before submitting a planning application.	-
20.	My seating area is close to the house and would be severely affected.	6.6
21.	BRE seems to suggest summer sun is more important than winter sun.	-
22.	The conclusion should be: after extension there will be no/ little winter sunshine for 180 days to no. 47 lounge.	6.3-6.6
23.	Please refuse this application.	-

Consultees

Consultee	Comment	Where in the report this is considered
Cox Green Parish Council	The proposal would have a detrimental impact upon the residential amenities of the neighbouring property by virtue of the loss of light and loss of privacy by overlooking. The bulk and mass of the proposal represents overdevelopment which would result in a terracing effect out of keeping with the established design of the locality. Note if approved a condition is sought to remove the side facing window to reduce the impact on the residential amenities of the neighbouring property.	6.2-6.6

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing and proposed plans
- Appendix C – Proposed 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. 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 the 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 No windows shall be inserted at first floor level in the flank elevations of the extensions 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 H14.

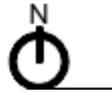
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

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

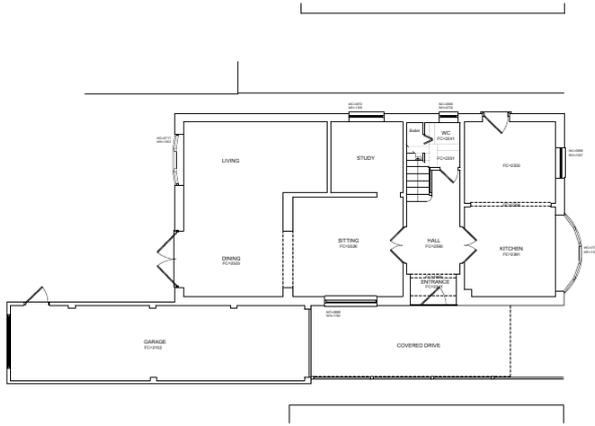


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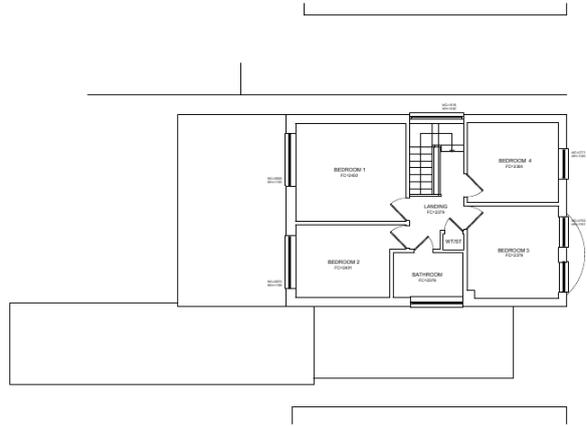
Site Plan 1:1250



