

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

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

9 March 2016

Item: 1

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| Application No.: | 15/03607/FULL |
| Location: | 25 Woodlands Ride Ascot SL5 9HP |
| Proposal: | Alteration and raising of the roof to include 3 front and 3 rear dormers, single storey infill extension to rear, first floor front extension and parapet roof over garage |
| Applicant: | Mr And Mrs Kadyan |
| Agent: | Mr Shaun Ruddick - M.S. Ruddick Architects |
| Parish/Ward: | Sunninghill And Ascot Parish |
| If you have a question about this report, please contact: Brian Benzie on 01628 796323 or at brian.benzie@rbwm.gov.uk | |

1. SUMMARY

- 1.1 This application seeks full planning permission for the alteration and raising of the roof to include 3 front and 3 rear dormers, a single storey infill extension to the rear, first floor extension and parapet roof over garage.
- 1.2 The proposed extensions and alterations are considered to preserve the character and appearance of the area, not result in a significant impact on neighbour amenity, comply with the Council's current parking standards and not significantly impact on the health and amenity of nearby trees, in compliance with Policies DG1 H14, N6 and P4 of the Local Plan and Policies DG1, DG2, DG3, EN2 and T1 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.
- 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 subject to the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Hilton, for the reason that; "I have been asked by the Sunninghill & Ascot Parish Council to call in this application on the following grounds. The Parish Council Planning committee did not consider the modifications to the original planning application, 15/02256, had been materially altered and therefore their original objections remained in place.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 This site is located on the turning head of the cul-de-sac at the western end of Woodlands Ride. The property stands within the Parish of Sunningdale in an area identified within the Royal Borough of Windsor and Maidenhead Townscape Assessment as a 'Leafy Residential Suburb'. A number of properties within the road have been extended in various forms and a replacement house has been permitted and constructed at the nearby site of 21 Woodlands Ride.
- 3.2 The site is larger than average but, being on the curve of the turning head the plot tapers markedly from rear to front. The dwelling's front building line is approximately 25 metres from the highway and the dwelling sits a considerable distance behind the front building line of the neighbouring properties nos.23 and 27 Woodlands Ride. Due to the tapered nature of the site, the degree of set back and the existing mature vegetative screening to the front and sides, the dwelling is not overly apparent in the street scene.

3.3 An area TPO covers the rear part of the site and a point TPO covers a pine (*sp*) to the front of the property.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application seeks full planning permission for the alteration and the raising of the roof to include the insertion of 3 front and 3 rear dormers, a single storey rear extension, a first floor front extension and a parapet wall over the existing garage.

| Ref. | Description | Decision and Date |
|----------|---|----------------------|
| 468381 | Two storey side extension and a first floor side extension. | Approved 19.01.1990 |
| 473977 | Two storey side extension and a two storey side and rear extension. | Approved 15.11.1995 |
| 03/83457 | Erection of rear conservatory. | Approved 22.04.2003 |
| 15/02256 | New roof with front and rear dormers to form loft accommodation. Insulate and clad/render front elevation, new stone canopy, infill single storey rear extension. | Withdrawn 21.08.2015 |

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, Section 7.

Royal Borough Local Plan

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

| | Within settlement area | Protected Trees | Highways /Parking issues |
|---|-------------------------------|-----------------|--------------------------|
| Local Plan | DG1, H14 | N6 | T5, P4 |
| Ascot, Sunninghill and Sunningdale Neighbourhood Plan | NP/DG1, NP/DG2, NP/DG3, NP/T1 | NP/EN2, | NP/T1, |

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction
- Planning for an Ageing Population

More information on these documents can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Parking Strategy - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i impact upon the character and appearance of the host dwelling and the area in general;
- ii impact on the living conditions of occupiers of neighbouring properties;
- iii impact on highway safety; and
- iv impact on trees important to the area.

Impact upon the character and appearance of the host dwelling and the area in general.

- 6.2 The appearance of a development is a material planning consideration and in general terms the design of a proposal should not adversely impact on the character and appearance of the wider street scene. The National Planning Policy Framework (NPPF) was published in March 2012 and is a material planning consideration in the determination of planning decisions. One of the core planning principles contained within the NPPF seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 59 of the NPPF concentrates on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new buildings in relation to neighbouring buildings and the local area more generally.
- 6.3 Local Plan Policy H14 advises that extensions should not have an adverse effect upon the character or appearance of the original property or any neighbouring properties, nor adversely affect the street scene in general. Policy DG1 seeks to secure a high quality standard of design. The Ascot, Sunninghill and Sunningdale Neighbourhood Plan Policies DG1 and DG3 relate to proposals respecting the Townscape and good quality design respectively.
- 6.4 The proposal consists of a very small, part first floor front extension, alterations and the raising of the roof with the insertion of 3 front and 3 rear dormers and a single storey infill extension to the rear.
- 6.5 Taking into account the scale of the first floor front extension and the scale and position of the rear infill extension it is considered that these extensions respect the character and appearance of the host dwelling and the area in general.
- 6.6 The existing roof is set at three levels. The highest ridge being closest to the boundary with no. 23 Woodlands Ride and this will be raised by approximately 0.5m. The second highest ridge closest to the boundary with no.27 will be raised by approximately 0.9m and the central lowest ridge by approximately 1.5m. The pitch of the roof will be increased to form a crown roof with a ridge height of 8.9m. Notwithstanding these changes it is not considered that the proposal would result in disproportionate additions to the existing dwelling or overdevelopment of the plot as a whole.
- 6.7 The change in roof style will increase the bulk and mass of the roof but given the set back of the dwelling from the road and the existing vegetative screening it is not considered that the proposal will significantly impact on the character and appearance of the street scene. The proposed dormers are of a size which is in proportion to the new roof and crown roofs are becoming an established feature within the Ascot Sunninghill area, additionally due to the small scale of the proposal it will not significantly impact on this 'Leafy Residential Suburb'.
- 6.8 Reference has been made by two close by neighbours that the replacement dwelling at no.21 Woodlands Ride (which has a crown roof with dormers) should not set a precedent for future development within the road. Notwithstanding that each individual application should be determined on its own merits this site is significantly different from that of no.21 namely; the ridge height of no. 21 is 9.7m (800mm higher than that proposed at no. 25); no.21 is 10 metres closer to the road than no.25; the slope of the ground from the road to the dwelling is much steeper than that at no.25; and there is less established screening at no.21. Taking this into account

no.21 will therefore be more apparent in the street scene than the resulting extended property at 25 Woodlands Drive.

Impact on the living conditions of occupiers of neighbouring properties.

