

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

19 June 2019

Item: 1

Application No.:	18/02601/FULL
Location:	Maidenhead Target Shooting Club Braywick Park Braywick Road Maidenhead SL6 1BN
Proposal:	Erection of part single/part two-storey building for a special needs school, ancillary multi-use games areas, landscaping and parking.
Applicant:	Karen Short
Agent:	Mr Mike Ibbott
Parish/Ward:	Maidenhead Unparished/Oldfield Ward
If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk	

N.B.

REPORT TO FOLLOW

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

19 June 2019

Item: 2

Application No.:	19/00620/FULL
Location:	Tarbay Farm Tarbay Lane Oakley Green Windsor SL4 4QG
Proposal:	Replacement light industrial building.
Applicant:	Tarbay Farm Estates
Agent:	Miss Rosie Meehan
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 The proposal constitutes inappropriate development in the Green Belt, thereby causing harm to the Green Belt, which attracts substantial weight. In terms of other harm, the proposal, due to its acceptable scale, well-balanced design and sympathetic form would have a congruous appearance within this established, semi-rural area. The proposal would not result in any harm to the openness of the Green Belt nor to the appearance of the surrounding area or host site. There would be some limited harm resulting to the character of the Green Belt from the change of use from agricultural to a commercial use of the building. It has been established that the majority of the existing building has permissions in place to be used for commercial purposes and the proposed replacement building would not be materially larger than the building it would replace. The fall-back position of the ability to utilise the existing building for commercial purposes is considered to amount to very special circumstances that would outweigh the harm to the Green Belt and any other harm. The development is therefore in compliance with Local Plan Policies GB1 and GB2, Borough Local Plan Submission Version policies SP1 and SP5 and the National Planning Policy Framework (2019), in particular paragraphs 143 -145.

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

- | | |
|-----------|---|
| 1. | The proposal constitutes inappropriate development in the Green Belt, which attracts substantial weight and would also result in limited harm to the character of the locality. However, very special circumstances are considered to exist that would outweigh the harm the harm to the Green Belt by reason of inappropriateness and any other harm. |
|-----------|---|

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor D.M. Coppinger, in order to '*ensure that this development together with a previous development do not damage the openness of the Green Belt*'.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 This part of the agricultural holding at Tarbay Farm comprises a collection of 3 buildings constructed at different dates and connected to each other. The application relates to all of the existing buildings and proposes their demolition and replacement. According to the planning history the western-most building was constructed between 2010 and 2011, and whilst the date of the central building is unknown it is believed to date to the 1960's or 70's.
- 3.2 The application buildings have been used in the past for the storage of hay and machinery and have been in agricultural use. However, a site visit has indicated that the buildings are no longer

in full-time agricultural use, with just two trailers stored in one of the buildings and the remainder of the site appearing absent of equipment, products or activity.

3.3 The planning history below reveals that a notification under Class R was submitted in December 2017 for the change of use of the eastern-most part of the building, with a gross floor area of 110 square metres, from an agricultural use to a flexible use, in this case B1 (light industrial) and B8 (storage). The correct requisite information was submitted with this notification, which confirmed that it was intended to commence the use in January 2018. Class R development, with a gross floor space of under 150 square metres, is permitted development without a requirement for any response from the local planning authority.

3.4 Subsequently application 18/02136/CLASSM was submitted and prior approval granted, which comprised the western-most building and a large proportion of the central building measuring 216 m² and 138m² respectively. Cumulatively, with the part of the building already having been converted (110m²) included, 462m² of the building has a permission to be converted from agricultural use to a flexible commercial use. A site visit has revealed that a full-height partition exists between these linked buildings and the small section of the remaining central building, previously shown to be retained for agricultural purposes; this partition appears to be an established feature. This small section of building is also served by its own and separate access along the south elevation.

4. KEY CONSTRAINTS

- Green Belt Impact

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 Planning permission is sought for a replacement commercial building. The proposed building would replace all of the attached structures on this site, comprising those areas with a lawful commercial use, and the small remaining area in agricultural use. The proposed structure would be symmetrical in shape with a pitched roof and central ridge measuring 6.0m in height and having a gross floor area of 560m².

5.2 Relevant planning history:

Ref.	Description	Decision and Date
17/02098/FULL	Erection of an agricultural building.	Approved – 10/10/2017
17/20055/CNSULT	Change of use from an agricultural building to flexible use B1 (light industrial) and B8 (storage).	Notification only. No requirement for Council to respond.
17/03855/CLASSM	(Class Q) Change of use from an agricultural building to a dwellinghouse (C3) and associated operational development.	Approved – 30/01/2018
18/02136/CLASSM	(Class R) Change of use of agricultural buildings to commercial use.	Approved – 11/09/2018
18/03488/FULL	Replacement industrial building	Refused – 29/01/2019

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

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

Issue	Policy
Design	DG1
Highways	P4 and T5
Green Belt	GB1, GB2, GB3, GB4

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) (2019)

Section 4 - Decision-making

Section 13 - Protecting Green Belt land

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

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 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.

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 relevant to the proposal are:

- RBWM Parking Strategy

8. CONSULTATIONS CARRIED OUT

8.1 Comments from interested parties

5x occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 08/03/2019.

4x letters were received objecting the application, summarised below:

Comment	Officer Response
<p>Occupiers from the neighbouring properties and the 'Oakley Green, Fifield & District Association Limited' have raised numerous concerns, summarised below:</p> <ul style="list-style-type: none"> • Unacceptable impact in terms of the access and highways impact; • Overdevelopment and excessive scale increase; • Inappropriate use within the Green Belt; • Unacceptable fumes, noise and light pollution; • Impact upon the TPOs. 	<p>Paragraph 9.</p>
<p>Occupiers from the neighbouring properties have raised concerns, which are not material to the consideration of this planning application and can't be taken into account during determination of this application, summarised below:</p> <ul style="list-style-type: none"> • Loss of value of adjacent properties. 	<p>Non-material planning consideration matters.</p>

8.2 Statutory consultees

Consultee	Comment	Officer Response
<p>Bray Parish Council</p>	<p>Recommended for refusal, due to:</p> <ol style="list-style-type: none"> a) contrary to policy GB1 – no very special circumstances; b) contrary to policy GB2 – unacceptable impact on the openness of the Green Belt; c) The proposal would be contrary to the NPPF and would represent inappropriate development in the Green Belt, which is by definition harmful to the openness of the Green Belt. 	<p>Paragraph 9.</p>

8.3 Other Consultees and Organisations

Consultee	Comment	Officer Response
<p>Highways Officer</p>	<p>No objections, subject to condition.</p>	<p>Paragraph 9.10</p>
<p>Environment Protection</p>	<p>No objections, subject to conditions.</p>	<p>Paragraph 9.11</p>

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- Impact upon the Green Belt;
- Impact upon the neighbouring properties;
- Highways and parking impact;
- Environmental Health impact;
- Trees and Landscape Impact.

i) Impact upon the Green Belt

9.2 The site lies within the Green Belt and as set out in paragraph 133 of the NPPF (2019) the Government attaches great importance to the Green Belts and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (VSC).

9.3 Paragraph 145 of the NPPF goes on to state that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt with some exceptions (see below). Local Plan policy GB1 also sets out acceptable uses and development in the Green Belt and policy GB2 states (amongst other things) that permission will not be granted for replacement of existing buildings if it would have a greater impact on the openness of the Green Belt or the purposes of including land in it than an existing development on the site. However, the Local Plan was prepared in accordance with the cancelled PPG2 Green Belts and therefore, while broadly in line with the NPPF, policies GB1 and GB2 differ in emphasis. As such, policies GB1 and GB2 are given weight, but not full weight in the consideration of this proposal and the NPPF is considered to be a more up-to-date expression of Government intent.