Appendix A

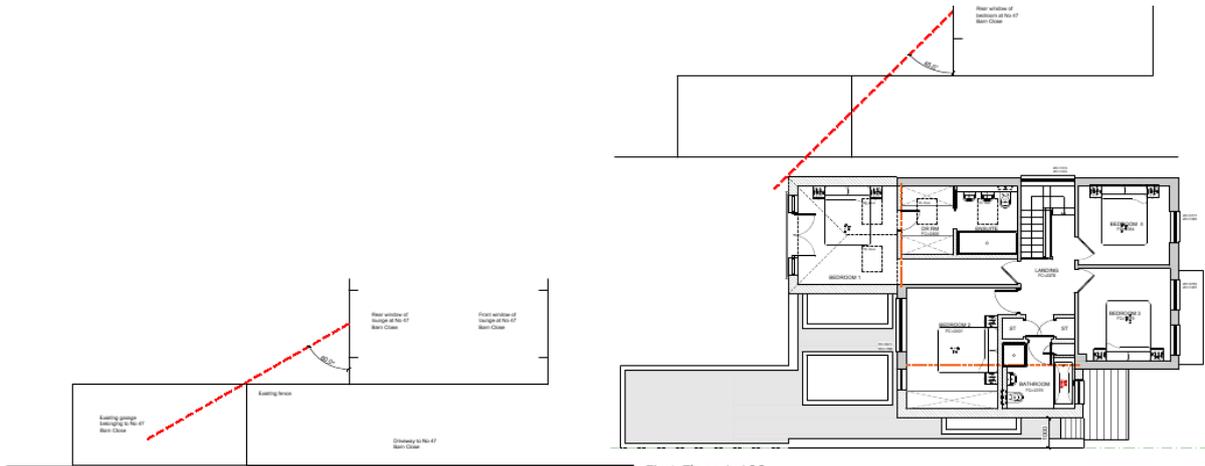


Ground Floor 1:100

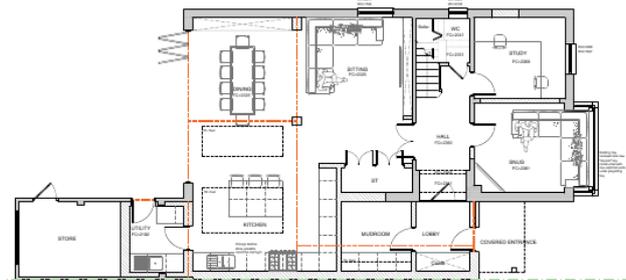


First Floor 1:100

Existing plans



First Floor 1:100



Ground Floor 1:100

FOR PLANNING

Project: 46 Barn Drive, Maidenhead - SL6 3PR

Site: PROPOSED PLANS

Planning Ref: 18A026/PL03

Date: JUL'18

Scale: GP As Stated

Sheet: C of A3

artichoke : architectural consultancy
 71 Clewer Hill Road - Windsor - SL4 4DE
 T: 01753 876147 F: 01753 518156

Proposed plans

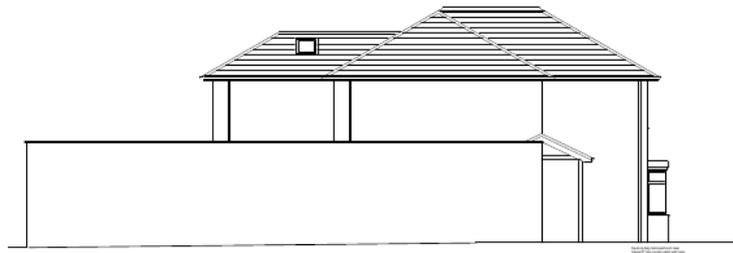
Appendix B



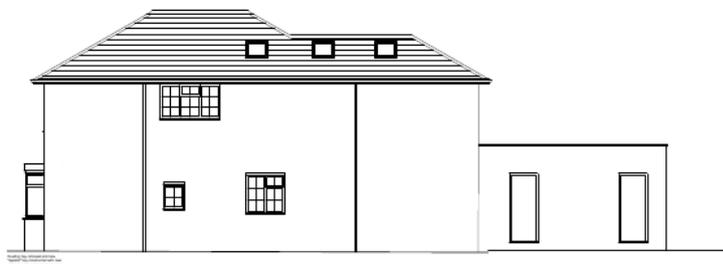
Front Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

23 January 2019

Item: 6

Application No.:	18/03294/OUT
Location:	Land Between The Lodge And Garden Cottage Fifield Road Fifield Maidenhead
Proposal:	Outline application for two dwellings with all matters reserved
Applicant:	Mr Bennett
Agent:	Mr Jack Clegg
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk

1. SUMMARY

- 1.1.1 Outline consent is sought to erect two detached dwellings on a plot of land situated between two existing properties, The Lodge and Gardeners Cottage in Fifield Road. The application has been submitted in order to establish whether the principal of erecting two dwellings on the site, which lies within the Green Belt, would be acceptable. All other matters, including access, appearance, landscaping, layout and scale are reserved for subsequent approval.
- 1.2 The National Planning Policy Framework allows for limited infilling in villages within the Green Belt (paragraph 145 e). It is considered that the erection of two dwellings sited between two existing dwellings in Fifield Road would constitute 'limited' infilling. The site lies immediately adjacent to the defined settlement boundary of Fifield and it has been assessed that the proposal could reasonably be considered to constitute limited infilling within the village of Fifield. As such it has been determined to constitute appropriate development in the Green Belt in accordance with the NPPF.

It is recommended the Panel grants outline consent with the conditions listed in Section 13 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Walters, if the recommendation is to grant approval, in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises a large plot of land situated between The Lodge (a bungalow) and Gardeners Cottage (a two storey dwelling). The site is currently overgrown and has a concrete driveway which runs along the northern flank boundary of the site. There is evidence that building waste materials has been dumped on the site in the past, although there is currently no sign of any commercial activity other than a van parked close to the road frontage. The site is served by an existing vehicular access off Fifield Road and a close boarded fence and grass verge runs along the site frontage. The site is mainly flat but rises up at the rear towards the open fields beyond.
- 3.2 To the north of the site lies a continuous frontage of predominantly detached bungalows/chalet bungalows situated on the eastern side of Fifield Road. These properties lie within the defined settlement area as designated in the adopted and emerging local plan. The application site lies just outside the defined settlement area.