- 6.9 The plans indicate that the width of the roof will remain the same at roof plate level and will increase in width at existing ridge levels by 2m on the side with no 23 and by 1.5m on the side with no. 27. In addition the height of the roof closest to the two adjacent boundaries will increase by 0.5m in the case of no. 23 and 0.9 in the case of no.27.
- 6.10 The application property, due to the tapered shape of the plot, is splayed away from both its neighbour's nos.23 and 27 Woodlands Ride. No. 23 lies to the east and has a double garage on the boundary with the application property whose patio is some considerable distance from the boundary. The side boundary to the rear of the double garage is marked by a 1.8m high close boarded fence supplemented with a mature vegetative screen which is in the control of the occupiers of no. 23 Woodlands Drive. There are a number of existing windows at first floor level within the flank wall of the application property which face towards no.23 Woodlands Drive.
- 6.11 No.27 Woodlands Ride sits considerably closer to the road than no.25 and is offset to the north within its plot. The boundary between the two properties is chestnut paling supplemented with a mature vegetative screen which is in the control of the occupiers of no.27 Woodlands Drive.
- 6.12 Notwithstanding the alterations to the size and shape of the existing roof, taking the above factors into account it is considered that there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight or sunlight.

Impact on highway safety.

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

Impact on trees important to the area.

- 6.14 Taking into account the nature and position of the extensions and the built form that currently exists on site, it is considered that the proposal would not significantly impact on the health or amenity value of trees covered by the tree preservation orders.

Other Considerations

- 6.15 The occupier of no.23 Woodlands Drive has raised concerns with regard to the width of the side passage to the east of the property, as shown on the front elevation is overrepresented by 100% to the neighbouring wall line and by 200% to the edge of the associated footings which the Land Registry shows as theirs. This appears to be a boundary dispute which cannot be addressed through the planning system. The relative distance between the flank wall and the boundary remains unchanged and it is on this basis that the application should be determined.
- 6.16 The occupier of no. 23 Woodlands Drive has stated that the ratio of existing roof height measured from ground levels does not match the corresponding ratio determined from photographic images of the subject property and considers that given that the existing roof height is the key reference against which the impact of any increase in roof is assessed, the submitted existing elevations need to be correctly addressed. However the plans have been drawn by a reputable local architect and it is on the basis of these plans that the application has been determined.
- 6.17 The occupier of no. 23 Woodlands Drive has noted that the applicants agent has referred to feedback from the Council on the previously withdrawn application ref. 15/02256 and is concerned that this may lead to a conflict of interest as the feedback is not in the public domain. The National Planning Policy Framework (NPPF) and the Planning Inspectorate actively encourage discussions and negotiations between the relevant parties to provide an outcome which meets

the needs of the applicant and complies with National and Local Policies. The concerns raised by the Council with regards to the previous scheme are clearly apparent in the letter from the applicants agent dated 23 September 2015, which accompanied the planning application.

- 6.18 The occupier of no.26 Woodlands Drive has drawn the Council's attention to errors with regards to the notation on the proposed plans being incorrect. However, it is considered that it is clear and apparent that the plans refer to the proposed plans and it is not considered that this prejudices the ability to determine the application.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application.

The planning officer posted a non statutory notice advertising the application at the site on 12 November 2015.

2 letters were received objecting to the application, summarised as:

| Comment | | Where in the report this is considered |
|---------|--|--|
| 1. | Does not comply with N/P policy H2.1 "Dwellings should be, in size and type, in keeping with the size and type of dwellings already prevalent in the surrounding area except where there is a demonstrable need for an alternative type or size of home and these can be delivered to be in keeping with the surrounding area. | 6.7 6.8 |
| 2. | The occupier of no.23 Woodlands Drive has raised concerns with regard to width of the side passage to the east of the property on the front elevation being overrepresented. | 6.15 |
| 3. | The proposed increase in roof height infringes the 45 degree rule that quantifies the right to light rule. | 6.10 6.12 |
| 4. | Significant increase in roof height, no.21 should not be used as a precedent. | 6.8 |
| 5. | Proposal would result in loss of light and privacy. | 6.12 |
| 6. | Contrary to neighbourhood plan policy DG2 with regard to separation distances between buildings, between buildings and boundaries in relation to impact on neighbour amenity. | 6.9, 6.10 6.11, 6.12. |

Statutory consultees

| Consultee | Comment | Where in the report this is considered |
|--------------------------------------|---|--|
| Sunninghill and Ascot Parish Council | The committee did not consider the modifications to the original planning application, 15/02256, had been materially altered and therefore their original objections remained in place. These were: 'Objections the grounds of bulk and scale. The committee considered the application would have an adverse effect on the street scene and raised concerns about the increase in roof height by 1 metre. The dormers added to the bulk & scale and created a property out of keeping with the adjacent properties in the location They would also overlook neighbouring properties and lead to a loss of amenity. | 6.6 6.7 6.12 |

Other consultees and organisations

| Consultee | Comment | Where in the report this is considered |
|---|--|--|
| SPAЕ | The proposed structure is excessive in bulk and scale and would have an adverse effect on the neighbouring properties. | 6.6 6.7 |
| | It would overlook and constitute a loss of amenity. | 6.12 |
| The Ascot Sunninghill and Sunningdale Neighbourhood Plan Delivery Group | No consultation response received. | |

8. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – proposed layout drawings
- Appendix C – Proposed elevation drawings.

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 resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
3. The side facing rooflights in the southeast and northwest elevations of the extension shall be obscure-glazed and have a cill level that is a minimum of 1.7m above the finished internal floor level. The window type shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers Relevant Policies - Local Plan H14.
4. Prior to any equipment, machinery or materials being brought onto the site, measures in accordance with British Standard 5837:2012 to protect the Pine tree within the front drive area and the trees within the rear garden covered by Tree Preservation Orders shall be implemented

in full and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made within the fenced areas without the prior written approval of the Local Planning Authority.

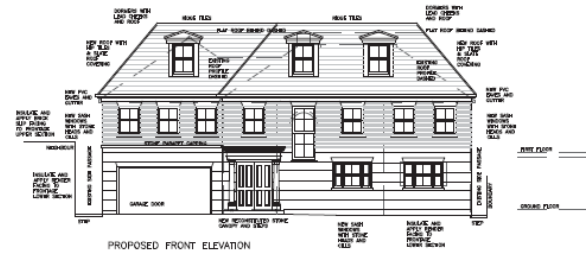
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1 and N6.

5. 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.

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

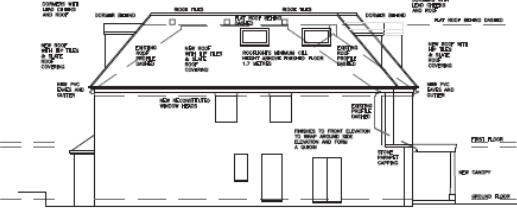
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.



