

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

21 December 2022

Item: 2

<b>Application No.:</b>	22/02435/FULL
<b>Location:</b>	Oakley Cottage Oakley Green Road Oakley Green Windsor SL4 4QF
<b>Proposal:</b>	Conversion of existing stable block to ancillary accommodation providing a bedroom, home gym and office.
<b>Applicant:</b>	Mr And Mrs Sattar
<b>Agent:</b>	Mr Paul Dickinson
<b>Parish/Ward:</b>	Bray Parish/Bray

<b>If you have a question about this report, please contact:</b> Harmeet Minhas on or at harmeet.minhas@rbwm.gov.uk
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### 1. SUMMARY

- 1.1 The proposal seeks planning permission for the conversion of an existing stable building to ancillary accommodation in use with the main dwelling.
- 1.2 The proposal would not result in the dis-proportionate enlargement or alteration of a building, that would otherwise constitute 'inappropriate development' within the Green Belt.
- 1.3 The use of the building is considered to be ancillary to the main dwelling on site, and would not be considered to constitute a separate unit of accommodation. This would be controlled by condition.

<b>It is recommended the Committee grants planning permission with the conditions listed in section 14 of this report</b>
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### 2. REASON FOR PANEL DETERMINATION

- The application is a major application owing to the area of the application site.

### 3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises a dwelling located within a substantial plot. The building which is the subject of the conversion is located to the south of the dwelling known as Oakley Cottage and used as a stable as part of the wider enterprise in the past.

### 4. KEY CONSTRAINTS

- 4.1 The site is located within the Green Belt designation as set out within the recently adopted BLP.
- 4.2 The application site is identified as a red and amber zone for Great Crested Newts.

### 5. THE PROPOSAL

- 5.1 The application seeks planning permission for the conversion of an existing stable to ancillary accommodation.
- 5.2 The proposal would introduce a bedroom, home gym and office for the use of the applicants linked to the main use of dwelling.

## 6. RELEVANT PLANNING HISTORY

- 6.1 The application site benefits from planning history. In 2012 under application reference 12/00136/FULL planning permission was granted for the conversion of the stable into 1 bedroom annexe accommodation.

## 7. DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

### Adopted Borough Local Plan

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Sustainability and Placemaking	QP1
Green and Blue Infrastructure	QP2
Character and Design of New Development	QP3
Development in Rural Areas and Green Belt	QP5
District Centres	TR4
Local Centres	TR5
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Infrastructure and Developer Contributions	IF1
Sustainable Transport	IF2
Utilities	IF7

## 8. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 11 – Making effective use of land

Section 12- Achieving well-designed places

Section 13- Protecting Green Belt land

Section 15 – Conserving and enhancing the natural environment

### Supplementary Planning Documents

- Borough Wide Design Guide

### Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

RBWM Townscape Assessment

RBWM Landscape Assessment

RBWM Parking Strategy

## 9. CONSULTATIONS CARRIED OUT

### Comments from interested parties

- 9.1 No letters of representation were received at the time of drafting this report.
- 9.2 A site notice was displayed by the site as well as an advertisement in the local paper owing to the site area.

### Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objections	Section 10
Bray Parish Council	No objection subject to use of conditions	Section 10

## 10. EXPLANATION OF RECOMMENDATION

- 10.1 The key issues for consideration are:
- i Green Belt
  - ii Parking and Highways Impacts
  - iii Impact on amenity of neighbouring buildings
  - iv Ecology

### Whether inappropriate development, and impact on openness and purposes

- 10.2 Having regard for the applicants covering letter, it is noted that the Council approved a similar form of development in 2012. However, since then the NPPF (2021) has been published and revised, as well as a new development plan coming into effect. As such it is considered appropriate to consider the context of the NPPF (2021) with the BLP being considered consistent with the aims of the framework.
- 10.3 Para 149 of the NPPF (2021) states within section c) that exceptions to the erection of new buildings within the green belt allow for 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.
- 10.4 The proposal seeks the re-use of an existing stable building for habitable purposes, linked to the main dwelling within the site. The proposal would not materially alter the size and scale of the building to a degree that it would impact on the openness of the Green Belt or result in disproportionate additions. Whilst there may be an increase in activity to and from the building, there is no evidence to suggest that this would be any more harmful to the openness than the current use. The proposal to convert the stable to ancillary accommodation is considered to be an exception to inappropriate development in the Green Belt.
- 10.5 To ensure that there would be no material change in circumstances on the site, such as the use of the building as a self-contained unit, it would be appropriate and reasonable of the LPA to restrict the use through a suitably worded condition. This is done so with the aims of preserving the setting of the Green Belt whereby harm could occur as a result of changes to the parameters of the development.

### Neighbour Amenity

- 10.6 The building subject to this application is located within a substantial plot of land. It is located a over 50m from the nearest habitable receptors that it would be unlikely the proposal would result in a loss of amenity to other residents. As such, no concerns are raised in this regard.

### Highways

- 10.7 The proposal would be unlikely to result in an increased demand for parking within the site. As such, no concerns are raised in this regard.