9.4 The exceptions in paragraph 145 of the NPPF include:

- ***the replacement of a building, provided that the replacement building is the same use and not materially larger than the one it replaces;***

9.5 The development the subject of this application is a replacement of a building of which 462m² is subject to extant permissions to be used for B1 and B8 uses. The remaining 98m² or 18% remains in agricultural use. The proposed development does not constitute an appropriate form of development in the Green Belt, as stated within the NPPF or the Local Plan. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of the NPPF makes it clear that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.6 With regard to 'any other harm', the proposed use would result in a change in the nature of the activity on the site in comparison with the previous use, which would result in limited harm to the character of the Green Belt. However, the proposal, due to its acceptable scale, well-balanced design and sympathetic form would have a congruous appearance within this established semi-rural area that would result in a benign impact on the openness of the Green Belt and the appearance of the surrounding area. A comparison of the existing and the proposed building is given below.

	Footprint (+/- from existing)	Volume (+/- from existing)
Existing building	558.6m ²	3053.0m ³
Refused - 18/03488/FULL	556.3m ² (-2.3m ²)	2808.0m ³ (-245m ³)
Current -19/00620/FULL	561.6m ² (+3.0m ²)	2684.0m ³ (-369m ³)

9.7 It will be noted that the replacement building would have approximately the same floor area as the existing and the volume would be reduced by approximately 12%. Furthermore, the maximum height of the building would be reduced by approximately 0.5m with the side eaves reduced by approximately 1.0m. When compared to the previous refusal for a replacement building on this site (18/03488/FULL) it is considered that the design and form of the proposed replacement building the subject of this application has overcome the monolithic appearance of the previous scheme.

9.8 It has been established that the majority of the existing building has permissions in place to be used for commercial purposes and the proposed replacement building would not be materially larger than the building it would replace. The fall-back position of the ability to utilise the existing building for commercial purposes is considered to amount very special circumstances that would outweigh the harm to the Green Belt and any other harm. The development is therefore considered to be in compliance with Local Plan Policies GB1 and GB2, Borough Local Plan Submission Version policies SP1 and SP5 and the National Planning Policy Framework (2019), in particular paragraphs 143 -145.

ii) Impact upon the neighbouring properties

9.9 The proposed replacement building would not result in any adverse impact upon the rural character of the wider locality and would appear uncontentious in relation to countryside views to the west from adjacent dwellings. The proposal would be considered well-balanced in terms of its scale and form, effectively being in keeping with the open character of Tarbay Lane. It would not result in any unacceptable harm to the visual amenities currently enjoyed by the residential properties sited to the east.

iii) Highways and Parking

9.10 The proposed development includes in total 10x parking spaces and an access way surrounding the proposed building, as indicated on the submitted Block Plan. It is therefore considered that sufficient space would remain on the site to accommodate the car parking for the resulting development, 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. It will be noted that the Highway Authority have raised no objections to this proposal.

iv) Environmental Health

9.11 No objection raised, however subject to conditions in terms of provision of Site Specific Construction Environmental Management Plan (CEMP) and Vehicle Deliveries/Collections times.

v) Trees and Landscape Impact

9.12 The proposed replacement building would be sited approximately 30.0m from the protected trees, sited to the east, along the side boundary of the application site. It is considered that such separation distance would be sufficient and effectively no detrimental impact on the existing TPO trees would arise.

10. PLANNING BALANCE AND CONCLUSION

10.1 Paragraph 11 of the Framework explains how the presumption in favour of development applies. This proposal is considered to be in accord with relevant development plan policies, which are given moderate weight (due to their degree of compliance with the NPPF) and with the relevant policies of the NPPF, which are given significant weight as a material planning consideration. In this case the tilted balance is not engaged and the planning balance is carried out in the usual way, having regard to the statutory test in section 38(6) of the Planning and Compulsory Purchase Act 2004.

11. APPENDICES TO THIS REPORT

- Appendix 1 – Location and site – ref. KCC2404/21A;

- Appendix 2 – Proposed floorplans and elevations – ref. KCC2404/24;
- Appendix 3 – Block Plan – ref. KCC2404/22.

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.

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 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 Site Specific Construction Environmental Management Plan (CEMP) No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been 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. The plan should include, but not be limited to: - Procedures for maintaining good public relations including complaint management, public consultation and liaison - Arrangements for liaison with the Environmental Protection Team - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays. - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above. - Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. - Procedures for emergency deviation of the agreed working hours. - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants. - Measures for controlling the use of site lighting whether required for safe working or for security purposes. Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.
- 4 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.
- 5 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.
- 6 The areas outside the building shall only be used for the purposes shown on the approved plan and shall not be used for any external storage.
Reason: In order to preserve the openness of the Green Belt and in the interests of the visual amenities of the area. Relevant Policies - Local Plan policies GB1 and GB2.

Informatives

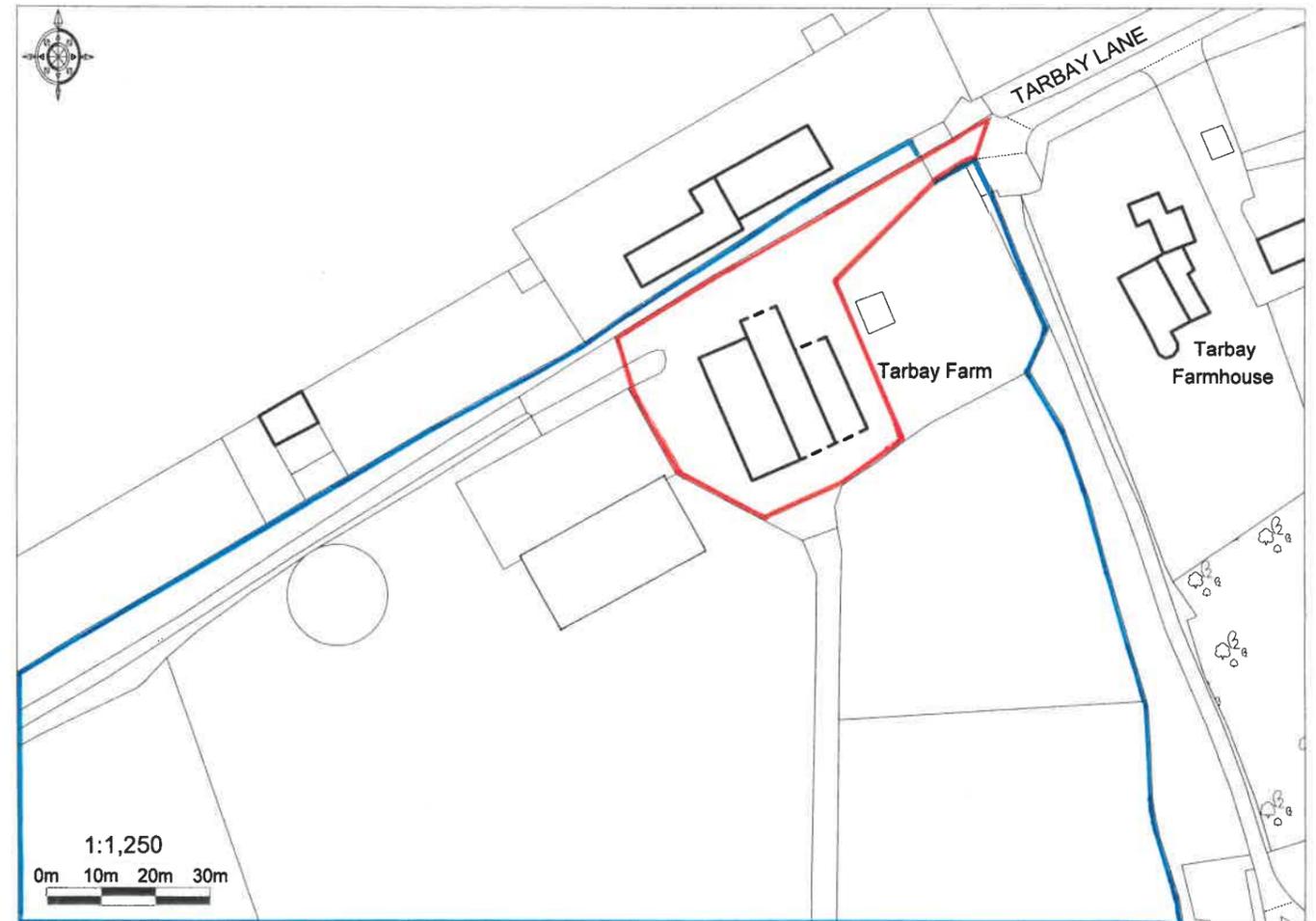
- 1 IEH06 Asbestos informative It is noted that the existing buildings may contain asbestos. The applicant is recommended to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work Regulations 1987 (as amended) and should contact the Health and safety Executive at Priesley House, Priestley Road, Basingstoke, Hants, RG24 9NW for further information and advice.