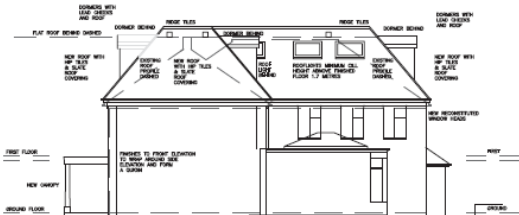
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION A
SOUTH EAST



EXISTING SIDE ELEVATION B
NORTH WEST

General Notes
 Copyright reserved
 Any queries please ask
 All works to building control approval
 Read with all drawings and specifications
 Check all dimensions on site and report any discrepancies to Architect

| Rev. | Date | Description |
|------|------|-------------|
| | | |
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M.S. RUDDICK ARCHITECTS

65 Halfpenny Lane
 Summingsdale
 Berkshire SL5 0EG

CLIENT
 Mr & Mrs Kadyan

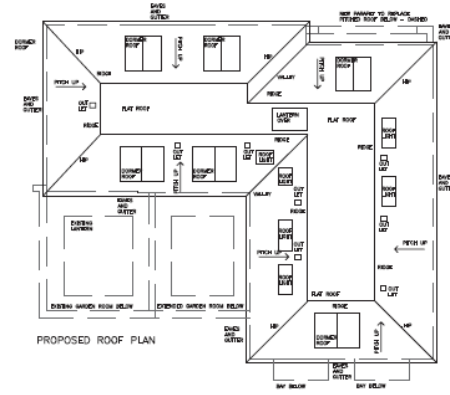
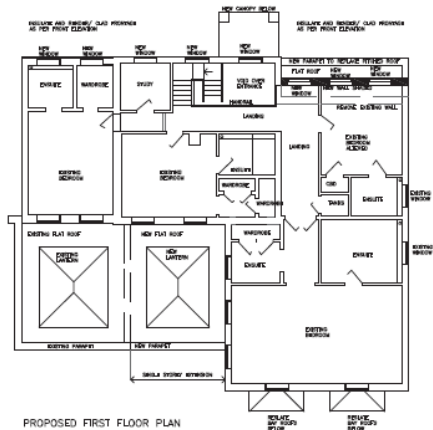
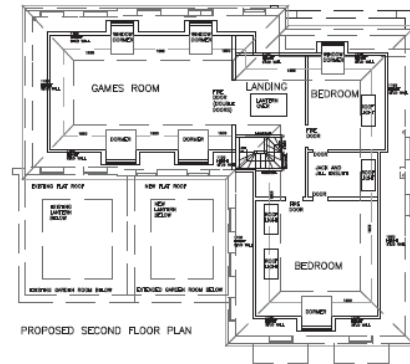
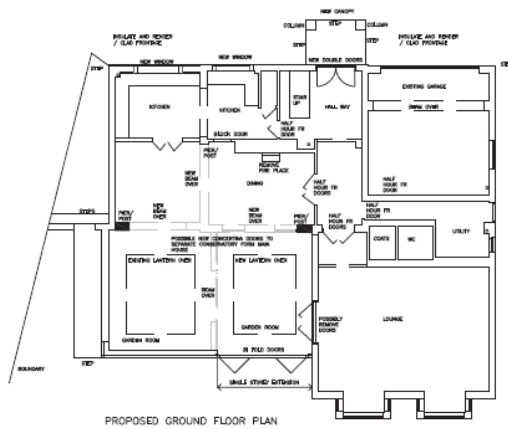
TITLE
 Proposed extension to
 25 Woodlands Ride
 Ascot, Berkshire. SL5 6HP

DRAWING TITLE
 Proposed elevations

SCALE
 1:100 @ A1
 DATE
 06 18
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DRG. No.
 923 _06
 Rev.
 B

APPENDIX C Proposed Elevations



General Notes
 Copyright reserved
 Any queries please ask
 All works to building control approval
 Read with all drawings and specifications
 Check all dimensions on site and report any discrepancies to Architect

| Rev. | Date | Description |
|------|------|-------------|
| | | |
| | | |
| | | |
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M.S. RUDDICK ARCHITECTS

65 Halfpenny Lane
 Stroudgale
 Berkshire SL5 0EG.

CLIENT
 Mr & Mrs Kadyan

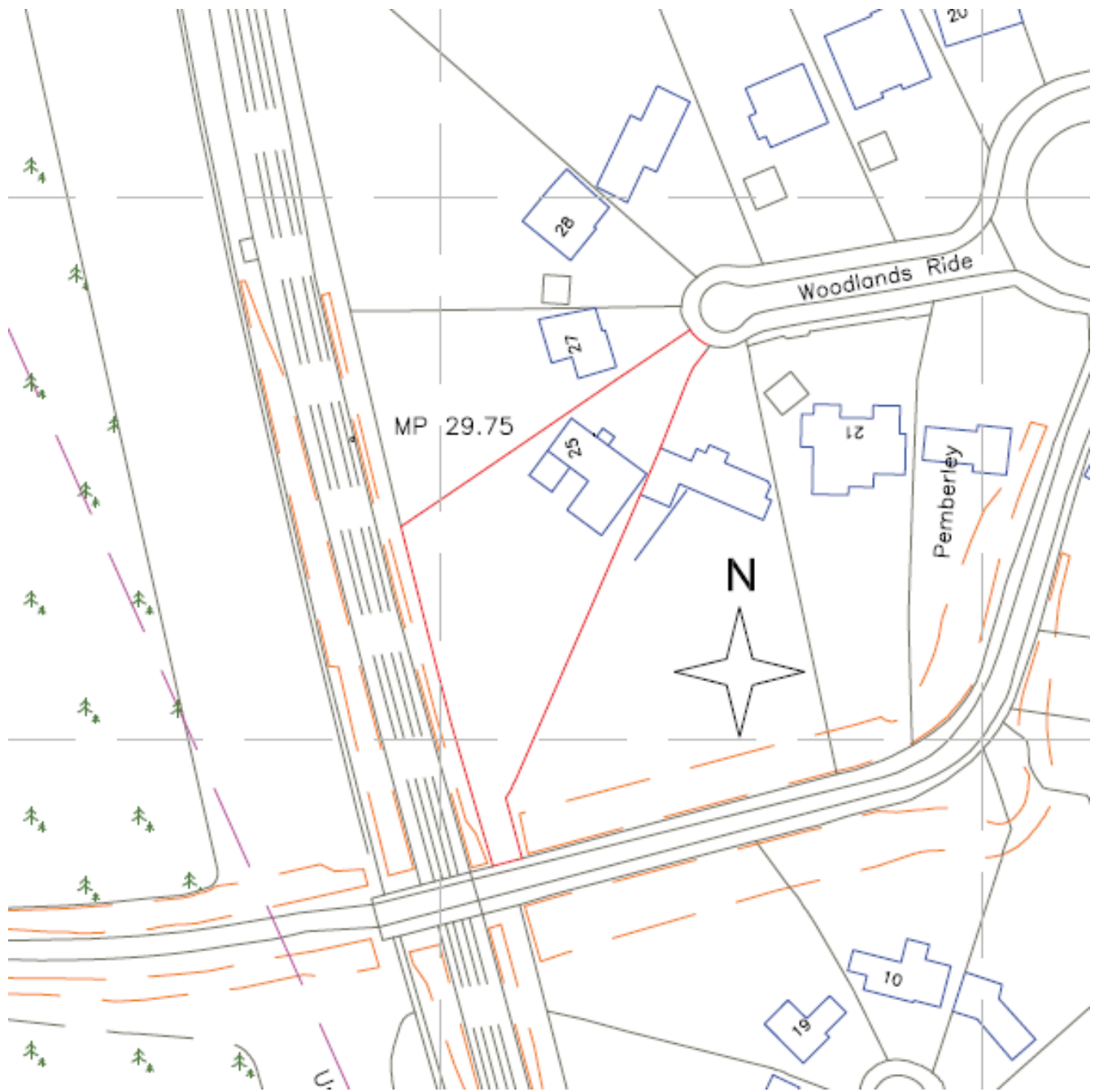
TITLE
 Proposed extension to
 25 Woodlands Ride
 Ascot, Berkshire, SL5 9HP