### Ecology

- 10.8 The application site is located within the red and amber zone for Great Crested Newts. The application proposal would be unlikely to require any ground works in and around the existing building, to facilitate the conversion.
- 10.9 The land around the site is currently maintained and would unlikely offer habitat potential for GCNs.
- 10.10 Having regard for the existing structure and roof, the stable appears to be in reasonable condition with limited openings within the roof profile. Whilst no ecology report has been submitted in support of the application, officers are of the opinion that the condition of the building as well as its current use would give limited roost potential.

## **11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 11.1 The development is not CIL liable.

## **12 CONCLUSION**

- 12.1 In conclusion, no policy-based concerns are raised in this regard. In light of this, planning permission should be granted for the proposed works.

## **13. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

## **14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 1 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.
- 2 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).
- 3 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.
- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse.  
Reason: Occupation as a separate unit of residential accommodation would result in an unsatisfactory living environment for occupiers of both the existing house and the new development and likely cause harm to the setting of the Green Belt which is by definition inappropriate.

Appendix A



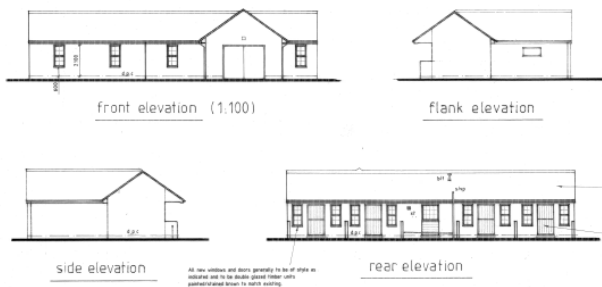
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OAKLEY COTTAGE, OAKLEY GREEN ROAD, OAKLEY  
GREEN, MAIDENHEAD SL4 4QF  
LOCATION PLAN  
SCALE 1:2500@A4



0 20 40 60 80 100  
SCALE 1:2500 m

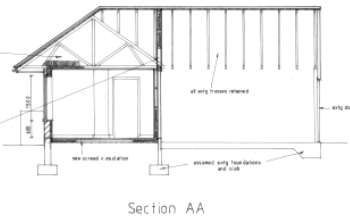
# Appendix B



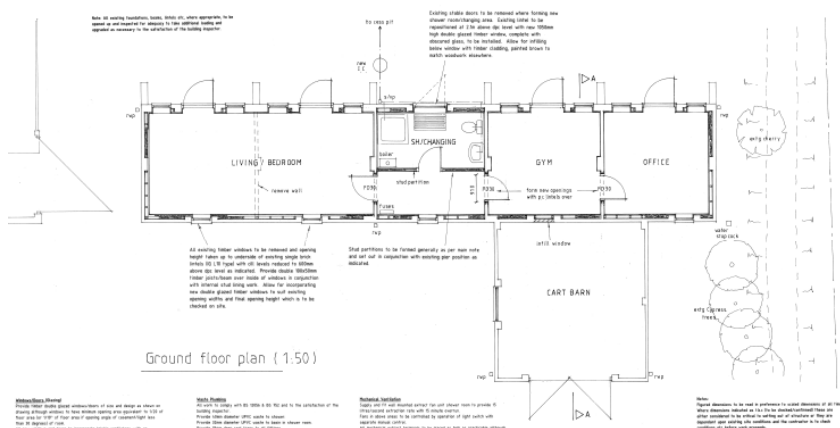
After the existing roof is removed, insulation shall be installed between rafters with 200mm rigid insulation. The insulation shall be installed in a 'fish-bone' pattern. The insulation shall be installed in a 'fish-bone' pattern. The insulation shall be installed in a 'fish-bone' pattern.

Existing rafters to be retained as far as practicable. Rafters to be replaced with new rafters where necessary. Rafters to be replaced with new rafters where necessary.

Existing rafters to be retained as far as practicable. Rafters to be replaced with new rafters where necessary. Rafters to be replaced with new rafters where necessary.



A1 dwg



**Structural Notes**

1. All existing timber work to be retained and repaired. Timber to be replaced where necessary. Timber to be replaced where necessary.

2. All existing masonry work to be retained and repaired. Masonry to be replaced where necessary. Masonry to be replaced where necessary.

3. All existing concrete work to be retained and repaired. Concrete to be replaced where necessary. Concrete to be replaced where necessary.

**General Notes**

1. All work to be carried out in accordance with the Building Regulations. All work to be carried out in accordance with the Building Regulations.

2. All work to be carried out in accordance with the Building Regulations. All work to be carried out in accordance with the Building Regulations.

3. All work to be carried out in accordance with the Building Regulations. All work to be carried out in accordance with the Building Regulations.

**Services Notes**

1. All services to be installed in accordance with the Building Regulations. All services to be installed in accordance with the Building Regulations.

2. All services to be installed in accordance with the Building Regulations. All services to be installed in accordance with the Building Regulations.

3. All services to be installed in accordance with the Building Regulations. All services to be installed in accordance with the Building Regulations.

**Other Notes**

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**Notes**

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Revisions	
1	Issue for approval
2	Issue for construction

Project Title: Conversion of existing Stable Block into Bedroom annex, Outlay Cottage, Outlay Green Road, Outlay Green, Winkfield, Berks, UK RG40

Drawing Title: Proposed floor plan, elevations & sections

Scale: 1:50 & 1:100

Date: 09 January 2013

Revision: A

Drawn: CHS/DW/WR

Checked: A

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