

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 October 2019

Item: 6

Application No.:	19/01855/FULL
Location:	51 Great Hill Crescent Maidenhead SL6 4RE
Proposal:	New front porch and single storey side/rear extension.
Applicant:	Mrs Dhillon
Agent:	Mr Mohinder Kalsi
Parish/Ward:	Maidenhead Unparished/Boyn Hill

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

- 1.1 This proposal is for a new front porch and single storey side/rear extension to 51 Great Hill Crescent. Amended plans have been submitted since the original submission of the application which clarify that the existing garage to the rear of the property is proposed to be demolished. The proposed development is considered to have an acceptable impact on neighbouring amenities and the character of the area.

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

- At the request of Councillor Carroll for the following reasons. The plans are extremely unclear and there are resident concerns about space, design and appropriateness. It is also unclear how the existing garage will be converted.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises a semi - detached two story dwellinghouse and gardens on a road of similarly designed houses. The site is served by a driveway running down the side of the dwelling to a garage located in the rear garden. The planning history for Great Hill Crescent indicates that a number of properties have carried out works of a similar size and design to those proposed at No.51 and some properties have extended to a greater scale.

4. KEY CONSTRAINTS

- 4.1 Local amenity.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The proposal is for a new front porch and single storey side/rear extensions, the proposed extensions would provide a larger kitchen/dining area, utility room and garage (although the internal measurements of the proposed garage would not comply with the size requirements for a single garage of 3m x 6m). The applicants have submitted an amended block plan that shows the existing garage to be demolished and two car parking spaces provided to the front of the dwelling. The rear and side extension would have a flat roof for the majority of its area with only the front of the garage incorporating a pitched roof. The new front porch would have a flat roof matching other front porches along Great Hill Crescent.

- 5.2 No relevant planning history.

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
Design in keeping with character and appearance of area	DG1, H14
Highways	P4

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 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

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

Supplementary Planning Documents

- RBWM Parking Strategy – view using link at paragraph 5.2

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

Four occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on the 29th July 2019.

Four letters were received objecting to the application as originally submitted and three letters have been received commenting on the amended block plan, summarised as:

Comment		Where in the report this is considered
1.	From the plans it is unclear on actions regarding the garage to the rear of the proposed extension, which is brick built and joined to mine. The proximity to the existing garage door and window of the proposed extension does not make sense. The plan seems to suggest that the side of the garage is to be removed. This I cannot agree to without further consultation, as it would leave my garage exposed and unsafe. My other concern would be the proposed extension is too wide down the side of the building, and it looks as if the wall will be against my fence/boundary. This needs to be reduced. If these areas of concern can be addressed and confirmed I do not have any issues with said works to take place. (3)	See Para 6.2 - 6.3
2.	The boundary fence should remain and the brick built extension the required distance away from the fence. Also we wish no blockage of light to our windows and garden. (2)	See para. 6.4
3.	The amount of roof drainage from No. 51 will be greatly increased and will adequate soakaway drainage to chalk bedrock be installed. If this is so then the drainage from the garage roof can be incorporated.	See para. 6.7
4.	Both the existing rear elevation drawing and proposed rear elevation drawing are incorrect as two roof windows are fitted which are open most days indicating the building is a three storey dwelling and not two as stated in the Design and Access statement under scale and siting. Also, it states there is an attached garage this is not so. Also, the main soil pipe has been transferred from inside the building to the outside with the stench pipe just protruding above the gutter with the risk of sewer gases entering the building via roof windows. (2)	See para. 6.7. The insertion of rooflights and any use of the existing roof-space could be undertaken without the need for any planning permission.

9. EXPLANATION OF RECOMMENDATION

9.1 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

9.2 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. In assessing the current application at No. 51 it is useful to consider previous planning history for the road as a whole. Great Hill Crescent and its associated linked roads offer an insight into the design, size and nature of development over a number of years. The proposal at No. 51 could reasonably be said to follow this pattern of development with a number of properties adding extensions to the side and rear over the years. Furthermore, some properties along Great Hill Crescent were originally constructed with the garages linking dwellings together. The principle of such extensions as proposed under the current application is therefore established in the planning history of the road. Although the ground floor element of the

scheme appears to be large, overall the scheme would be proportionate to the size of the original house, and would not harm the character of the area or the street scene. The proposal is for an extension with an overall depth of 12m adjacent to the driveway of No. 49 and 4m adjacent to No. 53. The existing garage measuring approximately 3m x 7.5m would be demolished as part of the application helping to maintain a reasonable sized rear garden. 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