DRAWING TITLE
 Proposed plans

SCALE: 1:100 @ A1
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DRG. No. 923 _05 Rev. B

Appendix B Proposed Layout Plan



APPENDIX A Site Location Plan

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

9 March 2016

Item: 2

| | |
|--|---|
| Application No.: | 15/03939/FULL |
| Location: | 44 Lower Village Road Ascot SL5 7AU |
| Proposal: | Construction of a two storey side/rear extension following the demolition of the existing single storey rear extension. Construction of an Apex porch to the front door |
| Applicant: | Mrs Appel |
| Agent: | Not Applicable |
| Parish/Ward: | Sunninghill And Ascot 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 The application was considered by the Rural Development Control Panel on the 10th February 2016 and it was resolved to defer the application for a Panel site visit.
- 1.2 The application proposed a two storey side / rear extension following demolition of the existing single storey rear extension and construction of a porch to the front door. The proposal is considered to respect the design and proportions of the existing dwellings and would not have a harmful impact upon the character of the area or the street scene. Officers have visited the adjoining property and it is considered that there would be no harmful impact on the amenities of the occupiers of the adjoining property to warrant refusing the application.

| |
|---|
| 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 Hilton, only if the recommendation is to grant permission. I have been asked by the Sunninghill & Ascot Parish Council to call in this application on the following grounds. The Parish Council Planning committee considered the application to be an overdevelopment of the site, unsympathetic to the area, to have an adverse impact on the neighbour amenity and have inadequate amenity space and parking. Thus the application was considered contrary to policies NP/DG1.3, NP/DG1.4, NP/DG1.6, NP/DG3.2 and NP/T1.2 and LP H14.1, LP H14.2. Members requested a 1 metre gap at ground level should the Borough be minded to approve the application.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The dwelling is a semi detached house set back from Lower Village Road. It is a slightly more modern house than others in the road. Lower Village Road comprises a mix of semi detached and detached dwellings with a variety of designs.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 There is no planning history for the site.
- 4.2 The proposal is for a two storey side and rear extension to the semi-detached dwelling at no. 44 Lower Village Road. This will replace the existing single storey flat roof rear extension and create a new front porch.
- 4.3 The land to the rear of the site falls within the Green Belt but the site (and the proposed extension) is not located in this area.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

National Planning Policy Framework,

- 5.1 Sections 17 and 56 to 68 – which requires good design and seeks a good standard of amenity for all existing and future occupants of land and buildings.

Royal Borough Local Plan

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

| | Within settlement area | Green Belt | Protected Trees |
|---|---------------------------------|------------|-----------------|
| | ✓ | ✓ | ✓ |
| Local Plan | DG1, H14, P4 | GB2, | N6 |
| Ascot, Sunninghill and Sunningdale Neighbourhood Plan | NP/DG1.4, DG1.6, DG3.2 and T1.2 | | |

Other Local Strategies or Publications

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

- RBWM Townscape Assessment - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- Acceptability of the proposed extension and impact upon the character and appearance of the area
- Impact upon amenities of nearby occupiers

Acceptability of the proposed extension and impact upon the character and appearance of the area

- 6.2 The property at no. 44 is set well back from the road on a lower ground level and is part of a mixed street scene. The bulk of the extension at the rear would not be visible and therefore it is considered that the appearance of the wider street scene would not be harmed and the proposal would not result in any detrimental overdevelopment of the site.
- 6.3 It is noted that the semi-detached property at no. 46 has been previously extended to the side and rear at two storey level, enlarging what was a small original dwelling. It is considered that the proposed additions to no. 44 would serve to balance the established built form of the other half of this semi-detached block and would therefore be sympathetic to the character of the host dwelling and the local area where other properties have been previously modified.
- 6.4 There is no uniform character with some differentiation between neighbouring properties and therefore the proposal would not harm the appearance of the road. No. 44 is set back from the street so it would not dominate the street scene and the proposed side extension will be set in from the side boundary by one metre in accordance with Local Plan policy H14. This - together with the set forward position of no. 42 Lower Village Road - would prevent any harmful terracing

impact and the proposal is considered to be sensitively positioned in this context, in accordance with the requirements of the Neighbourhood Plan.

- 6.5 The existing garden area at the front of the dwelling and the woodland at the rear will not be adversely affected by the proposal (the existing area at the rear is hardstanding that forms a patio) and therefore it is not considered that the proposal would harm the character of the area identified in policy NP/DG1.3.

Impact upon amenities of nearby occupiers and future occupiers

- 6.6 Visits to both the site and the neighbouring property at no. 42 have been undertaken to assess the relationship between these properties and the potential impact of the proposals. No. 42 Lower Village Road is set significantly further forward on its plot and has a single storey rear extension with flank windows facing the site. These openings serve a kitchen/dining room and the Case Officer has been into this room to view the site from inside. From this visit it was noted that the neighbour's side windows are secondary openings and already have their light and outlook affected by the existing two storey flank wall of no. 44, as does no. 42's rear patio area immediately outside the extension. As with the rear window of the extension, the patio area will continue to receive daylight and outlook from the east side of the site. It is therefore not considered that the proposal would cause a significant additional impact on these parts of the neighbour's property in terms of loss of light or overbearing that would justify a refusal on these grounds.
- 6.7 No. 46 has existing two storey rear extension with a windowless flank wall along the boundary. The proposed rear extension to no. 44 will not project past the neighbour's extension and therefore will not result in any additional loss of light to this neighbour's rear garden or windows.
- 6.8 The proposal includes a first floor flank window but this will serve a bathroom and can be conditioned to have obscured glass - as can the other side-facing windows - so no additional impact on privacy will be caused. A further condition can also be imposed to prevent the insertion of any additional flank windows in future. See conditions 4 and 5 in Section 10 of this report.
- 6.9 The proposed new bedroom windows at no. 44 will be rear-facing and therefore will not have direct views over the rear garden of no. 46, with views being at an oblique angle that would not significantly affect the immediate amenity space at the rear of this neighbouring property. As such it is not considered that a refusal could be justified on the basis of loss of privacy to no. 46.
- 6.10 The bulk of the garden space for no. 44 currently lies to the front of the dwelling and this existing situation would be retained (the area to the rear is poor quality, being limited in size and overshadowed by trees, so the loss of some of this area as a result of the extension is not considered to have a significant adverse impact on the amount of amenity space available to the dwelling). Whilst a front garden is not ideal in terms of privacy this will replicate the existing situation at the site and therefore it is not considered that a refusal could be justified on this basis.
- 6.11 Measuring the impact upon daylight using the 45 degree daylighting angle from no. 42 Lower Village Road's rear patio doors (as per BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice') shows that in plan view the extension to no. 44 will infringe upon levels of daylight to this dining room window. However, when measured on the elevation plan the 45 degree line measured from the eaves of the proposed new two storey extension will not cover over half of the patio doors, indicating that there will not be a significant loss of daylight to the neighbour's dining room (particularly given that this is not the only window serving this room).
- 6.12 In terms of sunlight the rear elevations of these dwellings face north and therefore the existing patio at no. 42 already experiences overshadowing. It is therefore considered that the new extension at no.44 – which will be situated to the northwest of the neighbour's patio - would not have any significant additional impact upon existing levels of sunlight to no. 42's rear amenity space.

