

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

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

18 December 2019

Item: 9

<b>Application No.:</b>	19/02646/FULL
<b>Location:</b>	Woodlands Park Village Centre Manifold Way White Waltham Maidenhead SL6 3GW
<b>Proposal:</b>	Two storey extension with undercroft to the South-East Elevation.
<b>Applicant:</b>	Pat McDonald
<b>Agent:</b>	Mr Mark Berry
<b>Parish/Ward:</b>	White Waltham Parish/Hurley And Walthams

**If you have a question about this report, please contact:** Carlos Chikwamba on 01628796745 or at [carlos.chikwamba@rbwm.gov.uk](mailto:carlos.chikwamba@rbwm.gov.uk)

**1. SUMMARY**

- 1.1 The scale, build-form, design, position within the site and proposed materials of the two-storey extension and the undercroft are considered to respect and maintain the character and appearance of the existing building. Furthermore, it will not appear obtrusive when viewed from the neighbouring properties nor impact the amenities of any of the immediate neighbouring properties.
- 1.2 The development is considered to improve the existing community facility. The proposal would also be user friendly for disabled persons and adequate parking provision will be provided on site.

<p><b>It is recommended the Panel GRANTS planning permission with the conditions listed in Section 12 of this report.</b></p>
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**2. REASON FOR PANEL DETERMINATION**

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

**3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 3.1 The site is an existing community centre on Manifold Way. It is a modern building which sits within its own self-contained site. There is residential development to the north and west of the existing building. Open fields which are within the Green Belt lie to the south of the site. Car parking is provided around the building.

**4. KEY CONSTRAINTS**

Adjoining Green Belt.  
Character and amenities of site.  
Amenities of neighbouring properties.

**5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

- 5.1 The proposal is for a two storey extension with under-croft to the existing building. The purpose of the development is to provide additional facilities for use by the community.
- 5.2 The existing building was granted planning permission under application, 04/01325/FULL.

## 6. DEVELOPMENT PLAN

### Adopted Royal Borough Local Plan (2003)

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

Issue	Local Plan Policy	Compliance	
Acceptable impact on character and appearance of area	DG1	Yes	
Community Facilities	CF2	Yes	
Highways	T5	Yes	
Parking	P4	Yes	

These policies can be found at

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices)

### Hurley and the Walthams Neighbourhood Plan

Policy Gen 5: Community Facilities- Community Facilities

## 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
Community Facilities	IF7
Sustainable Transport	IF2

7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process, the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.

In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV which are now out to public consultation until Sunday, 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course, the Inspector will resume the Examination of the BLPSV. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above, both should be given limited weight.

These documents can be found at: <https://www3.rbwm.gov.uk/blp>

### Other Local Strategies or Publications

7.2 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

[https://www3.rbwm.gov.uk/info/200414/local\\_development\\_framework/494/supplementary\\_planning](https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning)

**8. CONSULTATIONS CARRIED OUT**

**Comments from interested parties**

3 occupiers were notified directly of the application.

A site notice was erected at the site on 27 September 2019.

1 letter was received objecting to the application as summarised below:

<b>Comment</b>	<b>Officer's response.</b>
Pinecroft, Waltham Rd, Maidenhead;  i. Loss of light ii. Lack of privacy and light pollution iii. Lack of adequate parking iv. Increase in noise and disturbance. v. Overdevelopment of existing building which is adjacent to the Green Belt.	These objections are addressed in sections <b>9.2 to 9.7</b> of the report.

**Consultees**

<b>Comment</b>	<b>Officer's response.</b>
Highways Officer;  The proposal raises no highway concerns	Noted.
Environment Officer;  Conditions related to Construction working hours, collection & delivery hours and land contamination. Informatives related to Dust control and Smoke control were also recommended.	Noted. The development is not of a scale large enough to include the recommended conditions. The Considerate Constructor Informative is recommended to cover these matters.

