

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

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

16 March 2016

**Item: 7**

<b>Application No.:</b>	16/00098/FULL
<b>Location:</b>	1 Cannon Down Cottages And Land At 1 Cannon Down Cottages Maidenhead Road Maidenhead
<b>Proposal:</b>	Two storey rear extension at No. 1 and 1x new attached dwelling with associated works.
<b>Applicant:</b>	Mrs Constable
<b>Agent:</b>	Mr Richard Drabble
<b>Parish/Ward:</b>	Cookham Parish

**If you have a question about this report, please contact:** Diane Charlton on 01628 685699 or at [diane.charlton@rbwm.gov.uk](mailto:diane.charlton@rbwm.gov.uk)

**1. SUMMARY**

- 1.1 The proposal is for a 2 storey rear extension to an existing house and a new end terrace house, in the urban area of Cookham. The proposal is considered to respect the character of the area and the street scene. It would not harm the amenities of the neighbouring properties nor raise any highway objections. The proposal complies with the policies of the development plan.

**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 Saunders, only if the recommendation is to grant approval, for the reason that the Parish Council and neighbouring residents have raised concerns about inadequate spacing relative to the boundary and compliance with VDS 6.8.

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

- 3.1 The application site is an end terrace house with a wide side garden, situated on the outskirts of Cookham. The site backs on to the railway.

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

- 4.1 The proposal is for a new two bedroom house to be added to the terrace, and for the existing house to have a rear extension which would match the rear extension of the proposed house.

- 4.2 There is no relevant planning history for the site.

**5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION**

- 5.1 National Planning Policy Framework, Sections 17, 58 and 64.

**Royal Borough Local Plan**

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

	<b>Within settlement area</b>	<b>Highways /Parking issues</b>
Local Plan	DG1, H10, H11	T5, P4

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

- Sustainable Design and Construction
- Cookham Village Design Statement

More information on these documents can be found at:

[http://www.rbwm.gov.uk/web/pp\\_supplementary\\_planning.htm](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](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](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)

## **6. EXPLANATION OF RECOMMENDATION**

6.1 The key issues for consideration are:

- i the principle of a new dwelling;
- ii the design of the proposed new dwelling and of the proposed rear extension to the existing house;
- iii impact on neighbours; and
- iv parking and highway safety.

#### **Principle of development**

6.2 The site to the side of an end terrace house does not lie in the Green Belt, and therefore its use to meet housing need is considered appropriate and in accordance with The National Planning Policy Framework (NPPF). The site itself is sufficiently large to accommodate a modest size dwelling, with adequate amenity space and space for parking on the frontage.

#### **Design**

6.3 The design of the new house and of the extension to the existing house is considered to be acceptable. The new house would be added to the terrace, and although it would be 0.7m wider than the existing houses, this difference is considered to be almost imperceptible, and would not harm the rhythm of the terrace. The design and detailing would largely match that of the other houses in the terrace. The rear extension would complement the design of the original house, and would not harm the character of the area. The new house would be in keeping with the character of the area, and the other houses in the terrace. There would be a gap of 1m to the side boundary, and given the wide gap within the adjoining site to the house 'Sidings', there would be no terracing effect. The proposal is therefore considered to comply with Local Plan Policies H10, H11, DG1 and the design considerations under H14.

- 6.4 The Cookham Village Design Statement, which is a Supplementary Planning Document, has relevant guidance, and is a material consideration. Guidance G6.1 requires that the size of proposed buildings and their plots must be considered in relation to their context. New buildings should sit comfortably in their surroundings. The width of frontage, depth and height of a proposed building should be in keeping with the other buildings in the area. A new building should respect the general building line/ set back from the road and the spacing of buildings which characterise the area. It is considered that the proposal complies with this guidance, in that the new house would match the terrace to which it would be attached.
- 6.5 The roof would harmonise with the rest of the terrace, in accordance with Guidance G6.2. The materials would match the rest of the terrace, in accordance with Guidance G6.3 and it would adhere to Cookham's built-colour palette, in accordance with Guidance G6.5.
- 6.6 Guidance G6.8 was referred to by Councillor Saunders when he called this application to Panel, and states that development should be designed to provide gardens and green space. The spacing of buildings should follow the pattern of buildings in the immediate and nearby area. As a normal minimum the gap between a building and the property boundary should be no less than 1.5m. In this case, the house would have a rear garden. The new end terrace house would follow the pattern of the rest of the terrace which does not have spaces between the houses, and in this instance the gap of 1m to the side boundary which is proposed is considered acceptable because it is a terrace house, and because there is a wide gap within the adjoining site to the nearest house to the South. The spacing proposed is in keeping with the character of the area, so the normal minimum of 1.5m in the guidance is not necessary in this instance, as there would be no harm.
- 6.7 Guidance G6.9a states that extensions should be subordinate in scale, should not result in an overbearing appearance or unneighbourly impact, and should sympathetically reflect the design of the original building. In this case, the proposed extension to the existing house is considered to comply with this guidance.
- 6.8 Guidance 6.10 relating to terraced properties states that the visual integrity of traditional cottage terraces must be protected in the following ways: No building in advance of the façade, except for porches, front lobbies and bay windows where such a feature already exists in the terrace. All additions should be proportionate, and sympathetic in style and use of materials. The proposal is considered to comply with this guidance.
- 6.9 Guidance 6.11 relating to the primacy of the original states that where there is general uniformity, new building designs or extensions should match the style of other buildings in the terrace or area. The proposal is considered to comply with this Guidance.
- 6.10 Guidance G6.16 states the car parking in all new developments should be sufficient for residents and their visitors. Car parking should be arranged discreetly, avoiding visually dominant hard-standings at the front of houses and providing adequate screening at boundaries. In this case, the proposed hard standings would comply with the Council's Parking Strategy. Although they would be at the front of the existing and proposed house, this is unavoidable given the amount of space available, and would be normal for this type of terraced house.