Other Material Considerations

- 6.13 No. 44 already has an existing driveway which opens onto Lower Village Road and the modifications to create a new parking area would not change the access point (except to make it wider for two vehicles to park side by side). The property would not be reliant on on-street parking and therefore would not conflict with policy NP/T1.2. It is considered that adequate space can be provided to accommodate the car parking for the resulting three-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.
- 6.14 There is woodland and two TPO trees (a sycamore and an oak) located to the rear of the site. These trees will not be adversely affected by the proposed development. The only vegetation to be removed is the small leylandii hedge running the entire length of the northern boundary of the site. Its loss will not have any impact upon the sylvan character and appearance of the area and therefore there are no objections to the proposed re-development of the property.
- 6.15 The impact of construction works would be temporary and cannot form part of the planning assessment.
- 6.16 The land to the rear of the site falls within the Green Belt but the site (and the proposed extension) is not located in this area. In this case it is considered that the proposed extension given its size and siting would not have a detrimental impact upon the character of the adjacent Green Belt in accordance with Local Plan policy GB2.
- 6.17 A bat survey has been submitted with the application and concludes that the building comprises negligible potential for roosting bats. Taking into account the proposed plans, the physical survey and the desk study it is considered highly unlikely that bats will be present in the property and no objections are raised in this respect. If any bats are found during construction works then works should stop and Natural England should be contacted.
- 6.18 Concerns about local schools being over subscribed and affordable starter homes in the village are noted. These matters are beyond the remit of the current application as the proposal is not for a new dwelling and a family could potentially occupy the existing property.
- 6.19 The impact on the sewage disposal cannot form part of the planning assessment. If there are issues, contact should be made with Thames Water.

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 3.12.15

4 letters were received objecting to the application, summarised as:

| Comment | | Where in the report this is considered |
|---------|---|--|
| 1. | In the Neighbourhood Plan NP/DG1.3 states ' <i>Development proposals in Townscape Assessment zones Leafy Residential Suburbs and Villas in a Woodland Setting should retain and enhance the sylvan, leafy nature of the area, which, where possible and appropriate, should include the planting of trees and/or shrubs along the street and neighbouring sites boundaries.</i> ' Had this been a new build it would not satisfy the development criteria as this is not sympathetic to a leafy residential suburb, it is purely for commercial gain. | 6.2-6.4 6.12 |
| 2. | Neighbourhood Plan NP/DG1.4 states ' <i>Development proposals in Townscape Assessment zones Victorian Villages must respect the</i> | 6.2-6.4 |

| | | |
|-----|--|---------|
| | <i>form and character of the street and of the surrounding area.</i> The proposed development will result in overdevelopment of the site that will make the house stand out on the road as the plans indicate it is being extended to nearly the full footprint. | |
| 3. | Neighbourhood Plan NP/DG1.6 states <i>'Throughout the Neighbourhood Area, development proposals should comprise high quality design and seek to demonstrate how they will enhance the character of the local area.'</i> The scale and form of this development will not enhance the local area, by constructing a 3 bedroom property on a site that was originally planned to be a two-up two-down. | 6.2-6.4 |
| 4. | Page 37 of the Neighbourhood Plan states <i>'That they are sensitively positioned in their plots and do not dominate, in height or bulk, the streetscape or the neighbouring properties.'</i> The proposed development damages the rhythm of architecture on streetscape as there will be two full height buildings side by side. The proposed design of the side elevation will mean there will be a full face up to the apex of the roof, in stark contradiction of the neighbouring property. | 6.2-6.4 |
| 5. | Page 37 of the Neighbourhood Plan states <i>'Proper consideration is given to the need to increase capacity for schools and/or health services.'</i> The local schools are heavily over-subscribed. The development is aimed at bringing in a family tenant to an area which already suffers from insufficient school places. | 6.18 |
| 6. | Page 20 the Neighbourhood Plan states <i>'delivering a mix of housing that is affordable by "ordinary people" – the people who generally live here. Local residents wish to see more houses built "that our children could afford"-</i> the development of this property reduces the number of affordable starter homes within the village. | 6.18 |
| 7. | The drawings presented provide limited details on true dimensions of the extension. They do not take into consideration scale in context to the neighbouring property. No. 44 sits back significantly from the main road and the side of the extension is overbearing onto the property at no. 42. There would be significant loss of light during afternoon periods on the patio and garden area on number 42. | 6.6-6.9 |
| | There will be loss of light caused to no. 46 Lower Village Road. | 6.6-6.9 |
| 8. | Extending the property to within 1m of the boundary line will have significant impact on the use and privacy of number 42. The upstairs window will look directly onto the patio, garden and the kitchen diner. This is in breach of Local Plan Policy H14.2 <i>'extensions should not cause an unacceptable loss of light or privacy to adjacent properties, or significantly affect their amenities.'</i> | 6.6-6.9 |
| 9. | The proposal will create new windows closer to the boundary and will therefore result in increased overlooking of no. 46's rear garden. | 6.6-6.9 |
| 10. | There is no back garden to the property. Neighbourhood Plan policy NP/DG3.2 States <i>'All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.'</i> The only outside recreational space will be at the front of the property, providing no privacy for the resident. | 6.10 |
| 11. | The extension is aimed to mirror an extension that took place to the adjoining property which has significantly more rear land that lends itself well to a larger property. | 6.2-6.4 |
| 12. | Page 31 of the Neighbourhood Plan states <i>'Ensuring infrastructure is put in place to support the proposed development'</i> Current drawings indicate that the property will be building on top of the current sewer. This sewer has flooded the property at no.44 and no.42 on three separate occasions over the last 4 years and the sewer infrastructure is not sufficient to cope with the proposal. | 6.19 |