## 9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Impact on the character of the existing building and wider area
- ii Impact on neighbouring amenities
- iii Impact on community facility
- iv Parking
- v Other considerations

### **Character and Appearance.**

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. The proposed two-storey extension with an undercroft will be sited along the south-east elevation. The continuation of the existing first floor roof profile along the south-east elevation over part of the proposed extension is acceptable and would ensure that the proposal would not be higher than the maximum height of the existing building. The flat roof, which will cover the rest of the two-storey extension, will be set down from the principal ridge of the building by about 500mm, this minimises the prominence and potential dominance of the two-storey extension on this elevation. The flat roof design is also acceptable considering that the building is a modern structure which sits within its own context within the wider street scene. The two-storey extension will add a depth of about 7.3 metres which is not considered to be a significant addition considering that the existing building has a depth of approximately 18 metres.

9.3 The proposed fenestration is considered to be in line with the character and appearance of the existing building. The two-storey extension will directly face an open piece of green space and it will not appear obtrusive when viewed from any of the neighbouring properties. It will be a minimum of 20 metres away from any of the immediate neighbouring properties. The proposed materials as described in the application will match the materials of the existing building, maintaining the character and appearance of the host building. Whilst the two-storey extension will be in close proximity of the access road within the site, the undercroft will retain most of the existing ground floor space and existing parking spaces. The proposal is adjacent to Green Belt and not situated within it, therefore the proposal has no Green Belt policy implications.

9.4 Overall the scale, build-form, design, position within the site and proposed materials of the two-storey extension and the undercroft are considered to maintain the character and appearance of the existing building. Furthermore, it will not appear obtrusive when viewed from the neighbouring properties. As such it is considered to be in compliance with the section 12 of the NPPF (2019) and Policy DG1 of the Local Plan.

### **Impact on neighbouring amenities.**

9.5 Policies H14 (1) and SP3 state extensions should not cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities. The extension will be set away from all of the immediate neighbouring properties by at least 20 metres. Furthermore, the two-storey extension would directly face an open area of green space and would not therefore impact neighbouring properties. The windows along the north-west elevation of the extension will face the rear of the property at Pinecroft along Waltham Rd. However the referenced windows, will be set away from the private rear amenity area at this property by at least 25 metres. Furthermore, the majority of these windows will be half obscured by the high ridge line of the single storey element along the north-west elevation of the existing building. Based on the above, the proposed development is not considered to significantly impact the amenities of any of the immediate neighbouring properties. As such, the proposal would be in compliance with Paragraph 127(f) of the NPPF (2019) and Policy H14 of the Local Plan.

## **Community facilities.**

- 9.6 Policy CF2 of the Local Plan supports the improvement of existing community facilities provided that adequate access and car parking can be provided in accordance with councils adopted parking standards as per appendix 7 of the Local plan. Furthermore, adequate access and facilities for people with disabilities should be provided. The enlargement of the existing community facility will provide activities that will facilitate all sectors of the community within all the age demographics. The facility would be fully accessible and adequate parking provision will be provided on site. As such, the proposal will in compliance with Paragraph 92 of the NPPF (2019) and Policy CF2 of the Local Plan.

## **Parking**

- 9.7 RBWM Highways were consulted in regards to the proposal and they offered no objections to the proposal. The parking standards for community centres (D1 use) state that 1 parking space is required per 30 sq. metres. The existing building has a floor space of about 535 sq. metres, the proposal will add about 265 sq. metres of floor space. The total cumulative floor space would amount to about 800 sq. metres. As such, the development will require at least 27 parking spaces. The proposal will provide at least 32 parking spaces, which includes several disabled parking bays. Therefore, sufficient parking space will be provided to accommodate the parking needs of the development in accordance with the parking standards in Appendix 7 of the Local Plan.

## **10. APPENDICES TO THIS REPORT**

- Appendix A - Site Location Plan
- Appendix B - Existing Site Plan
- Appendix C - Proposed Site Plan
- Appendix D - Existing Plans and Elevations
- Appendix E - Proposed Plans and Elevations

## **11. 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 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.
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

## **Informatives**

- 1 Due to the close proximity of the site to existing residential properties, the applicant's attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicle

parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk)