

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

**WINDSOR RURAL DEVELOPMENT CONTROL PANEL**

27 July 2016

Item: 1

<b>Application No.:</b>	15/03843/FULL
<b>Location:</b>	95 Straight Road Old Windsor Windsor
<b>Proposal:</b>	Redevelopment to provide 11 x dwellings with ancillary parking and new access road, following demolition of existing buildings
<b>Applicant:</b>	Mr Douglas - GSMD Ltd
<b>Agent:</b>	Dr Andy Stevens - AS Planning
<b>Parish/Ward:</b>	Old Windsor Parish
<b>If you have a question about this report, please contact:</b> Claire Pugh on 01628 685739 or at <a href="mailto:claire.pugh@rbwm.gov.uk">claire.pugh@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 A scheme to redevelop this site for 11 dwellings was dismissed on appeal in 2014, on the grounds that a safe means of escape in the event of a flood event could not be provided from the site, and as such it was not demonstrated that future occupiers would be safe in a 1 in 100 (plus climate change) flood event. The proposal submitted under this planning application, is also for 11 dwellings. The appearance of the proposed dwellings remains the same as proposed in the previously refused scheme. There have been some changes to the layout, relating to the positioning and number of car parking bays within the site.
- 1.2 The appearance and proposed layout of the dwellings are considered to be acceptable within this area, where the style of dwellings is varied. In respect of Flood Risk, it is considered that both the Sequential and Exceptions Test have been passed. The proposed access/egress route during the flood event is different from that previously dismissed on appeal, and the route is now contained to the highway/footpath which are within the control of the Council. Some minor works to raise parts of the highway/footpath on a section of Straight Road, and areas on Walpole Road are proposed, and the Highway Authority has no objection to these works. The Environment Agency is satisfied that this route (together with proposed works) will have a very low hazard route of access and egress to an area wholly outside 1% AEP plus 20% allowance for climate change flood extent. As the works to the highway/footpath are within the control of the Council, it is considered that a Grampian condition to secure these off-site works can be imposed.

<b>It is recommended the Panel authorises the Borough Planning Manager:</b>	
1.	To grant planning permission following the submission of elevations which show the heights of the dwellings measured from ground level, and subject to consultation with neighbours not raising any new material planning issues.



**2. REASON FOR PANEL DETERMINATION**

- The Council's Constitution does not give the Borough Planning Manager 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 application site is situated on the east side of the A308 which is the main road that runs through Old Windsor. The site is used for car sales, carwash and repairs. The site is situated within an area of high risk flooding (flood zone 3). The site lies within a suburban and predominantly residential area, although a petrol filling station immediately adjoins the application

site. Dwelling types in the area are a mix of designs. To the rear of the site lies an unmade private road which serves properties in The Friary.

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

Ref.	Description	Decision and Date
12/03485/FULL	Redevelopment to provide 11 houses (4 pairs of semi detached and a group of 3 terraced houses) together with ancillary parking and new access road following demolition of existing buildings	Refused 8 <sup>th</sup> March 2013. Dismissed on Appeal on 24 <sup>th</sup> April 2014.
11/02833	Redevelopment to provide 11 houses (4 pairs of semi detached and a group of 3 terraced houses) together with ancillary parking and new access road following demolition of existing buildings	Refused 13 <sup>th</sup> March 2012

4.1 The latest planning permission (12/03485) was refused on the following grounds:

- . Flood risk (failure to pass the exceptions test and failure to demonstrate that a safe access and egress can be provided)
- . Detriment to highway safety
- . Failure to secure off-site infrastructure and amenity improvements

4.2 The subsequent planning appeal was dismissed. A summary of the appeal decision is set out below:

*The Inspector considered that the proposed development would not have a very low hazard flood escape route in the event of flooding available on publicly accessible land, so that the young, elderly or infirm would be at risk during a major flood event. While the decision related particularly to the apparent reliance on land owned by a third party to provide the flood escape route, it also noted that part of the escape route proposed would be across a raised portion of the carriageway level the A308 (Straight Road). It was also concluded that there would be no detrimental effect on highway safety and the free flow of traffic on the A308 arising from this proposed raising of the carriageway level.*

4.3 The application proposes the redevelopment of the site to provide 11 dwellings, with ancillary car parking, and new access road. The access would be provided off Straight Road, which would lead to the rear part of the site where the new houses would be located. Plots 1, 2 and 3 are shown to have a height of 8.7 metres. Plots 4 and 5 are shown to have a height of 8.3 metres. Plots 6,7, 8 and 9 would have a height of 8.7 metres, and plots 10 and 11 would have a height of 8.7 metres. It should be noted, however, that the elevations do not include the brick course required to get the doorway of the dwellings level with the raised timber walkways, and as such the actual height of the dwellings will be around 30 cm higher than shown on the proposed elevations. The applicant has been asked to provide elevations showing the actual heights of the dwellings measured from ground level. The dwellings would be finished brickwork to the lower walls, with timber weather-boarding to the upper walls.

4.4 The access road would be 4.8 metres wide with a 2 metre footpath on either side and would lead to a turning head. The parking areas and all the pavement areas would be permeable; 24 parking spaces are proposed on site. Grassed areas and proposed landscaping is shown within the site in the communal areas. A mixture of fencing and brick wall is proposed along the boundaries of the site. A raised timber walkway is proposed within the site, which forms part of the access/egress route from the site in the event of a flood.

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

### 5.1 National Planning Policy Framework Sections

Section 14- Decision Making and Sustainable Development

Section 32- Traffic

Paragraph 64-Design

Sections 100-103: Flood Risk

Section 118- Biodiversity

### Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Flood Risk
DG1, H10, H11	P4, T5	F1

### 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](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 loss of the existing employment use;
- ii the impact on the area liable to flood;
- iii impact on the character and appearance of the area;
- iv impact on residential amenity;
- v parking and highway safety;
- vi ecology; and
- v sustainable drainage

### The loss of the existing employment use

### 6.2 The site is not identified as an employment area within the Local Plan and there is no objection to the loss of the existing employment use itself.

### The impact on the area liable to flood

### 6.3 The site lies within flood zone 3 (high risk flooding). It is a requirement of National Planning Policy that the Sequential Test is passed (i.e. that there are no other reasonably available sites within the Borough that could accommodate the development that are at a lower risk of flooding). The onus is on the developer to demonstrate that the Sequential Test is passed. An updated Sequential Test was submitted assessing sites from the 2014 SHLAA. The Sequential Test found that there were no other reasonably available sites at a lower risk of flooding that could accommodate the development; therefore the sequential test is passed.

- 6.4 If the Sequential Test is passed, in an area of high risk of flooding, it is a requirement of the NPPF (section 102) that the Exceptions Test is passed, the requirements of which are:
- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared;*
  - *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- 6.5 In terms of the first part of the Exceptions Test, the requirement is for the scheme to provide wider sustainability benefits. The benefits put forward as part of the application are:
- sustainable drainage
  - a reduction in footprint
  - more efficient use of a brownfield site
  - visual improvements to the area
  - the provision of flood evacuation plans
- 6.6 These benefits were put forward in the previous planning application, and were accepted by the Local Planning Authority and Appeal Inspector. The proposed development is considered to provide wider sustainability benefits to the community in this case, and it is considered that this part of the Exceptions Test is passed.
- 6.7 In respect of the second part of the Exceptions Test, the proposed development would reduce the built footprint on the site and the development would not reduce the capacity of the flood plain. However, the development must be safe for its lifetime taking into account the vulnerability of its users in order to pass this part of the Exceptions Test.
- 6.8 The finished floor level of the residential properties and the threshold of raised pedestrian walkways proposed as part of the scheme would be 17.48m AOD according to the Flood Risk Assessment. Timber walkways would be provided to the front of the proposed dwellings, and this would provide a route for future occupiers in the event of a flood to leave the site. The timber walkway would be circa 30 cm above existing ground levels on site. It is recommended that the finished floor levels and walkways are conditioned to be this height (see conditions 13).
- 6.9 The access/egress route from the site then goes south on Straight Road, then across to Walpole Road, it then follows Ashbrook Road, Kingsbury Drive, B3021 Burfield Road, St Luke's Road, the A308 Straight Road before turning left onto Albert Road. The plan in appendix E shows the proposed access/egress route.
- 6.10 There would be minor raising of the local footpath and providing a raised pedestrian crossing within Straight Road. The proposed works to the highway can be seen on the plan in appendix F. The existing Straight Road pedestrian crossing surface level is to be slightly raised providing a continuation of the safe pedestrian route across the road at a raised level of 17.23m AOD. On Walpole road, 2 footpath areas are to be resurfaced to raise the verge edge of the footpath between 10 and 30 mm. The proposed route and all works related to the proposals will be contained wholly within the public highway. The proposed escape route will lead to higher areas outside of the floodplain during times of floods. As a safe means of escape can be provided, it is not necessary to request the submission of a flood evacuation plan.
- 6.11 The Highways Authority has indicated that they would not object to the works to the highway proposed and that these works could be secured through a S278 agreement. As such, a Grampian condition is recommended (see condition 19) in order to secure the works to the highway. This use of the Grampian condition is considered to be acceptable, as the works are to land in the control of the Council.