| | | |
|-----|---|--|
| 13. | Neighbourhood Plan Policy NP/T1.2 states ' <i>Development proposals must, wherever possible, provide adequate parking on-site and not rely on on-street parking. Development that includes a reliance on parking on existing streets shall not be permitted where the streets are narrow, already heavily trafficked, have identified parking issues, or where such on-street parking would impact on the safety of road users or adversely impact the character of the area.</i> ' Lower Village Road suffers from poor parking facilities and is heavily trafficked as a 'rat-run' through the village. No.44 is situated at a 'pinch-point' of the road and there are concerns over access and the safety of pedestrians and cyclists if the number of occupants and cars increases. | 6.11 |
| 14. | Constriction works at no. 44 with associated vehicles would cause disruption along Lower Village Road. | 6.15 |
| 15. | The Tree Plan does not appear to accurately reflect the proximity of the extension to the protected trees at the rear. | 6.14 |
| 16. | The outdated site plans do not show that no. 42 has a rear single story extension that is used as a dining room. | Noted |
| 17. | <p>The Panel briefing document issued in advance of the meeting on 10th February stated that no. 46 had already been inspected by RBWM Planning Department which was a mistake as this neighbouring property had not been inspected at that time. It stated that the objections of the occupant of no. 46 around loss of privacy and overlooking were not valid due to angling of windows on the proposed extension at no. 44 – an assessment that cannot be made without inspecting the rear of no. 46 which is a semi-detached property and therefore likely to be significantly affected.</p> <p>The Panel briefing contained inaccurate information as no. 46 had NOT been inspected by RBWM Planning department at the time the Panel briefing was issued. The occupant requested a visit which took place on the 8th February, after the briefing document had been issued and only two days before the Panel meeting.</p> | <p>The Panel update issued before the meeting on 10th February clarified that the visit referred to in paragraph 1.1 of the report was to no. 42 Lower Village Road, not to no. 46.</p> <p>The previous update also noted that the Case Officer had visited no. 46 and the observations made during this visit had not changed the recommendation in the report. The objections of the neighbour at no. 46 regarding loss of privacy have been given due consideration as a material planning issue.</p> |
| 18. | At the Panel meeting the RBWM Planning representative stated that no. 46 already overlooks no. 44 at the rear, which is incorrect. The upper window nearest the boundary is an opaque bathroom window and does not overlook no. 44's small patio. The two other upper windows are positioned so they cannot overlook no. 44, which can be confirmed when the Panel visits the property. | Noted |

| | | |
|-----|--|-------|
| 19. | At the Panel meeting the RBWM Planning representative stated that no. 46 impacted no. 44. The current occupant purchased no. 46 in May 2015 and is unaware of any activities that took place prior to that. The property at no. 46 received the appropriate approvals from RBWM Planning Department. | Noted |
|-----|--|-------|

Statutory consultees

| Consultee | Comment | Where in the report this is considered |
|------------------------------|--|---|
| Ascot and Sunninghill Parish | Ascot and Sunninghill Parish Council have objected on the grounds that the application represents overdevelopment of the site, is unsympathetic to the area, will have an adverse impact on neighbour amenity and inadequate amenity space and parking, contrary to Neighbourhood Plan policies NP/DG1.3, NP/DG1.4, NP/DG1.6, NP/DG3.2 and NP/T1.2 and LP H14.1 and LP H14.2. Members requested a one metre gap at ground level should the Borough be minded to approve the application. | This is discussed in detail in the assessment. It is noted that a one metre gap between the proposed flank wall and the boundary has been shown on the submitted plans. |

Other consultees and organisations

| Consultee | Comment | Where in the report this is considered |
|--------------|---|---|
| Tree Officer | No objections - The only vegetation (trees/shrubs/hedges) to be removed is the small leylandii hedge running the entire length of the northern boundary of the site. Its loss will not have any impact upon the sylvan character and appearance of the area and therefore there are no objections to the proposed re-development of the property. | Noted. |
| SPAЕ | The Society for the Protection of Ascot and Environs (SPAЕ) have objected on the grounds of conflict with Local Plan policy H14 and Neighbourhood Plan policies DG1, DG3 and EN4. It is considered that there would be an unacceptable loss of privacy, light and openness to no. 42. The size of the extension will represent overdevelopment of the existing dwelling and fails to respect the character of the immediate area. The extension would reduce the size of the small back garden and would result in cramped amenity space that fails to respect the character of the area. As the roof space will be accessed a bat survey is required. The proposed parking would be harmful to highway safety. | The applicant has submitted a bat survey with the application. These matters are discussed in detail in the Officer assessment. |

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Plans and 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 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 resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
3. 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.
4. The ground floor and first floor windows in the east side elevation of the extension (facing no. 42 Lower Village Road) shall be of a permanently fixed, non-opening design and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
5. No further window(s) shall be inserted at first floor level in the east flank elevation(s) of the extension 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.
6. The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Location Plan of SL5 7AU



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Scale: 1:1250, paper size: A4

SITE PLAN
44 LOWER VILLAGE ROAD
SUNNINGHILL BERKS SL5 7AU
DATE OCT 2015 SCALE 1-1250
DRAWING NO 44 LVR/1

plans ahead by emapsite

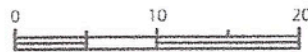
Prepared by: sarah payne, 22-09-2015

DRAWING NO 44 LVR/2



44, Lower Village Road, Ascot

Scale 1:500



Metres

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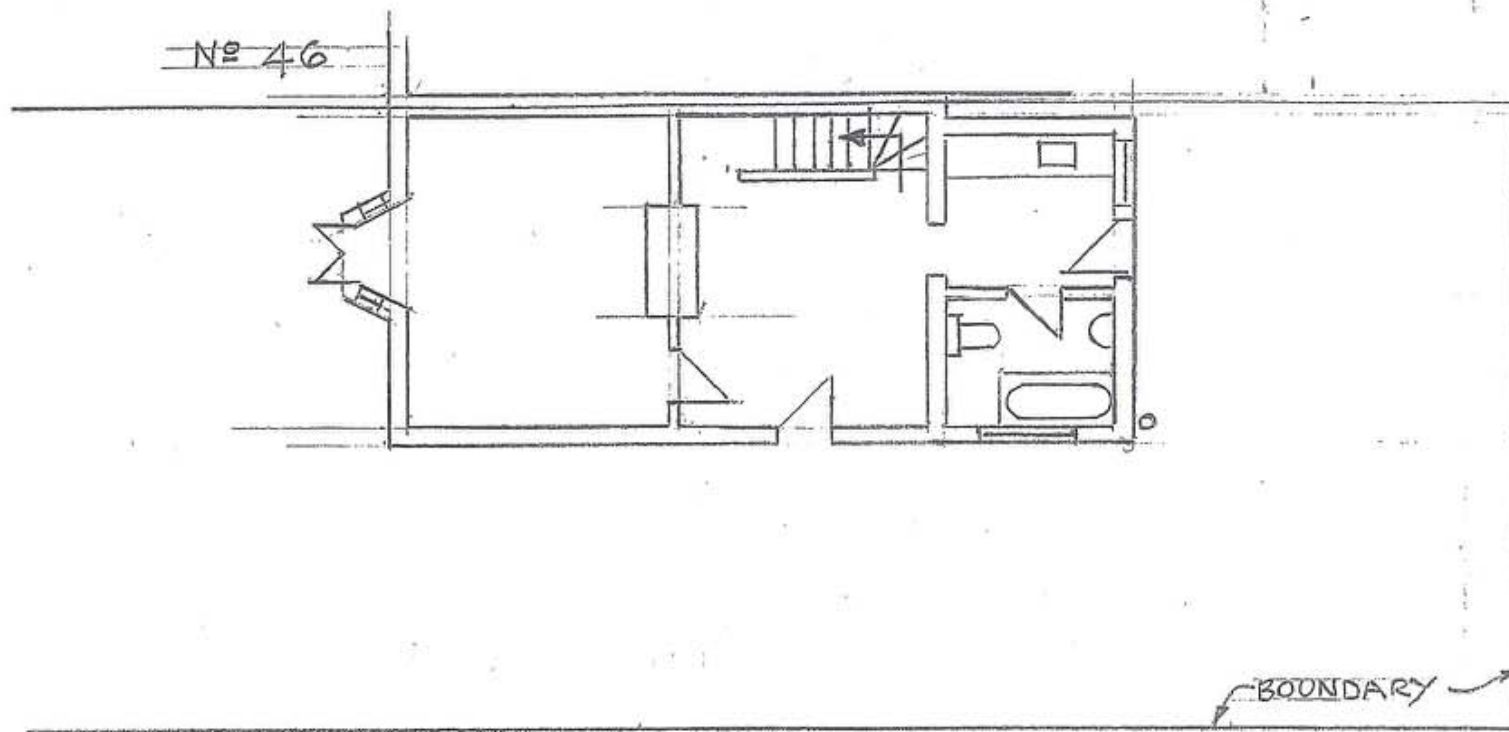
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