- 2 Smoke Control Informative 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.
- 3 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic. No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.



LOCATION PLAN

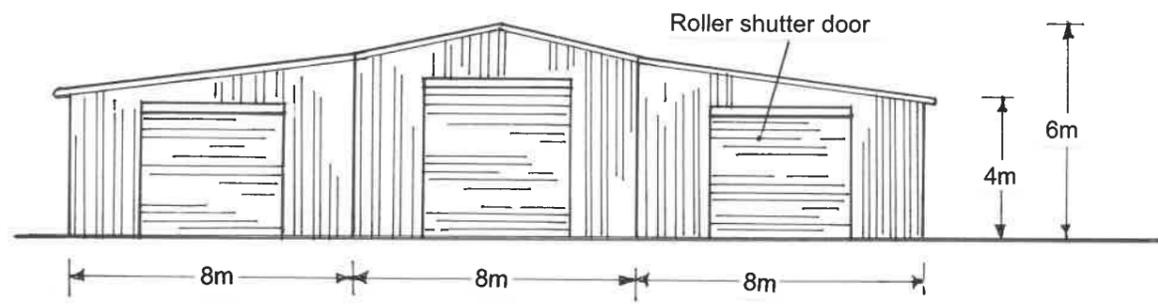
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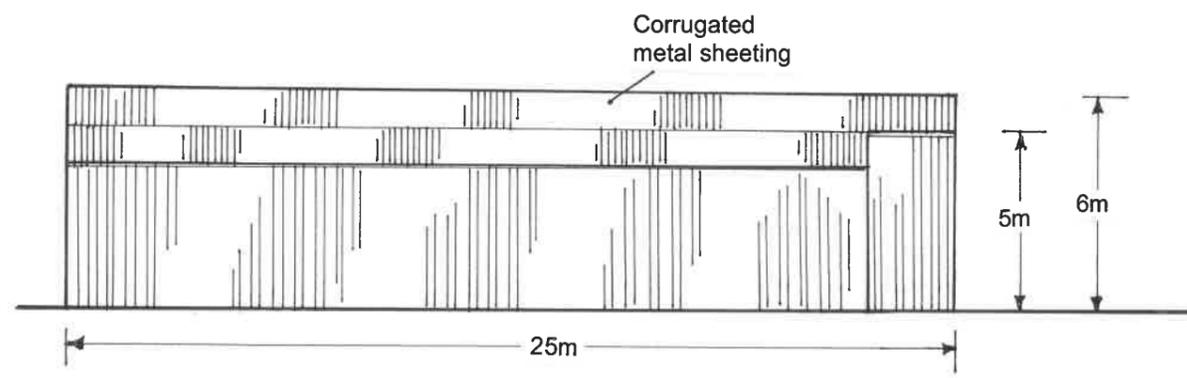
SITE PLAN

PLAN	KCC2404/21A		
TITLE	Location and Site Plan		
SITE	Tarbay Farm		
CLIENT	Tarbay Farm Estates		
NUMBER	KCC2404/21A 03/19cb		
DATE	March 2019	SCALE	1:25,000 and 1:1,250 at A3

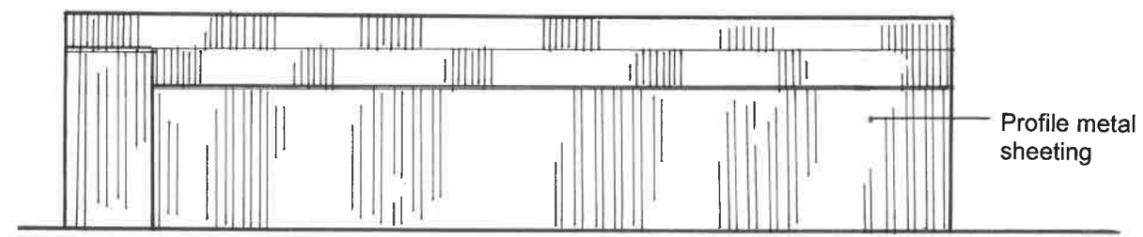
KERNON COUNTRYSIDE CONSULTANTS
 Greenacres Barn, Purton Stoke, Swindon SN5 4LL
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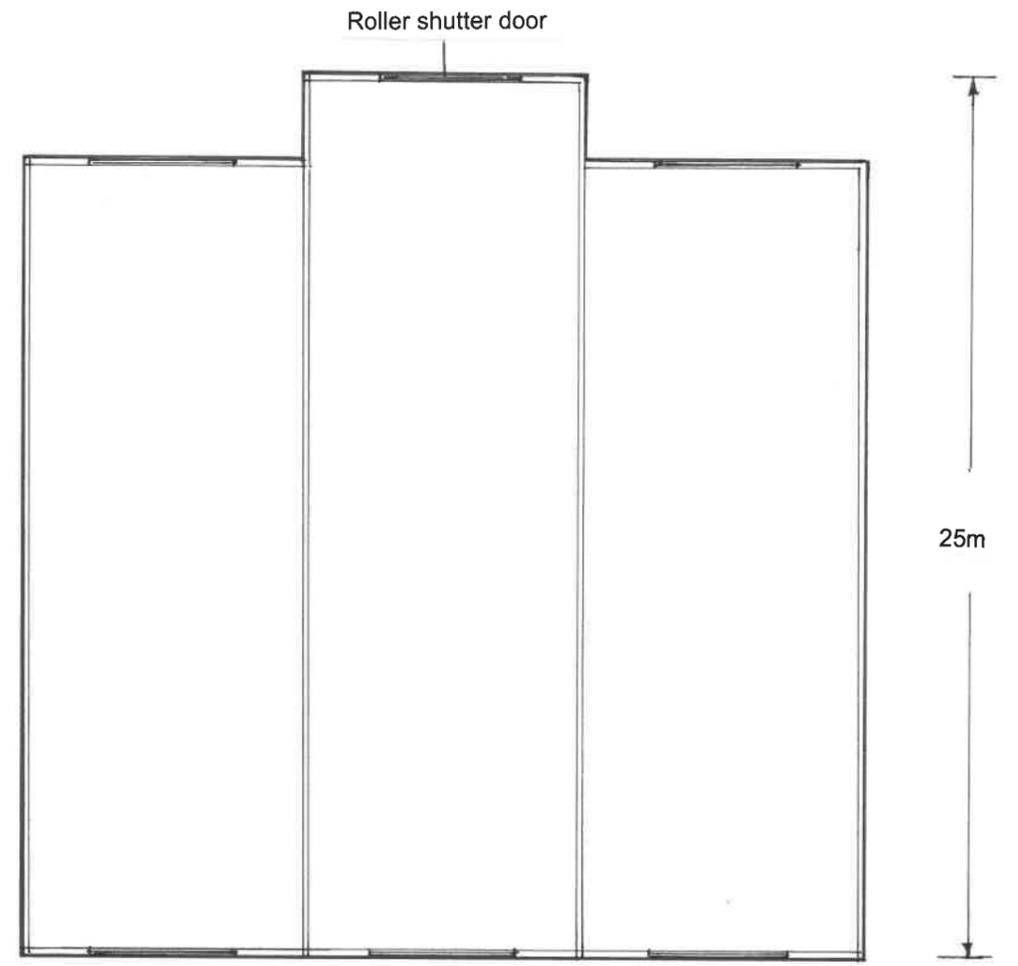
NORTH AND SOUTH ELEVATIONS