- 6.12 In respect of Local Plan Policy F1, the increase in ground covered area should not exceed 30 square metres. In this case, there would be a reduction in built footprint on site, and as such the proposal complies with this element of the policy. A requirement of Local Plan Policy F1 is that the development should not reduce the capacity of the flood plain, or increase the number of people or properties at risk from flooding. Given that there would be a reduction in built footprint on site, and a safe means of escape can be achieved, then the proposal complies with the requirements of Policy F1.

#### **Impact on the character and appearance of the area**

- 6.13 The proposed development would appear as a small cul-de-sac within the existing pattern of development in the area. The density and form of development is quite high, but is considered to be in keeping with the form of this suburban area. The mix of terraced properties and semi-detached dwellings are considered to be appropriate, and the appearance of the dwellings is considered to be acceptable within this part of Old Windsor. The scale and design of the proposed dwellings were deemed acceptable in the previous application that was refused in 2013, and the appearance of the dwellings in this application has not changed. There are more parking spaces in the scheme that was previously refused, however, given the suburban nature of the area, and the amount of hardstanding that covers the existing site, it is considered that the increase in parking spaces would have an acceptable impact on the character of the area. The scheme would assist in contributing the 5 year housing land supply for the Borough in accordance with Paragraph 14 of the National Planning Policy Framework.

#### **Impact on residential amenity**

- 6.14 It is not considered that the proposed development would cause significant harm to neighbouring residents. There would be adequate separation distances between the existing neighbour's windows and the rear elevations of the new houses. A condition is recommended (condition 16) to ensure that the first floor side window in the dwelling on plot 1 is obscurely glazed so as to protect the privacy of the neighbouring dwelling (95a Straight Road). It is not considered that the development would result in any significant loss of light or overbearing impact to nearby residential properties.

#### **Parking and highway Safety**

- 6.15 The A308 is a primary distributor road that crosses the Borough and provides access to the A30 and to the M25. The A308 Straight Road is subject to a 30mph speed limit, serves circa 20,000 vehicular trips per day as well as the number 71 bus, operated by First [Berkshire & The Thames Valley]. There are no parking restrictions along the majority of Straight Road with the exception of double yellow lines present to the west of Straight Road between Malt House Close and Walpole Road.
- 6.16 The existing access to the site off Straight Road would be utilised. The Department of Transport guidelines explains that the frequency of junctions along distributor roads is often an important determinant of the ease of traffic flow and of the ease with which drivers may proceed at a constant speed safely and without interruption. Generally, the closer the junction spacing, the more frequent the hold-ups to through traffic and the greater the chance of traffic build-up and accidents occurring. If an access road serves between 100 and 300 dwellings, the desirable separation distance between it and an opposite junction should be at least 15 metres (centre line spacing). In this instance the development would serve 11 dwellings with a junction separation distance of 15m. The development complies with current design standards. The development includes the provision of a right turn lane to assist maintaining the free flow of vehicular traffic on Straight Road. The proposed changes to the highway are considered to be acceptable, however, a Road Safety Audit (Stage 1/2) is required, and this will be secured through a S278 agreement with Highways. In addition a comprehensive Construction Management Plan would be required (see condition 5).
- 6.17 The proposed development would require 22 parking spaces in order to meet the Council's Parking Standards. The layout plan shows that 24 parking spaces would be provided on site, and so the level of parking is considered to be acceptable. The submission includes a swept path analysis plans, which show that a refuse vehicle can enter and leave the site in a forward gear.