4. KEY CONSTRAINTS

4.1 The site lies within the designated Green Belt.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 Outline consent it sought to erect two detached dwellings. All matters including access, appearance, landscaping, layout and scale are reserved for subsequent approval. The plot of land measures 36m in width by 55m in depth.

5.2 There is planning and enforcement history relating to this site.

Reference	Description	Decision
14/01612/OUT	Outline application (with appearance, landscaping, layout and scale reserved) for the erection of 7 x dwellings	Withdrawn
10/02601/FULL	Erection of an agricultural storage building	Refused on Green Belt grounds and dismissed on appeal.
05/00165/FULL	Erection of an agricultural storage building.	Permitted (now lapsed)
97/31298/OUT	Detached house and garage – land adjacent to Pond Farm	Withdrawn
94/00411/OUT	One detached dwelling house – land adjacent to Pond Farm	Refused
89/00441/REM	Details of bungalow allowed on planning permission 420953 – land adjacent to Pond Farm	Permitted
88/00271/OUT	Erection of detached bungalow and garage - land between Pond Cottage and Gardeners Cottage	Refused
87/00244/OUT	Erection of bungalow – land adjacent to Pond Bungalow	Refused

It can be seen from the planning history that there have been several attempts in the past to obtain planning permission for at least one dwelling on the site. However with the exception of the latest application in 2014, which proposed the erection of 7 dwellings on the site (and was withdrawn), all the other applications pre-date the NPPF. From the enforcement history it would appear that the site has been used to dump and burn builder's waste material in the past.

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (1999)

6.1 The main development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area	DG1, H10,H11
Green Belt	GB1, GB2, GB3
Highways	P4 AND T5

These policies can be found at

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

7. **MATERIAL PLANNING CONSIDERATIONS**

National Planning Policy Framework Sections (NPPF) (2018)

Section 13- Protecting Green Belt land

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Development in the Green Belt	SP5
Housing density	HO5
Sustainable Transport	IF2
Makes suitable provision for infrastructure	IF1

7.1 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

7.2 This document can be found at:
https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Other Local Strategies or Publications

7.3 Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

8. **CONSULTATIONS CARRIED OUT**

Comments from interested parties

Three neighbours were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 16th November 2018. No comments have been received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highways:	No objection subject to further details being supplied	Paragraphs 9.11 & 9.12
Environmental Protection	Suggested conditions and informatives	Paragraphs 9.13 & 9.14

Consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for refusal GB1, GB2, DG1 – Overdevelopment within the green belt and not in keeping with the street scene.	Paragraphs 9.2 – 9.7 & paragraphs 9.8 – 9.9

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Whether the proposal is appropriate development in the Green Belt
- ii The effect of the proposal on the character and appearance of the area
- iii Impact on highway safety and parking
- iv Other material considerations

Whether the proposal is appropriate development in the Green Belt

- 9.2 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land fundamentally open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.3 Paragraph 145 of the National Planning Policy Framework sets out the categories of development which may be regarded as not inappropriate in the Green Belt, subject to certain conditions. New buildings within the Green Belt are inappropriate unless, amongst other things, they represent limited infilling in villages (paragraph 145e).
- 9.4 Saved local plan policies GB1 and GB2 share similar aims insofar as they relate to the objective of preserving the openness of the Green Belt. However they predate the publication of the NPPF and are not entirely consistent with it.
- 9.5 There are dwellings which lie on either side of the application site and it is therefore considered that the proposal to erect two dwellings on this site would be a form of 'infilling' as it would develop the gap between existing dwellings on this part of Fifield Road.
- 9.6 The NPPF also states that any such infilling is only not inappropriate development in the Green Belt if it is within a village. In this case the site lies outside but abuts the defined settlement boundary of Fifield which is designated in the adopted and emerging local plan. The Framework does not define 'village' or state that such policy designations should be used as determining factors in such situations. Emerging policy SP5 considers that some limited infilling can be appropriate outside the identified settlement boundaries where it can be considered as falling within the village envelope as assessed on the ground. This is considered to be in accord with the NPPF and can be afforded some weight as a material planning consideration.