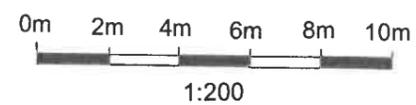
EAST ELEVATION



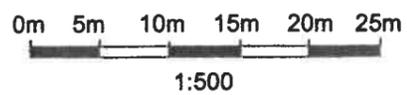
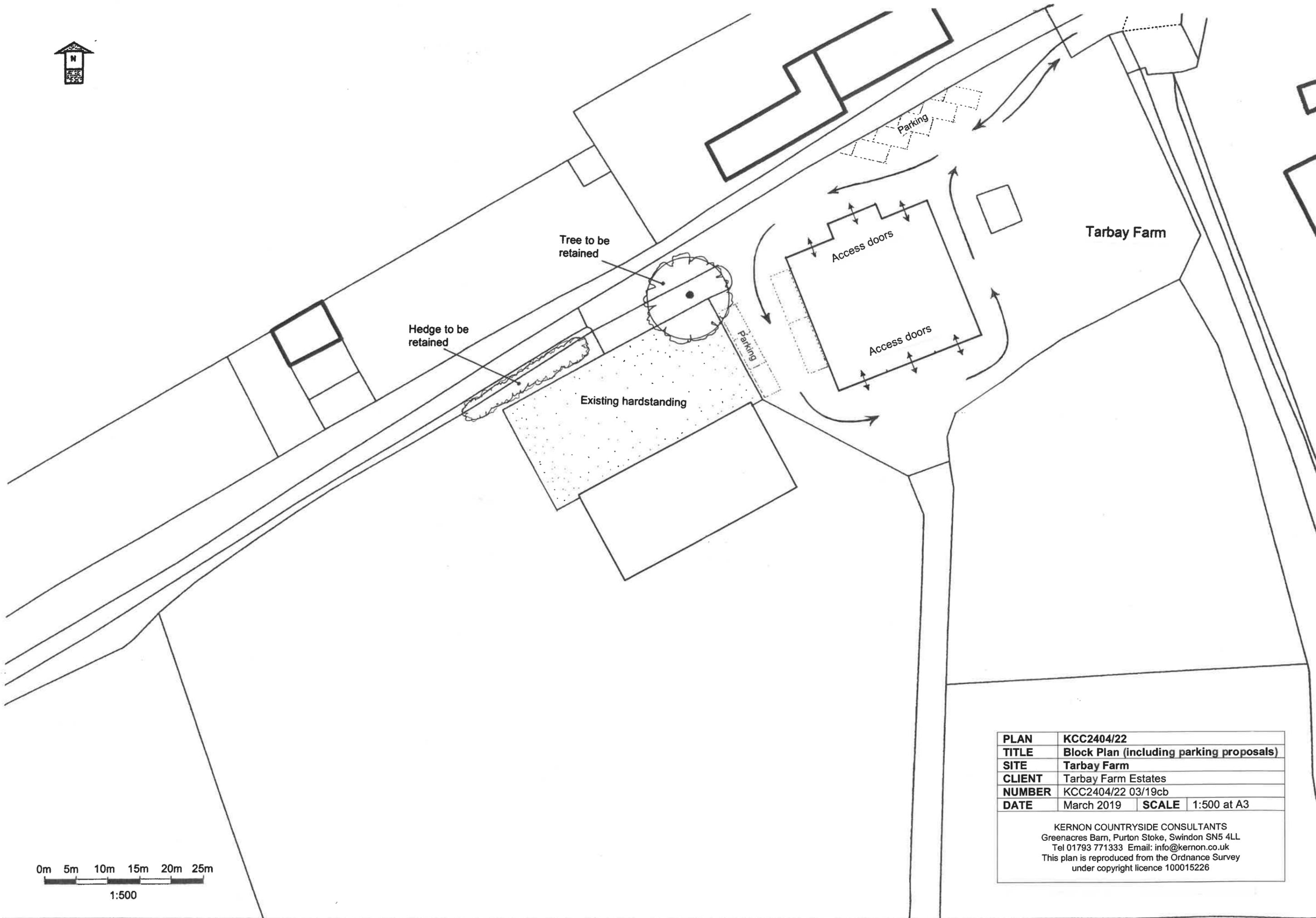
WEST ELEVATION



FLOOR PLAN



PLAN	KCC2404/24		
TITLE	Proposed Floor Plan and Elevations		
SITE	Tarbay Farm		
CLIENT	Tarbay Farm Estates		
NUMBER	KCC2404/24 03/19cb		
DATE	March 2019	SCALE	1:200 at A3
KERNON COUNTRYSIDE CONSULTANTS Greenacres Barn, Purton Stoke, Swindon SN5 4LL Tel 01793 771333 Email: info@kernon.co.uk			



PLAN	KCC2404/22		
TITLE	Block Plan (including parking proposals)		
SITE	Tarbay Farm		
CLIENT	Tarbay Farm Estates		
NUMBER	KCC2404/22 03/19cb		
DATE	March 2019	SCALE	1:500 at A3

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

19 June 2019

Item: 3

Application No.:	19/00975/FULL
Location:	7 Clifton Close Maidenhead SL6 1DF
Proposal:	Two storey front extension. Part single part two storey side/ rear extension.
Applicant:	Mr Jheeta
Agent:	Mr Martin Pugsley
Parish/Ward:	Maidenhead Unparished/Oldfield 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 This proposal for a two storey front extension and a part single part two storey side/ rear extension to a house in Clifton Close just off the Braywick Road is considered to have an acceptable impact on neighbouring amenities and the character of the area. The extensions have been reduced in size considerably following discussions with the planning officer.

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 Hill. He stated that a neighbour has asked him to call this in for the following reasons. It is unsightly taking neighbours' light away with substantial overlooking. Mass and scale is inappropriate for the road. It stretches well past the rear building line.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is near the head of the Clifton Close cul-de-sac, which lies off the Braywick Road, and comprises a medium sized house and gardens on a close of similar houses. Many of the other houses in the close have been extended in various ways, some with large two storey rear extensions. The house is currently quite shallow from front to back.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal has been amended from a much larger scheme, which included a very large two storey extension at the rear and side, and a first floor side extension. The amended proposal comprises a two storey front extension and a part single part two storey side/ rear extension. The ground floor would extend 6m to the rear, while the first floor would extend 4m to the rear. The rear extension would have a double hipped roof with ridges lower than the main ridge of the house, while the front extension would have a gable roof matching the existing front gable. The front extension and the front of the garage would not project forward of the existing front projection. The single storey elements of the extension would have a flat roof, apart from the front of the garage which would incorporate a pitched roof.
- 4.2 No relevant planning history.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area	Parking
Local Plan	DG1, H14	P4

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

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.