- 9.3 There are no windows in the flank wall of No. 49 and when drawing a line at 60° from the centre of the nearest habitable room window in the rear elevation of No. 49 the light angle would not be infringed. No windows are proposed for the flank wall of the proposed extension, it is therefore considered that the proposed extension would have little impact on the amenities of the occupiers of No. 49 in terms of loss of light or privacy. There is a difference in the height of the driveway between No. 49 and No. 51 to the front of the properties, which provides a clear distinction of where the boundary is between the two properties. Furthermore, a brick pier has been built on the boundary but within the applicant's curtilage which supports a set of wooden gates into the rear garden of No. 51 and also supports one end of the fence dividing the two properties. As the proposed extension is shown to be constructed on land within the ownership of the applicant and given the considerations referred to above the proposal is not considered to have any detrimental impact on the driveway of No. 49.
- 9.4 The proposed rear extension would have a depth of 4m and an overall height of 3m along the boundary with No. 53. When drawing a line at 60° from the centre of the nearest habitable room window the light angle would intersect the extension by approximately 0.3m. However, given the orientation of dwellings on this side of Great Hill Crescent (rear gardens are northeast facing), it is not considered that this infringement of the light angle would significantly increase the impact on light to the rear window sufficient to warrant refusal of the application.
- 9.5 The proposed new porch would not have a detrimental impact on the amenities of neighbouring properties. 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

- 9.6 The proposed garage would be substandard in width at 2.14m when measured internally, as opposed to the standard 3m. However, the applicant has shown two parking spaces on the frontage of the property. Sufficient space would therefore 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. Provision and retention of these parking spaces can be controlled by condition (condition 4).

Other Material considerations and none planning matters

- 9.7 The main report has considered the application in terms of its impact on the character and appearance of the original dwelling and the impact on neighbouring amenities. In doing so it has considered material planning considerations raised by occupiers of neighbouring properties. However, the report has not addressed concerns raised by the occupiers of neighbouring properties that either would not require planning permission or do not amount to material considerations. A number of comments have been made about the demolition of the existing garage either in part as indicated on the original block plan or in its entirety as clarified on the amended block plan. The demolition of the garage does not require planning permission and could therefore be carried out at any time by the applicant. The issue of whether it is carried out in such a way as to not detrimentally impact the neighbour's garage is as a matter dealt with under the Party Wall Act. The applicants attention has been drawn to the contents of Party Wall Act in Informative (1). This is also true of the removal of boundary fences, the only consideration under planning legislation is that the development is within the curtilage of the dwelling and in this case the drawings show the extensions within the application site. A concern has also been

raised regarding any proposed soakaways and soil pipes and this again does not amount to a material planning consideration because it is covered under separate legislation. Finally the drawings do not show two roof lights located in the rear elevation; whilst this is acknowledged the application relates to the construction of extensions at ground floor and the absence of these roof lights on the drawing does not therefore have any bearing on the current application.

10. CONCLUSION

10.1 As amended, the 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.

11. APPENDICES TO THIS REPORT

- Appendix A - Site location/block plan
- Appendix B – Proposed elevations
- Appendix C – Proposed floor plan

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.

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 in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. The 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 development shall commence until the existing garage on the site has been demolished in its entirety. All materials resulting from such demolition works shall be removed from the site within one month of the substantial completion or occupation of the development whichever is the sooner.
Reason: To accord with the terms of the submitted application and because the retention of garage on the site would result in an unacceptable form of development. Relevant Policies - Local Plan H14;
- 4 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking 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. 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.

Informatives

- 1 The applicant is advised to refer to The Party Wall Act 1996 prior to carrying out any works in connection with the demolition of the existing garage on site, which is attached to the neighbours garage at No. 49 Great Hill Crescent.

APPENDIX A – AMENDED BLOCK PLAN



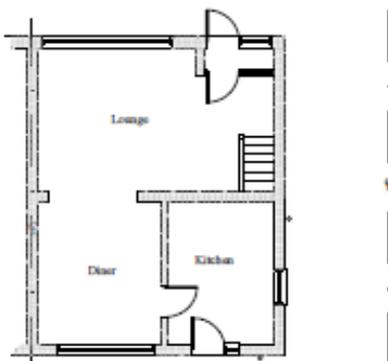
Ordinance Survey Licence Number 100053143