### **Impact on neighbours**

- 6.11 The neighbouring terrace house 2 Cannon Down Cottages has a single storey extension to the rear. The proposed two storey rear extension would be 1m from the boundary, and would not project beyond a line drawn at 60 degrees from the nearest first floor rear window, nor would it project beyond a line drawn at 45 degrees from the nearest ground floor window. Consequently the proposal complies with the guidance in Appendix 12 of the Local Plan concerning house extensions, and is not considered to cause loss of light to the neighbouring property. The roof over the extension would be hipped, thus reducing further any possible impact on the neighbouring house and its garden.

- 6.12 With regards the neighbouring house to the South, Sidings, the proposed new house would be situated due North of that property, so would not cause any loss of light or direct sunlight. The gap of 1m to the side boundary, and 2.7m for the rear extension, is considered adequate to prevent any adverse impact on that property. There would be no side windows to cause any overlooking of the neighbour. The proposal is not considered to cause any loss of amenity to Sidings.

### **Parking and highway safety**

- 6.13 There would be two parking spaces for the existing house and two for the proposed house, and as they would each be two bedroom houses, this complies with the Council's Parking Strategy. The new access is acceptable, it would not cause an adverse impact on highway safety.

### **Other Material Considerations**

- 6.14 Berkshire Archaeology has advised that there are potential archaeological implications from the proposal as evidenced by Berkshire Archaeology's Historic Environment Record. Less than 50m to the south-east of the application area is the site of the former 'Strande Castle Gravel Pit', while further south is the site of the former 'Prior's Gravel Pit'. Rescue excavations at both pits recorded Late Iron Age and Romano-British settlement evidence. In the wider Cookham area there are important Bronze Age monuments and Iron Age and Roman remains. Paragraph 141 of the National Planning Policy Framework states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.' A programme of archaeological work should therefore be required by condition.

## **7. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

4 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 15<sup>th</sup> January 2016.

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

Comment		Where in the report this is considered
1.	Loss of light.	6.11, 6.12
2.	Right of access for bins across land will result in having to go through 2 gardens not 1.	Not a material planning consideration.
3.	Overdevelopment and cramped. Only 1 metre to boundary. Terracing effect.	6.2 – 6.10
4.	Overbearing on Sidings	6.12
5.	New access onto busy road	6.13

### **Statutory consultees**

Consultee	Comment	Where in the report this is considered

Cookham Parish Council	Objection Does not comply with VDS Guidance 6.8 – spacing to boundary	6.6
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### Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection subject to informatives.	Informatives added
Highways	No objection, subject to conditions and informatives.	6.13 Conditions and informatives added. (see conditions 6, 7 and 8 in section of 9 of this report.)
Archaeology	A watching brief should be conditioned.	Condition added.(see condition 5 in section 9 of this report.)

## 8. APPENDICES TO THIS REPORT

- (i) Appendix A - Location plan
- (ii) Appendix B - Block Plan
- (iii) Appendix C - Floor Plans
- (iv) Appendix D - Elevations

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.

## 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 No development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary

Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 4 No window(s) shall be inserted at first floor level in the flank elevations of the extension and 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 H14, H11.
- 5 No development shall take place within the area of archaeological interest until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure the continued preservation in situ or by record of any finds made in this area of archaeological interest. Relevant Policies - Local Plan ARCH2, ARCH4.
- 6 No part of the development shall be occupied until the extended access serving no. 1 Cannon Down Cottages has been constructed in accordance with the approved drawing. The access shall thereafter be retained.  
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1.
- 7 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.  
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 8 No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of at least five metres measured back from the highway boundary.  
Reason: To avoid spillage of loose material onto the carriageway which could adversely affect conditions of highway safety. Relevant Policies - Local Plan T5.
- 9 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

### **Informatives**

- 1 The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
- 2 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 3 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 4 No builders materials, plant or vehicles related to the implementation of the development should

be parked/stored on the public highway so as to cause an obstruction at any time.

- 5 The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities
- 6 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.
- 7 The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.