

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 January 2016

Item: 3

Application No.:	15/03701/FULL
Location:	Corton Ascot Road Holyport Maidenhead SL6 2HY
Proposal:	Single storey rear and front extensions, raising of roof to include 2 x dormers for additional habitable accommodation at first floor.
Applicant:	Mr And Mrs O'Sullivan
Agent:	Mr Martin Pugsley - MP Building Plans Ltd
Parish/Ward:	Bray Parish

If you have a question about this report, please contact: Hannah Wilson on 01628 683939 or at hannah.wilson@rbwm.gov.uk

1. SUMMARY

- 1.1 This proposal is to extend a house which lies in the Green Belt. The extension would not result in disproportionate addition to the size of the original dwelling and complies with Policies GB1 and GB4 of the Local Plan and paragraph 89 of the National Planning Policy Framework.
- 1.2 The extensions by reason of their design and appearance would preserve the character of the Conservation Area and comply with Policy CA2 of the Local Plan and Conservation legislation.
- 1.3 The proposals would not cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities, nor would they impair highway safety or lead to an inadequate car parking provision within the curtilage of the property.

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 both Councillor Walters (only is the recommendation is to grant)in the public interest (only if the recommendation is to grant) Councillor Coppinger due to the concern from the neighbours in respect of the extensions in the Conservation Area.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Corton is a detached bungalow located on the west side of Ascot Road. The site lies within a row of bungalows. To the north and south of the site are a mix of residential properties. To the west and east of the site are fields.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is set out below:

Ref.	Description	Decision and Date
9453/71	Single storey extensions to form 2 bedrooms and a garage.	Approved 26.01.72

4.2 The proposal is for the erection of single storey front and rear extensions, together with raising of the roof and the insertion of two dormer windows to create first floor accommodation. The plans have been amended to reduce the scale of the front extension and the number of dormer windows, as well as bringing the extension in from the north side boundary by one metre.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, paragraph 17 (Core planning principles), Section 7 (Requiring good design), Section 9 (Protecting Green Belt land) and section 12 (Conserving and enhancing the historic environment).

Royal Borough Local Plan

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

	Green Belt	Conservation Area
	✓	✓
Local Plan	GB1, GB2 GB4	CA2

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view using the following link http://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning
- Holyport Conservation Area appraisal – view using the following link http://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings/3

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- whether the proposal amounts to appropriate development in the Green Belt, and if not whether there are any very special circumstances that clearly outweigh the harm caused to the Green belt by reason of its inappropriateness and any other harm caused by the proposal;
- whether the proposal would preserve or enhance the character of the Conservation Area;
- the living conditions of the neighbouring properties; and,
- the adequacy of parking on the site and the impact on highway safety in the area.

Green Belt

6.2 The site is located within the Green Belt and the NPPF emphasises that the most important characteristic of the Green Belt is its openness (paragraph 79). However, there are exceptions for particular types of development, including alterations to buildings provided that this does not result in disproportionate additions to the original building (paragraph 89). Local Plan policies GB1, GB2 and GB4 state that limited extensions to existing dwellings can be acceptable if they do not lead to a disproportionate addition over and above the size of the original dwelling and if they do not have a greater impact on the openness of the Green Belt than the existing use.

6.3 Corton is located in an existing built up area and is one of a number of detached bungalows along the west side of Ascot Road. The size of the useable floorspace in the original dwelling was approximately 72m². The property has been previously extended by 54.2m², although the existing

conservatory and attached garage (31.8m² in total) would be removed as part of the proposal. The application proposes an increase of 26.4m² which would represent a total cumulative increase of 68% (when the previous rear extension of 22.4m² granted in 1986 is also taken into account). The cumulative addition would therefore be over 50%. However percentage increase is not the sole determining factor in assessing impact on the Green Belt. The size of the plot and the nature of surrounding properties must also be taken into account, as well as the scale and bulk of the proposals. Given the design and position of the revised extension – which has been reduced in width and no longer has a dormer window at the front - as well as the location of the site within the built environs of Holyport where other similar extensions have taken place (such as a similar development at Hazeldean next door), it is not considered that the scheme would amount to a disproportionate increase in the size of the original dwelling or that it would have a significant effect on the openness of the Green Belt. It is therefore considered that the revised proposal would constitute appropriate development within the Green Belt.

Conservation Area

- 6.4 The Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the Holyport Conservation Area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed raising of the roof at Corton would give the detached bungalow a similar appearance to the next door property at Hazeldean (which was extended in a similar fashion in the 1980s, with a raised gable roof form towards the rear of the property to facilitate the insertion of rear dormer windows.) As the bulk of the development would be located towards the rear of the dwelling - set back from the road frontage - and similar development has taken place along this section of Ascot Road to create a chalet-style bungalow at Hazeldean, it is not considered that the proposal for a similar scheme would have a harmful impact upon the appearance of the detached bungalow at Corton or the wider street scene. These bungalows are not architecturally or historically significant to the character of the Holyport Conservation Area and on this basis it is also considered that the proposal would not conflict with Local Plan Policy CA2.

Impact on neighbours

- 6.5 The proposal will include one first floor flank window which will serve a bathroom and can be conditioned to have obscure glazing to protect the amenity of the neighbouring bungalow at Brookmead. The insertion of any additional windows at first floor level in future can also be controlled by condition. The two rear-facing dormer windows will have views towards the end of the neighbours' rear gardens but it is considered that the oblique angle of these views would not significantly affect the private amenity space of Brookmead or Hazeldean (and it is noted that Hazeldean already has existing rear dormers that have a similar impact). The new rooflight will be at an angle and would not have any direct views into the ground floor flank windows of Hazeldean.
- 6.6 Brookmead to the south has been previously extended at the rear at single storey level and has a detached garage to the side. The ground floor flank windows facing the application site are either obscured glass or serve a hallway, and this neighbour's first floor rooflights are high level and angled away from the application site. On this basis it is not considered that the proposed extensions at Corton would cause any significant loss of light or overbearing impact upon Brookmead. The proposal will not significantly project any further beyond the rear elevation of the chalet bungalow at Hazeldean to the north and as such would not have a significant additional impact upon levels of daylight, sunlight and outlook to this neighbour's rear windows and patio area. The raising of the roof and single storey front extension (that will infill part of the area in front of the existing attached garage) will be in proximity to two ground floor flank windows, of which one has obscured glass and would not be adversely affected. The other serves a study and appears to be the sole window to this room. Rooms with side windows are not afforded the same level of protection as those at the front or the rear. Nevertheless, it is considered that as the proposed plans have been revised to set the higher part of the extension in from the side boundary by a metre and the part of the roof closest to the neighbour's flank window will be sloping downward, it is not considered that the scheme would result in a significantly harmful loss of light or outlook that would justify a refusal solely on these grounds.

Parking

- 6.7 The existing garage will be removed, however, sufficient space would remain on the driveway at the front of the site to accommodate the car parking for the resulting 3 bedroom 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

2 occupiers were notified directly of the application.

No letters were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objection – overdevelopment.	6.3

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations and floor 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 process and thorough discussion with the applicants. 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 successfully/unsuccessfully 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 match those of the existing building unless first otherwise agreed 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 Policies - Local Plan DG1.
- 3 The first floor window in the side 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 without the prior written approval of the Local Planning Authority. No further windows shall be inserted at first floor level and above in the dwelling 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 H11.

- 4 Prior to the substantial completion of the development a water butt of at least 120L internal capacity shall be installed to intercept rainwater draining from the roof of the building. It shall subsequently be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 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.