- 9.7 It follows that it is necessary to consider the extent of the village and whether the site is within the village when viewed 'on the ground'. The site lies immediately adjacent to the defined settlement boundary and constitutes 'limited' infilling. The development immediately to the north comprises of a continuous frontage onto Fifield Road and residential development continues to the south up to and including the Fifield Inn. It is considered in this case that whilst the site is outside of the recognised settlement boundary it could reasonably be said to be within the village of Fifield and therefore constitute limited infilling within the village of Fifield. On this basis it is concluded that the proposal would constitute appropriate development in the Green Belt in accordance with paragraph 145(e) of the NPPF and policy SP5 of the Borough Local Plan Submission Version.

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

- 9.8 The existing site is currently overgrown and appears as a derelict/vacant piece of land. The erection of two dwellings on this site would result in a density consistent with the density of development immediately to the north of the site and should not result in overdevelopment of the site or a cramped form of development. It is considered that the principal of erecting two detached dwellings on this site would be acceptable however further careful consideration would need to be made in terms of layout, appearance, landscaping and scale of the development at the reserved matters' stage. The scale of any development would need to be appropriate to the locality and should not have an adverse impact on the character of the locality. A block plan and street scene drawing has been submitted for illustrative purposes only and shows the outline of 2no. two storey dwellings and a layout dominated by parking. It is considered that a development of the scale illustrated on the drawings could impact on the character and appearance of the Green Belt and a smaller scale development, more in keeping with the size and scale of the bungalows/chalet bungalows to the north of the site, would be considered more appropriate for this site. An informative advising the applicant of this could be added to any outline consent granted.
- 9.9 Subject to further details being submitted for consideration at the reserved matters stage, it is not anticipated that the erection of two dwellings would harm the character and appearance of the site itself or the locality in general. It is therefore considered that the proposal accords with policies DG1, H10 and H11 of the Local Plan and emerging policies SP3 and HO5.
- 9.10 The impact on the living conditions of the neighbouring properties would need to be considered at the reserved matters stage.

Impact on highway safety and parking

- 9.11 This is an outline application with all matters reserved at this stage, including access. From the details submitted it would appear that a new shared access is to be created to serve the two proposed dwellings. The applicant will be required to provide further details at the reserved matters stage to show the width of the access and to demonstrate that adequate visibility splays of 2.4m x 43m to the left and right of the access can be achieved. It would also be expected that the proposed dwellings would accord with the adopted parking standards in this location and this should be achievable. It is not anticipated that the number of vehicles generated by the development would have a negative impact on the capacity of the local highway. One covered and secure cycle space should be provided for each property. Information relating to cycle parking and siting of refuse bins would need to be provided at the detailed design stage.
- 9.12 In principal no objection is raised to the proposal on highway or parking grounds subject to further information being provided at the reserved matters stage.

Other Material Considerations

- 9.13 The Environmental Protection team has suggested the imposition of conditions and informatives relating to the construction phase of the development. These would include a Site Specific Construction Environmental Management Plan and restrictions on vehicle deliveries/collection times. It is not however considered necessary or reasonable to impose such conditions in this location and any noise and environmental issues which could arise from the construction phase of any development could be satisfactorily dealt with under separate legislation.

9.14 The site appears to have a history of builders' waste being brought onto the site and being burnt. In this regard the Environmental Protection team has suggested an informative to deal with potential land contamination.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

10.1 The development is CIL liable. On receipt of a reserved matters application a floor space calculation will be required in order to calculate CIL.

11. CONCLUSION

11.1 The National Planning Policy Framework allows for limited infilling in villages within the Green Belt (paragraph 145 e). It is considered that the erection of two dwellings sited between two existing dwellings in Fifield Road would constitute 'limited' infilling in this case. The site lies immediately adjacent to the defined settlement boundary of Fifield and it has been assessed that the proposal could reasonably be considered to constitute limited infilling within the village. As such it has been determined to constitute appropriate development in the Green Belt in accordance with the NPPF.

11.2 The principal of erecting two detached dwellings on this site has therefore been established. All other matters, including access, appearance, landscaping, layout and scale are reserved for subsequent approval.

12. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Proposed Block Plan and Street scene (illustrative only)

13. CONDITIONS RECOMMENDED FOR INCLUSION

1 An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

2 Details of the access, appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced.
Reason: To accord with the provisions of the Town and Country Planning (General Development Procedure) Order 1995.