EXISTING BLOCK PLAN 1/500

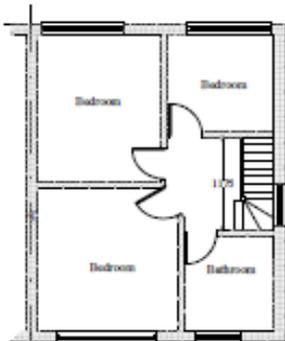


Ordinance Survey Licence Number 100053143

PROPOSED BLOCK PLAN 1/500



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Ordinance Survey Licence Number 100053143

LOCATION PLAN 1/1250

- Notes:
- 1 This drawing is a copy right of Linn Design Ltd
 - 2 All dimensions must be checked before commencement of any works
 - 3 Do Not scale of the drawing
 - 4 This drawing may not be copied without prior approval from Linn Design Limited
 - 5 All building works to comply with building regulations
 - 6 These drawings are prepared taking pre-construction charge as to CDM 2015 regulations. The client is required to comply with pre-construction and construction phase of the CDM 2015 regulation
 - 7 Contractor to check all specifications and drawings prior to commencement of works and refer the client of any discrepancies.
 - 8 Refer to structural, mechanical, electrical specifications and clients instructions

Drawing: 51 Great Hill Cres't,
Maidenhead,
SL6 4RE

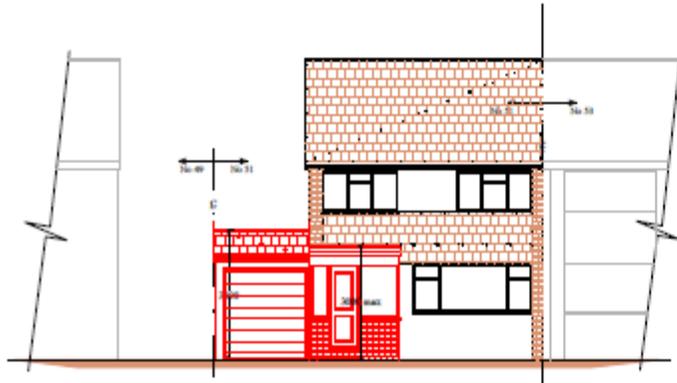
Project: Proposed Single Storey
Side and Rear Extension.

Scale 1/100 Draw No P5401

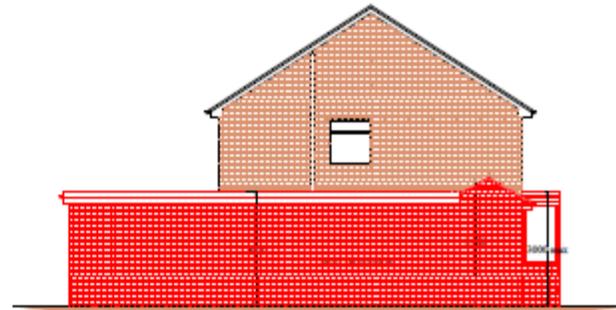
Date June 2019 Rev B

Drawn MK Size A3

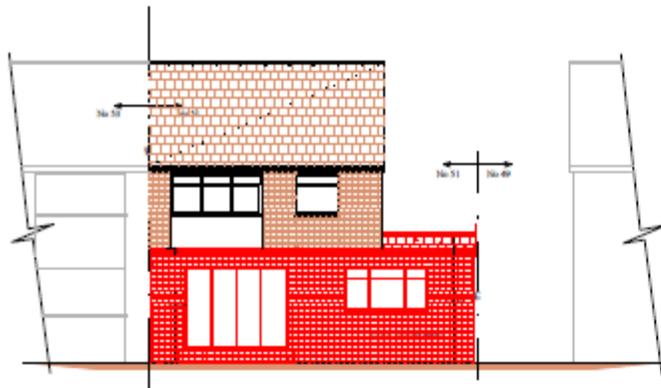
APPENDIX B – PROPOSED ELEVATIONS



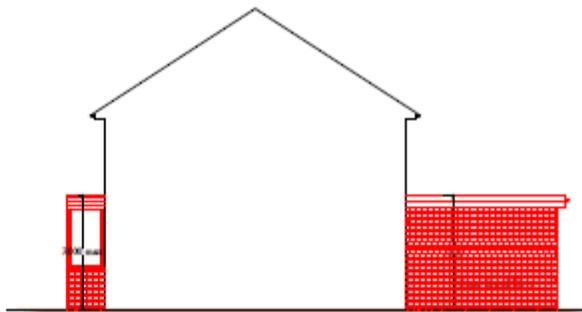
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

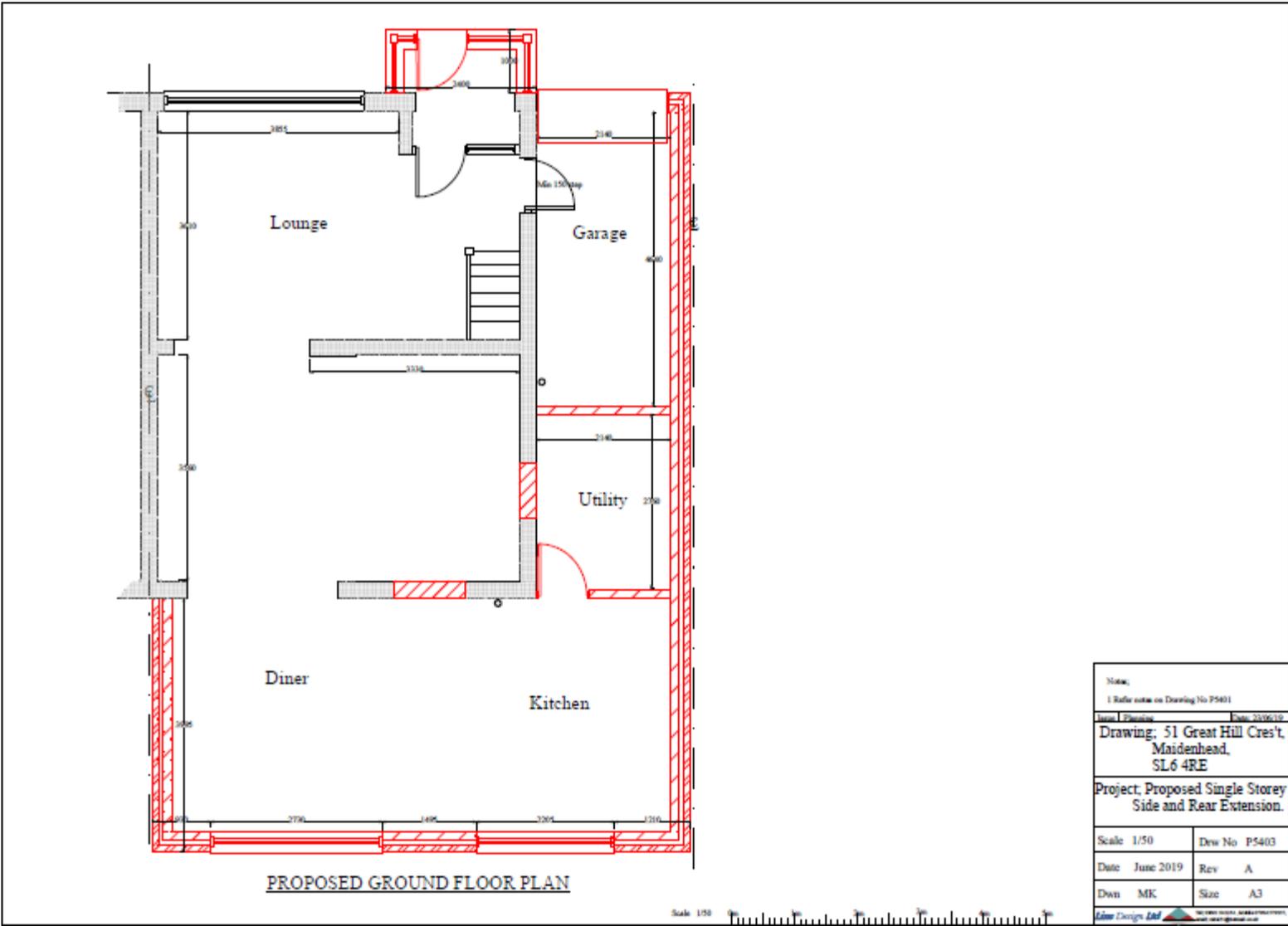


PROPOSED SIDE ELEVATION

Notes:	
1 Refer also to Drawing No P5401	
Date / Drawing	Date: 2019/10
Drawing: 51 Great Hill Cres't, Maidenhead, SL6 4RE	
Project: Proposed Single Storey Side and Rear Extension.	
Scale 1/100	Dwg No P5402
Date June 2019	Rev A
Dwn MK	Size A3

Scale 1/100

APPENDIX C – PROPOSED FLOOR PLAN



Notes:	
1 Refer over to Drawing No P5401	
Date / Revision	Date: 25/06/19
Drawing: 51 Great Hill Cres't, Maidenhead, SL6 4RE	
Project: Proposed Single Storey Side and Rear Extension.	
Scale 1/50	Dwg No P5403
Date June 2019	Rev A
Dwn MK	Size A3