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:

- i impact on the character of the area and the street scene;
- ii impact on neighbouring amenities; and
- iii parking

Character and street scene

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 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 scheme has been significantly reduced in size, including a two storey side extension being reduced to a single storey. Although the ground floor element of

the scheme is large, overall the revised scheme would be proportionate to the size of the original house, and would not harm the character of the area or the street scene. It is noted that a single storey 8m rear extension could be constructed as permitted development under the neighbour notification scheme and this must be borne in mind as a material consideration. The current proposal is for a 6m extension at ground floor level. The first floor rear extension would have lower ridges than the main ridge of the house and would be hipped to the rear, giving it a subordinate appearance. The proposed two storey front extension would be modest in scale, and would not project forward of the existing front projection of the house. The first floor element of the rear extension would be set well away from the side boundaries of the site, to ensure that there would be no terracing effect as a result of the proposed development. The extensions would appear as natural extensions to the house. It is noted that the neighbouring house, no. 5, has a large two storey extension of a similar bulk to that proposed here. 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.

Amenity

- 6.3 No. 9 Clifton Rise has a side bedroom window facing the site of the rear extension, however, the plans have been amended to set the first floor element farther away from the boundary and to make it shorter, and it is considered that the revised proposal does not cause any loss of light or unacceptable loss of outlook from this window. The originally proposed two storey rear/side extension near no. 5 Clifton Rise has been removed. There are some windows in the side elevation of no. 5, but now that the rear extension would not be as close to the side boundary, there would be no impact on light or outlook to these windows. There would be a single bathroom window in the north-east facing elevation of the first floor element of the rear extension and this should be conditioned to be top opening and obscure glazed to prevent any overlooking should permission be forthcoming (condition 3) . Furthermore, it should also be conditioned that there be no further windows at first floor level in the flank elevations of the rear extension (condition 4). The new side door at ground floor level would not result in any loss of privacy to the neighbour as there is an intervening 1.8m high fence. It is considered that there would be no material harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

Parking

- 6.4 The proposed garage would be substandard in width at 2.8m as opposed to the standard 3m. However there is ample parking space on the frontage of the property. 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 11.4.2019.

3 letters were received objecting to the application as originally submitted and as previously amended (not the latest amendments), summarised as:

Comment		Where in the report this is considered
1.	The extension is colossal and would not be subordinate to the existing building. It would be twice the size of other houses in the close. (2)	6.2
2.	It would have a detrimental impact on neighbouring dwellings – overbearing, overshadowing, privacy and outlook- would seriously	6.3

	erode our amenity.	
3.	Inaccurate plans. It would be much larger than 5 Clifton Close, and the proposed garage would be 1m from the side boundary.	Amended plans received, and the plans of 5 Clifton Close are taken from the ordnance survey plans.
4.	Objection to the side extension – does not comply with regulations.	6.2, 6.3
5.	New side door would cause loss of privacy.	6.3
6.	Two storey side extension would cause loss of amenity.	6.3
7.	The rear extension would cause loss of sunlight, and would overlook neighbouring property.(2)	6.3
8.	Would lose views of trees on the golf course – loss of outlook.	6.3
9.	Terracing effect – dominant and cramped impact on street scene.	6.2
10.	Increased number of bathrooms would impact the sewerage system, and increased run-off could cause localised flooding.	Not planning considerations
11.	Frontage would be dominated by parking	6.4
12.	The single storey garages in the road provide gaps and visual relief in the road, and the proposal would significantly compromise this sense of space, light and openness. Contrary to the Borough Design Guide.	6.2

8. CONCLUSION

- 8.1 As amended, these proposed extensions are considered to be in accordance with policies DG1 and H14 of the Local Plan, which are considered to be up-to-date and should be given greatest weight. These policies support the aims of achieving well designed places, with a high standard of amenity for existing and future users, which itself is in accord with the NPPF (paras 124, 127 and 130), accorded significant weight as a material consideration.

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing plans
- Appendix C – Existing and proposed elevations
- Appendix D – Proposed plans

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

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

In this case the issues have been successfully resolved.

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be 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 The first floor window in the East elevation of the extension shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.

4 No further windows shall be inserted at first floor level in the flank elevations of the rear extension.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.

5 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.

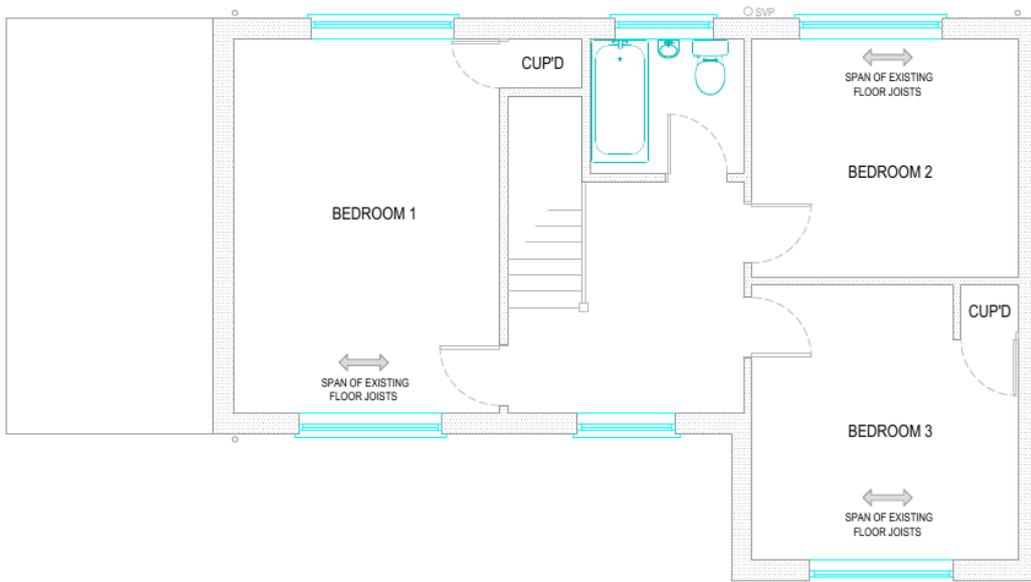
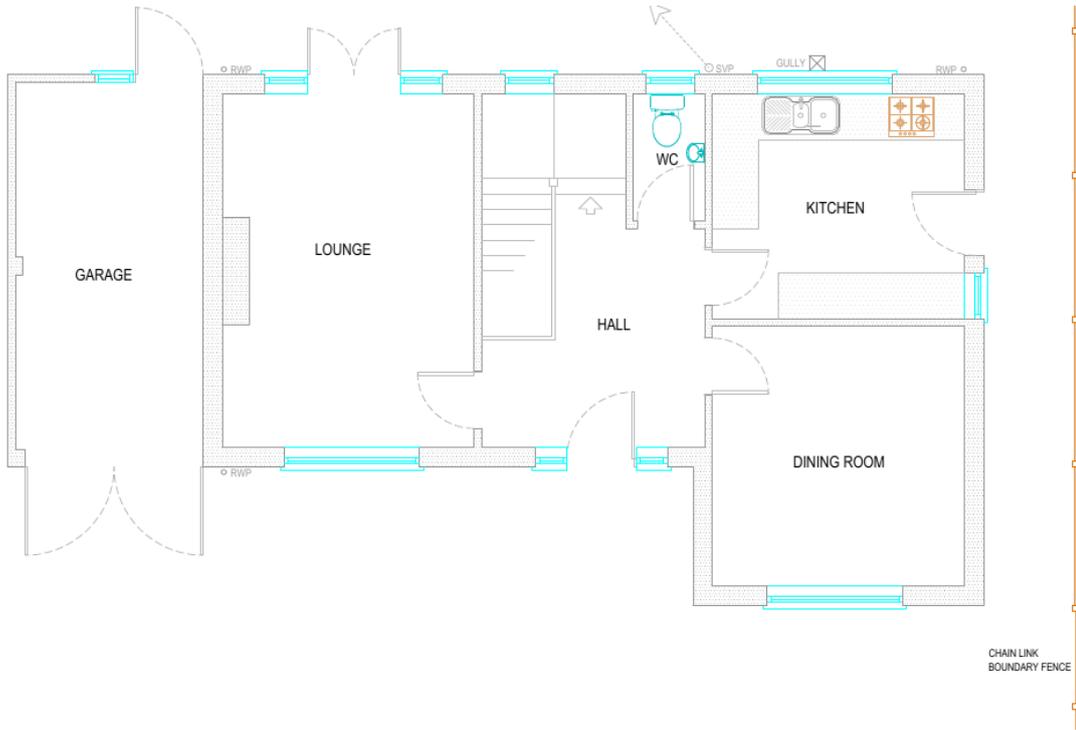