3 The Development shall commence within two years from the date of approval of the last of the reserved matters.
Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

4 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and

a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a survey of the extent, scale and nature of contamination;
- as assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, adjoining land, groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments:
- an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

2. **Submission of Remediation Scheme.** A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. **Implementation of Approved Remediation Scheme.** The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. **Reporting Unexpected Contamination** In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. **Long Term Monitoring and Maintenance** A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and

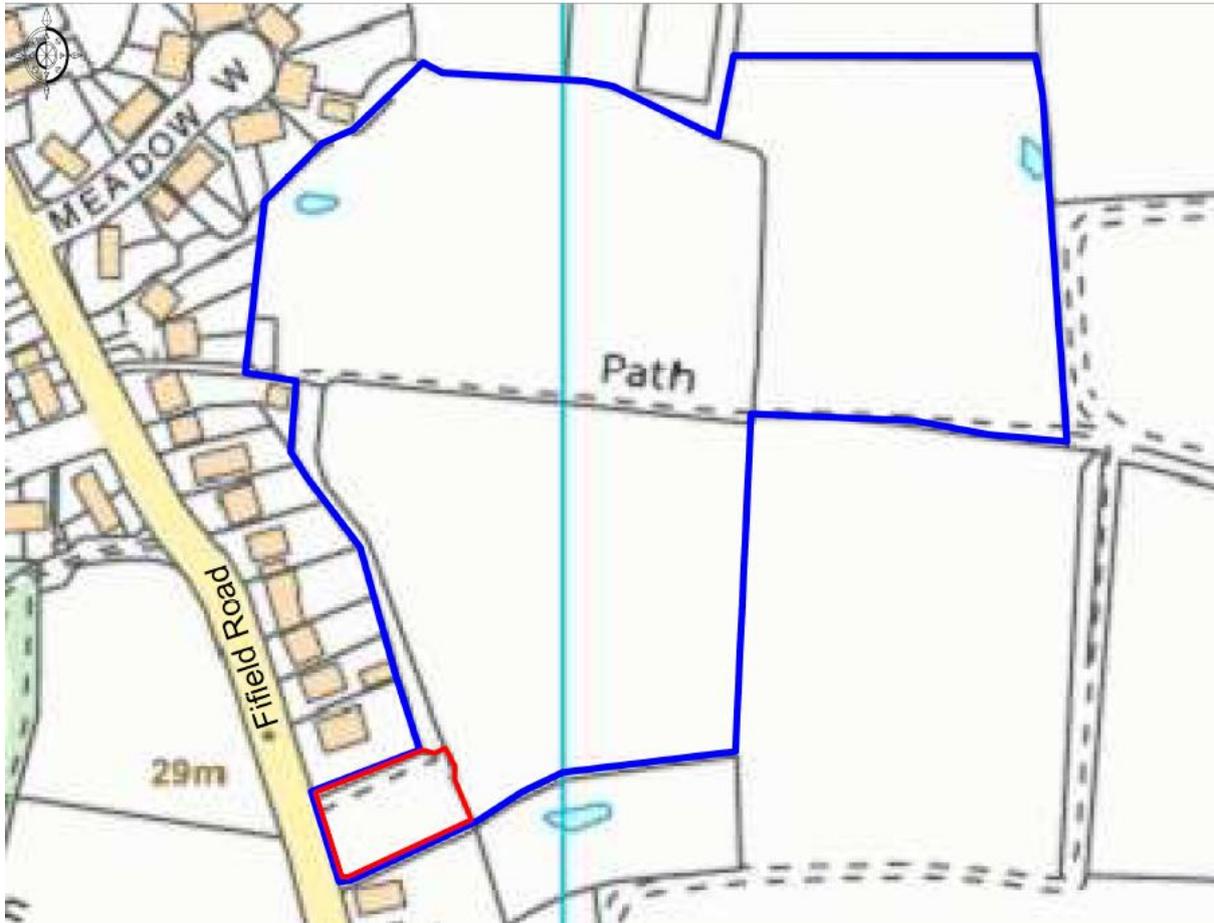
ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

- 5 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 2015 (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, GB4.
- 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 block plan and street scene drawing number BEN/FIFIELD/02 is for illustrative purposes only and the applicant is advised that the scale and layout of development indicated on the drawing is likely to have an adverse impact on the character and appearance of the Green Belt. The applicant is advised to provide a scale of development more in keeping with the bungalows/chalet bungalows to the north of the site and to limit the amount of hard standing/parking provided on the site frontage. The applicant is advised to engage in the Council's pre-application advice service prior to submitting any reserved matters application.

APPENDIX A – LOCATION PLAN



APPENDIX B – PROPOSED BLOCK PLAN & STREETSCENE

Outline Streetscene 1:500



Block Plan 1:500

Proposed Scale