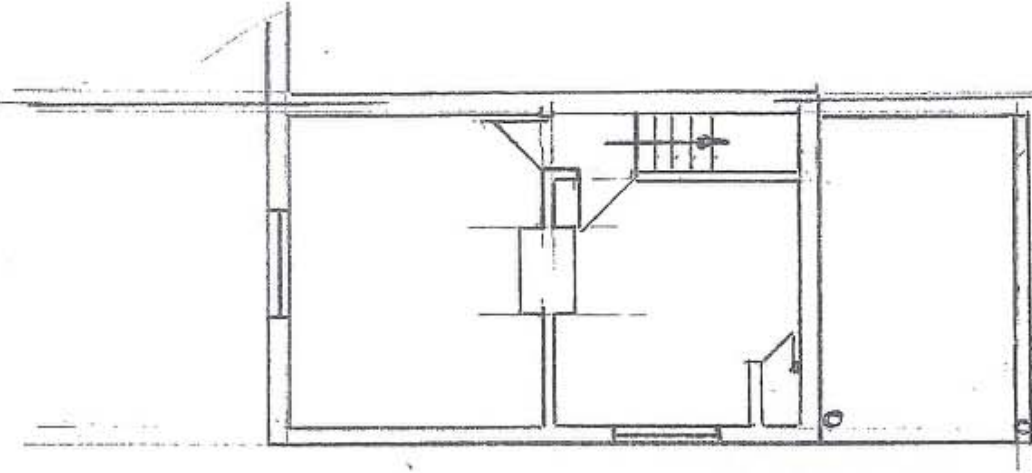
Date Of Issue: 21 September 2015
 Supplied By: Getmapping
 Supplier Plan Id: 150626 500
 OS License Number: 100030848
 Applicant: sarah payne

BLOCK PLAN
44 LOWER VILLAGE ROAD
SUNNINGHILL BERKS SL5 7AU
 DATE OCT 2015 SCALE 1-500
DRAWING N^o 44LVR/2

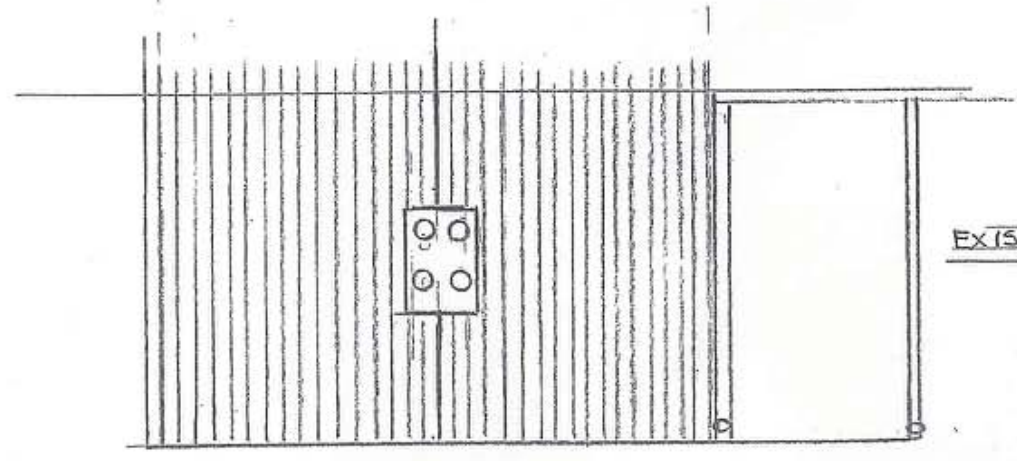
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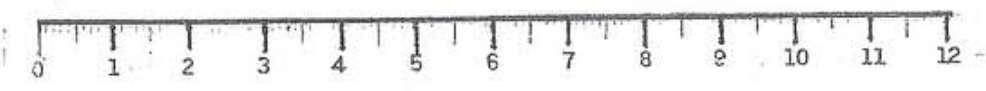
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