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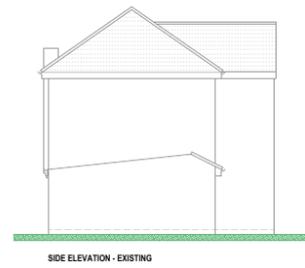


<p>Martin Puppley MP Building Plans Ltd 1 Titehead Road Winksoor Berkshire SL4 5SL Telephone 01753 608802 E-mail: martin@mpbuildingplans.co.uk www.mpbuildingplans.co.uk</p>	<p>Notes:</p> <ul style="list-style-type: none"> 1. All dimensions shall be as indicated unless otherwise stated. 2. All dimensions shall be in millimetres. 3. All dimensions shall be to the centre of the wall unless otherwise stated. 4. All dimensions shall be to the face of the wall unless otherwise stated. 5. All dimensions shall be to the face of the wall unless otherwise stated. 6. All dimensions shall be to the face of the wall unless otherwise stated. 7. All dimensions shall be to the face of the wall unless otherwise stated. 8. All dimensions shall be to the face of the wall unless otherwise stated. 9. All dimensions shall be to the face of the wall unless otherwise stated. 10. All dimensions shall be to the face of the wall unless otherwise stated. <p>Revisions:</p> <table border="1"> <tr> <td>1</td> <td>01/03/2019</td> <td>19.7CC.08</td> </tr> </table>	1	01/03/2019	19.7CC.08	<p>Client name and address: GURINDAR JHEETA 7 CLIFTON CLOSE MAIDENHEAD BERKSHIRE SL6 1DF</p>	<table border="1"> <tr> <td>DRAWING NO:</td> <td>19.7CC.08</td> <td>VERSION:</td> <td>A</td> </tr> <tr> <td>DATE:</td> <td>MARCH 2019</td> <td></td> <td></td> </tr> </table> <p>PLANNING APPLICATION SCHEME SITE LOCATION PLAN 1:1250 @ A3 BLOCK PLAN 1:500 @ A3 SCALE: 1:1250 19.7CC.08 MARCH 2019</p>	DRAWING NO:	19.7CC.08	VERSION:	A	DATE:	MARCH 2019		
1	01/03/2019	19.7CC.08												
DRAWING NO:	19.7CC.08	VERSION:	A											
DATE:	MARCH 2019													

10M HIGH



Appendix B



Appendix C

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

19 June 2019

Item: 4

Application No.:	19/00976/FULL
Location:	7 South Road Maidenhead SL6 1HF
Proposal:	Hip-to-gable conversion, rear L-shaped dormer and front rooflights.
Applicant:	Ms Jones
Agent:	Mr Nathan Turner
Parish/Ward:	Maidenhead Unparished/Boyn Hill Ward

If you have a question about this report, please contact: David Johnson on 01628 685692 or at david.johnson@rbwm.gov.uk

1. SUMMARY

- 1.1 It is considered that the size and appearance of the hip to gable conversion and L shaped dormer would result in a disproportionate top-heavy addition to the dwelling and would detract from the character and appearance of the host dwelling and the street scene. The proposed dormer would be readily visible from the rear gardens of properties fronting Grenfell Road and High Town Road and would detract from the locality in general. It is considered that the proposed hip to gable conversion and L shaped dormer by virtue of its size, bulk and design would result in a disproportionate and discordant form of development unsympathetic to the host dwelling and would harm the character and appearance of the locality contrary to local plan policies DG1 and H14 and emerging policies SP2 and SP3 and paragraphs 127 and 130 of the National Planning Policy Framework (NPPF) (2019).

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

- | | |
|-----------|--|
| 1. | The proposed hip to gable conversion and rear L shaped dormer, by virtue of their size, bulk and design, would result in a disproportionate and discordant form of development that would appear unsympathetic to the host dwelling and would harm the character and appearance of the locality in general, contrary to policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003) and emerging policies SP2 and SP3 of the Borough Local Plan Submission Version. |
|-----------|--|

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Claire Stretton because the applicant had previously requested that this application be dealt via a Certificate of Lawfulness for a Proposed Development, as a very similar development has taken place via this method nearby. To ensure this is heard in an open and transparent forum and in the public interest it is requested that this should be debated and decided in public.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is a semi – detached two storey dwelling located on the north-side of South Road. No's 1 to 19 South Road form five pairs of semi – detached properties of the same design and size, which remain relatively untouched in terms of development when viewed from the front. The area is predominantly residential with other similarly designed properties found on Grenfell Road and East Road.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

4.1 The application seeks planning permission for a hip to gable roof conversion, rear L – shaped dormer and front rooflights. The proposal would provide two additional bedrooms and a second bathroom within an extended roof-space.

Ref.	Description	Decision and Date
18/02294/CPD	Certificate of Lawfulness to determine whether the proposed hip to gable conversion, L – shaped rear dormer and front rooflights is lawful.	Refused on the 18 th October 2018
18/02295/FULL	Single storey rear extension.	Permitted on the 18 th October 2018
19/00342/CPD	Certificate of Lawfulness to determine whether the proposed hip to gable conversion, L – shaped rear dormer and front rooflights is lawful.	Refused on the 2 nd February 2019

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

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

	Within settlement area	Parking and highway safety
Local Plan	DG1, H14	N6

These policies can be found at:

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

6. MATERIAL CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 12- Achieving well-designed places

6.1 Borough Local Plan: Submission Version

Issue	Local Plan Policy
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 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.

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

Other Local Strategies or Publications

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

- 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

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Three occupiers were notified directly of the application. The planning officer posted a statutory notice advertising the application at the site on the 17th April 2019.

One letter was received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. The planning application was previously submitted under a Permitted Development (PD) certificate. This was rejected with one of the non – compliance reasons being a section of the original roof eaves were to be removed and not reinstated. As an attached property owner this will affect my property since the two properties share a common roof.	Paragraphs 6.2 – 6.3
2. The properties are approximately 123 years old and any development will cause the roof to move and resettle as new loadings and modifications are made. This will occur at construction time and for a period afterwards as the roof settles again. The roof design was not intended for sections to be removed or added. Given the age of the roof, this is a factor that could give rise to unforeseen complications.	Not considered in the report as this is not a planning matter
3. The development is not a simple loft conversion but an expansion of the roof area. I am very concerned that removal of any part of the existing roof, or the addition of any structures, could directly impact the structural integrity of the existing roof structure covering both properties. The development could give rise to structural issues both in the short and medium term. Given the councils previous PD ruling, I believe that the design of the development has structural flaws that could have grave consequences for my property.	As above
4. The size of the proposed development is also of concern. With the already approved planning permission for a single storey side and rear extension for the property, should the roof development be granted, this would turn a late 19th century modest sized semi – detached house from two to four bedrooms, the addition of a bathroom, together with extended ground floor living area.	Paragraph 6.4 – 6.5 and 6.7
5. While small extensions have been undertaken with other properties in the road, to my knowledge nothing on this scale has been performed with similar neighbouring properties. The footprint of the original	Paragraphs 6.4 – 6.5

	Victorian house will be lost under multiple extensions. Aesthetically this will be out of keeping with its surroundings. The profile of the roofline will be altered from a pitched to a squared off roof to the rear of the property not matching any existing profiles in the road. This is out of character for the period of the property and surrounding area.	
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Statutory consultees

None required.