SCALE 1-100



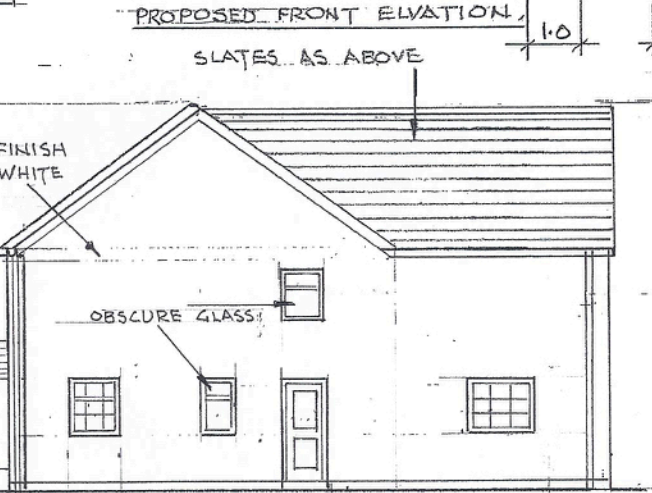
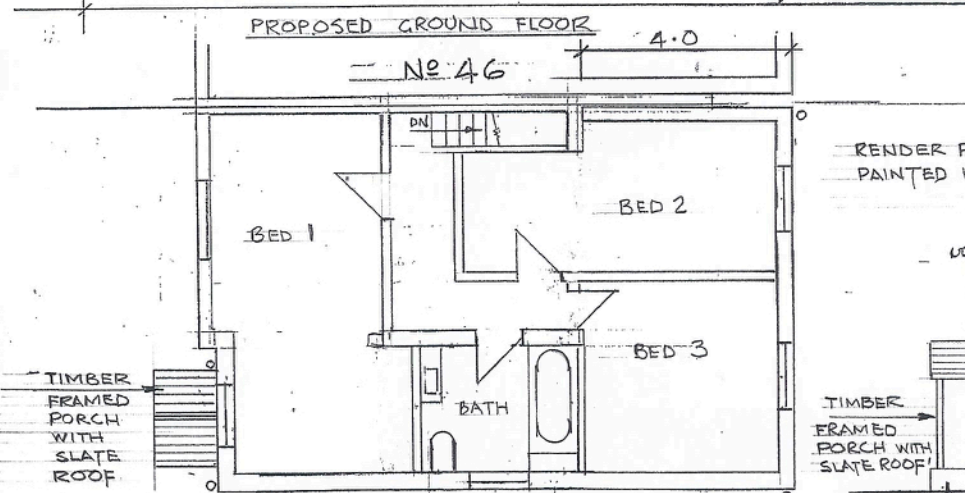
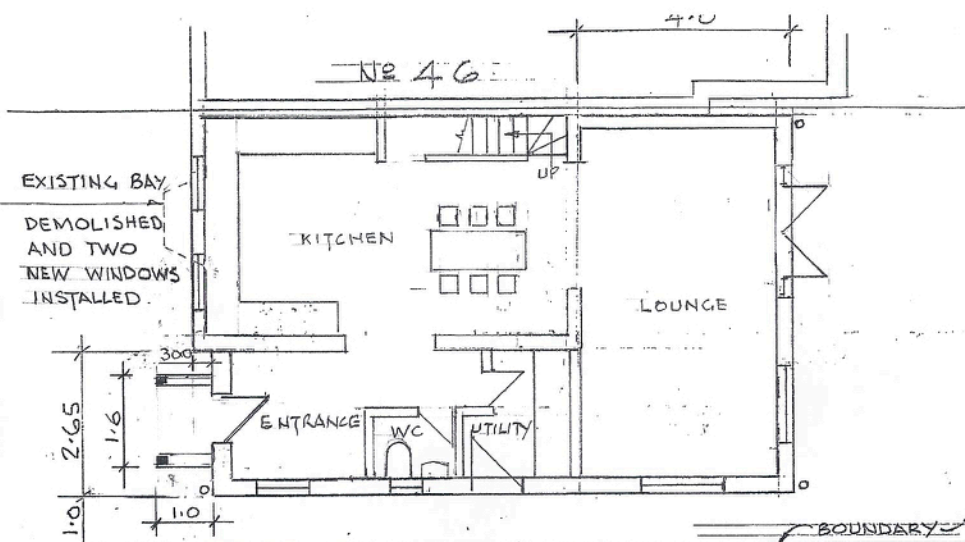
EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

TYPICAL SECTION

| PROJECT | TITLE | DATE | DRAWING NUMBER |
|---|---|----------------|----------------|
| PROPOSED TWO STOREY SIDE & REAR EXTENSIONS | EXISTING FLOOR PLANS EXISTING ELEVATIONS EXISTING TYPICAL SECTION | OCT. 2015 | 44 LVR / 3 |
| 44 LOWER VILLAGE ROAD SPINNINGHILL BERKSHIRE SL5 7AU | | SCALE 1-100 | |



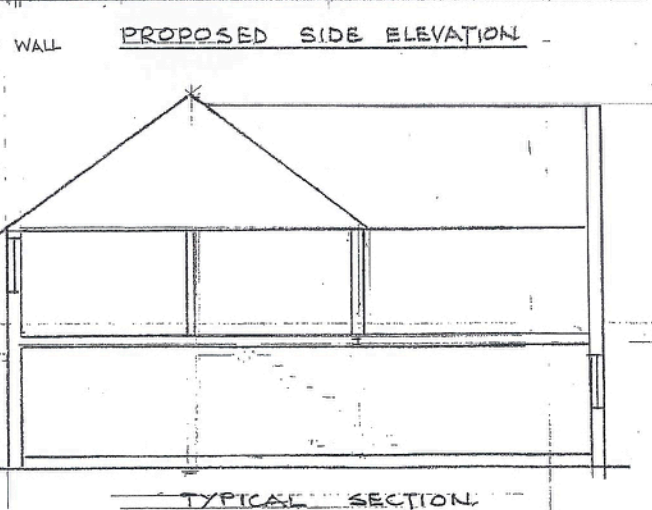
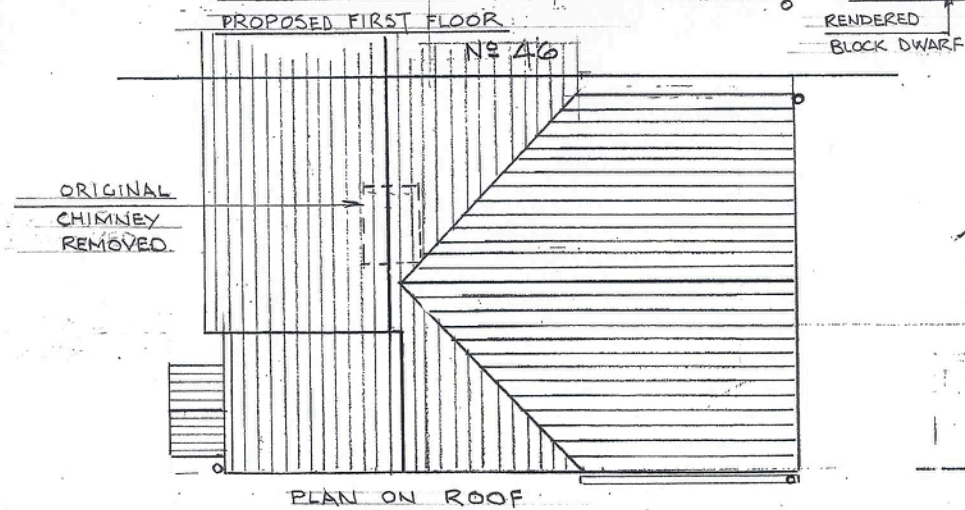
NOTES:-

ROOF TO BE NEW GRAY COLOUR COMPOSITE SLATES TO ORIGINAL AND NEW ROOF. CODE 4 LEAD TO ALL CHANGE IN LEVELS AND VALLEY DETAILS.

EXTERNAL WALLS TO BE FINISHED SMOOTH RENDER PAINTED WITH SMOOTH MASONARY PAINT.

0 1 2 3 4 5 6 7 8

SCALE 1-100



PROJECT: PROPOSED TWO STOREY SIDE & REAR EXTENSIONS

44 LOWER VILLAGE ROAD SUNNINGHILL BERKSHIRE SL5 7AU

TITLE: PROPOSED FLOOR PLANS ELEVATIONS & TYPICAL SECTION

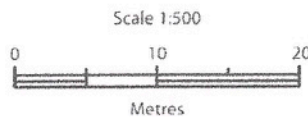
DATE OCT 2015 SCALE 1-100

DRAWING NUMBER

44LVR / 4



44, Lower Village Road, Ascot



PARKING SHOWN FOR TWO VEHICLES

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Date Of Issue: 21 September 2015
Supplied By: Getmapping
Supplier Plan Id: 150626_500
OS License Number: 100030848
Applicant: sarah payne

PARKING PLAN
44 LOWER VILLAGE ROAD
SUNNINGHILL BERKS SL5 7AU
DATE OCT 2015 SCALE 1-500
DRAWING N° 44 LVR/6