8. EXPLANATION OF RECOMMENDATION

8.1 The key issues for consideration are:

- i Overview of Permitted Development under Part 1, Class B;
- ii Impact on the character and appearance of the original dwelling and street scene;
- iii Impact on the amenities of neighbouring properties; and
- iv Parking and highway safety.

Overview of Permitted Development under Part 1, Class B.

- 8.2 The current application has been submitted following the refusal of two applications (ref no's. 18/02294/CPD and 19/00342/CPD). The first application was refused because the proposal would result in part of the eaves of the original roof not being maintained or reinstated and the enlargement would extend beyond the outside face of an external wall of the original house, contrary to condition B.2(b)(i)(aa) and B.2(b)(ii). Secondly, the resulting volume of the roof would be greater than 50 cubic metres, contrary to paragraph B.1(d)(ii). The second application was again refused on the grounds that the proposal would result in part of the eaves of the original roof not being maintained or reinstated and the enlargement would extend beyond the outside face of an external wall of the original house, contrary to condition B.2(b)(i)(aa) and B.2(b)(ii).
- 8.3 The current application has been called to panel because the applicants had previously requested that this application be dealt with via a Certificate of Lawfulness for a Proposed Development, as a very similar development has taken place via this method nearby. In researching the planning history for the area around the application site, it is true that Certificates have been granted for hip to gable conversions and L – shaped dormers at 1 and 3 East Road, both in 2013. However, these applications were considered under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which did not include the condition relating to the maintenance or reinstatement of eaves. In these cases the decisions rightly granted a Certificate. An application for 141 Grenfell Road was approved under ref no. 17/00157/CPD, for a hip to gable conversion, L – shaped dormer and 2 No. front rooflights to facilitate a loft conversion. This application was considered under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and this version included the condition relating to the maintenance or reinstatement of eaves. The application was approved because the L – shaped dormer did not result in the loss of any of the original eaves. The applicant has now submitted a householder planning application for the proposal, which is identical to the previously refused applications, although a check of the proposed volume indicates that it would actually amount to greater than the 50 cubic metres allowed (51.5cu metres). Given the foregoing, any reliance on permitted development as a fall-back position when assessing the application, is not considered to be reasonable or justified. The application is considered further below in light of the relevant policies and material considerations.

Impact on the character and appearance of the original dwelling and street scene.

- 8.4 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 application site forms part of a row of identical semi – detached two storey dwellings, none of which have carried out alterations to the original roofs. This row of dwellings is somewhat unique in this regard, other properties built in the same style located on East Road and Grenfell Road have carried out alterations to their roofs, which has in some respects unbalanced the symmetry of the original dwellings.

- 8.5 It is considered that the size and appearance of the L – shaped dormer when viewed together with the hip to gable conversion would result in a disproportionate addition to the dwelling and would detract from the character and appearance of the host dwelling and the virtually unchanged roofline of the row of identical semi – detached properties. The proposed dormer would be readily visible from the rear gardens of properties fronting Grenfell Road and High Town Road and would detract from the locality in general. It is considered that the proposed hip to gable conversion and L – shaped dormer by virtue of their size, bulk and design would result in a disproportionate and discordant form of development unsympathetic to the host dwelling and would harm the character and appearance of the locality. This is considered to be contrary to local plan policies DG1 and H14, which are considered to be up-to-date and should be given greatest weight. It would also be contrary to section 12 of the NPPF (2019), which should be accorded significant weight as a material planning consideration and emerging policies SP2 and SP3 of the Borough Local Plan Submission Version, which are NPPF compliant and should also be accorded significant weight.

Impact on the amenities of neighbouring properties.

- 8.6 The rear elevation of the proposed dormer would maintain the already significant distance between the proposed extensions and the rear elevations of the dwellings fronting High Town Road. It is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of outlook and light. No windows are proposed in the side elevation of the dormers looking towards No. 9. The bedroom and bathroom windows face down the garden. The main views from these windows would be over the rear garden and it is not considered that it would introduce an unacceptable level of overlooking or loss of privacy to the rear of properties in Grenfell Road, High Town Road or South Road. The proposal would have no adverse impact on the living conditions of any neighbouring properties.

Parking and highway safety.

- 8.7 The proposal would increase the number of bedrooms from 2 to 4 and would require a total of 3 car parking spaces to accord with the adopted parking standards. However the dwelling is located within an area of controlled parking and therefore it is not considered that an objection could be raised on parking grounds. Furthermore, South Road is within easy walking distance of Maidenhead train station and main bus routes.

9. CONCLUSION

- 9.1 It has been established in paragraph 8.2 of this report above that the works cannot be carried out as permitted development. No realistic fall-back position has been pre-empted in aid of this application and no other material planning considerations exist that would outweigh the sound policy-based objections to the proposed development.

10. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Proposed Plans/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

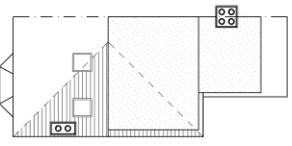
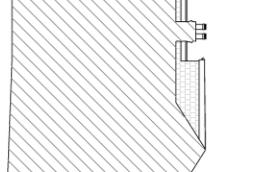
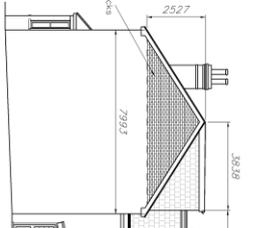
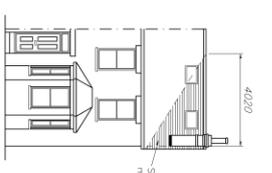
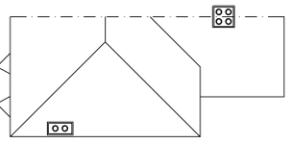
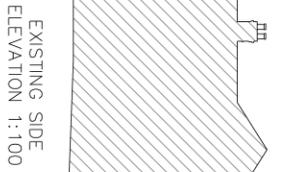
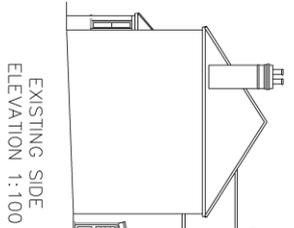
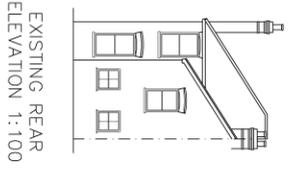
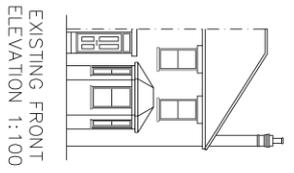
development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been unsuccessfully resolved.

**11. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED
REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED
(delete as appropriate)**

- 1 The proposed hip to gable conversion and rear L shaped dormer, by virtue of their size, bulk and design, would result in a disproportionate and discordant form of development that would appear unsympathetic to the host dwelling and would harm the character and appearance of the locality in general, contrary to policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003) and emerging policies SP2 and SP3 of the Borough Local Plan Submission Version.

Appendix B – Elevations



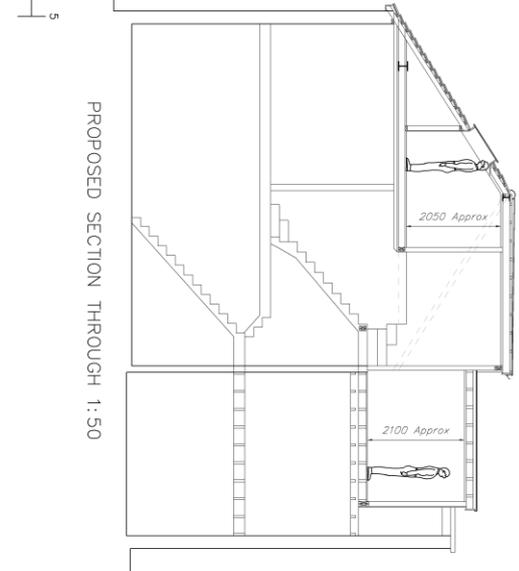
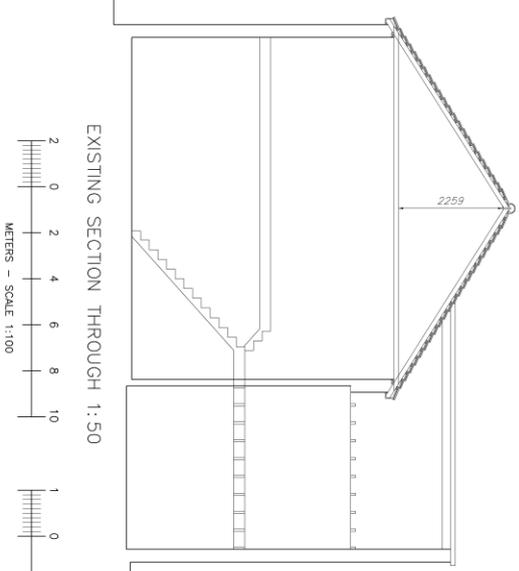
PROPOSED FRONT ELEVATION 1:100

PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

PROPOSED ROOF PLAN 1:100



EXISTING SECTION THROUGH 1:50

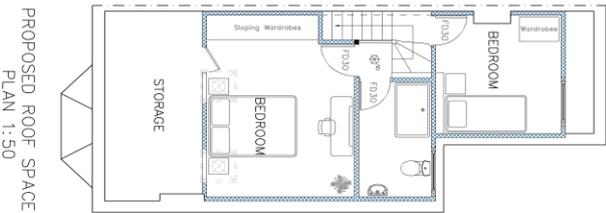
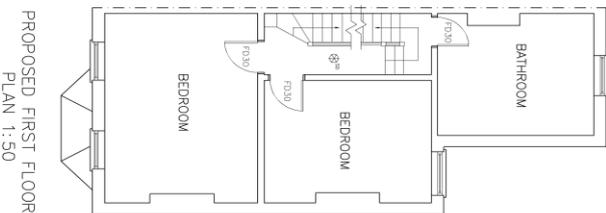
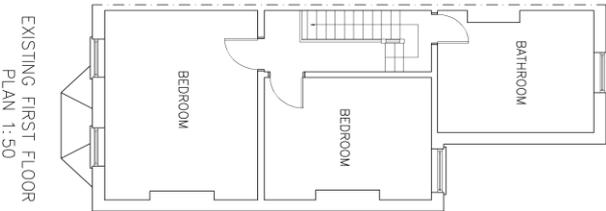
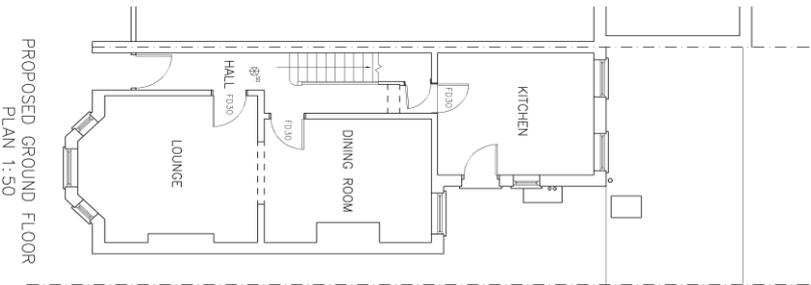
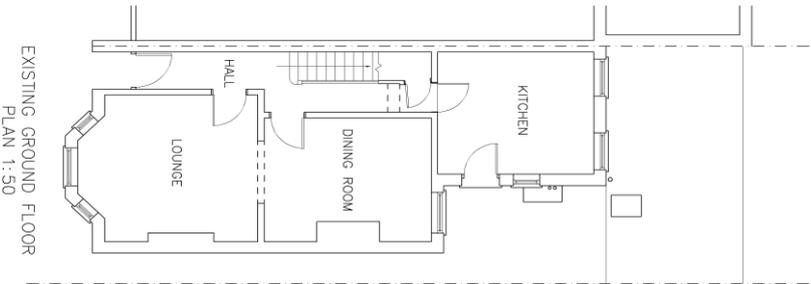
METERS - SCALE 1:100

PROPOSED SECTION THROUGH 1:50

METERS - SCALE 1:50

DATE	04/04/2019	DESCRIPTION	Original Submission	REV	
<p>SITE ADDRESS 7 SOUTH ROAD MADENHEAD SL6 1HF</p>					
<p>PROJECT PROPOSED REAR TO-GABLE CONVERSION, L-SHAPED REAR DORMER AND TERRACE</p>					
DATE	MARCH 2019	DESCRIPTION		REV	
<p>THIS DRAWING IS ISSUED UNDER THE CONDITION THAT IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF N. TURNER DESIGNS LTD.</p>					
DATE	MARCH 2019	DESCRIPTION		REV	
<p>N. TURNER DESIGNS LTD 28 FREEMANS CLOSE STOKE POLES BUCKS, SL2 4ER TEL: 07825 372 548</p>					
DATE	MARCH 2019	DESCRIPTION		REV	
<p>PROPOSED REAR TO-GABLE CONVERSION, L-SHAPED REAR DORMER AND TERRACE</p>					
DATE	MARCH 2019	DESCRIPTION		REV	
<p>PROPOSED REAR TO-GABLE CONVERSION, L-SHAPED REAR DORMER AND TERRACE</p>					

Appendix B – Floor Plans



PARTY WALL ETC. ACT
THE BUILDING OWNER IS RESPONSIBLE FOR SERVING ALL
NOTICES UNDER THE ABOVE LEGISLATION BEFORE WORK
COMMENCES

RESTRICTIVE COVENANTS
THE BUILDING OWNER IS RESPONSIBLE FOR INQUIRING N. TURNER
DESIGNS LTD IN WRITING WHETHER THERE ARE ANY RESTRICTIVE
COVENANTS AFFECTING THE PROPERTY / LAND. ANY SUCH
NEED FURTHER PERMISSION TO DEVELOP THE PROPERTY / LAND.

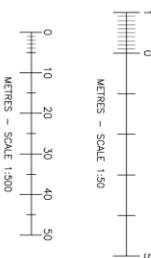
Additional Information:

- The structure layout is a guide only and is subject to alterations or site
requirements. Any such alterations should be subject to approval by the
City of London Planning Department and the Building Control
Officers approval.

R200 = 1/2" for external door

⊗ = Smoke detector

⊙ = Heat detector



DATE	DESCRIPTION	REV
04/04/2019	Original Submission	

SITE ADDRESS
7 SOUTH ROAD
MADONSFIELD
SL6 1HF

N. TURNER DESIGNS LTD
28 FREEMANS CLOSE
STOKE POGES
TEL: 07825 372 548
PROJECT REF: 190119-02-3700-1/1

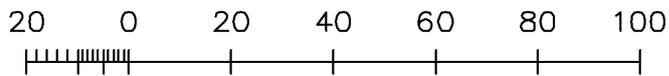
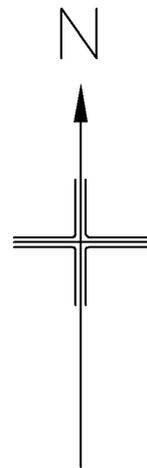
DATE MARCH 2019
SCALE 1:50, 1:500 ⊗ A1
DRAWN N. TURNER
B.ENG (Hons)

DRG No 2019-02-3700-1/1
PROJEC^T APPROVED BY: N. TURNER
AND: N. TURNER

THIS DRAWING IS ISSUED SOLELY ON THE UNDERSTANDING THAT IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE REPRODUCED WITHOUT DESIGNER'S CONSENT

ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES

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Scale 1:1250 @ A4

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