## **Ecology**

- 6.18 A preliminary roost assessment, including an internal loft inspection, was undertaken by DF Clark Bionomique Ltd on 21<sup>st</sup> January 2016. Two dusk emergence surveys and one dawn re-entry survey were undertaken of the building within the application site during May and June 2016. The survey concludes that the building is of low conservation significance as it is used for roosting by small numbers of non-breeding common bat species, and a number of mitigation measures are recommended. A condition is recommended (see condition 3) to require a copy of the European Protected Species Licence to be submitted to the Local Planning Authority prior to the commencement of works on site.

## **Sustainable Drainage**

- 6.19 The surface water drainage strategy outlined in the technical note supplied by Odyssey Markides, dated January 2016, is considered to be acceptable in principle. Further detail is required on the drainage strategy and conditions 10 and 11 would secure this detail.

## **Archaeology**

- 6.20 There are potential archaeological implications with this proposal as evidenced by Berkshire Archaeology's Historic Environment Record (HER). There is considerable evidence for Roman and medieval remains close to Old Windsor, including to the north the nationally important Scheduled Monument of Kingsbury, which encompasses the site of an early medieval settlement and medieval royal palace (Monument No. 1006995). The Monument protects an extensive and high-status early medieval settlement, with Roman antecedents. To the south of the Scheduled Monument, there is evidence for further buried archaeological remains. Numerous pieces of Roman tile have been found in the north of The Friary, while a number of undated ditches and pits were recorded at Lime Tree Court during exploratory investigations. Two fragments of Roman tile or brick were recovered from the same site along with several sherds of medieval pottery of 13<sup>th</sup> to 14<sup>th</sup> century date.
- 6.21 To the south-east lie the remains of Ankerwycke Priory, a Benedictine nunnery with associated moat and fishponds, founded in c. 1160. In addition the Middle Thames Valley is renowned for the number of weapons and objects dredged from the river bed and the Thames around Old Windsor is no different with finds of prehistoric bronze spearheads, swords and razors and two flint axes recovered from the adjacent River. While the application site has previously witnessed some development, there remains some potential for the survival of buried remains within the site. As such a condition is recommended (condition 4) for the submission of a written scheme of investigation to be submitted.

## **Other considerations**

- 6.22 Thames Water is not a statutory consultee to this application, and so were not consulted on the application.
- 6.23 The removal of the existing boundary wall, and replacement with close boarded fencing is considered to have an acceptable impact on the appearance of the area.
- 6.24 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

6.25 It is acknowledged that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that that the socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.

## 7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

7.1 It is considered that this development would place additional pressure on local services and infrastructure. Financial contributions towards education and highways projects which meet the tests in the Community Infrastructure Levy 122 Regulation have been secured through a S106 agreement. The projects and contributions sought are set out below. A legal agreement has been completed.

Education	2017 expansion of Windsor Girl's School	£115,790.37
Highways	Installation of cycle parking and Old Priory Post Office (£645.00) Installation of cycle parking at St Luke's Road District Centre (£645.00) Improvement and signing of cycle contra-flow at Sothern end of Albany Road (£2,850.39) Improvements at A308 Straight Road/B3201 Datchet gyratory, reconfigure to create a roundabout. (£1,064.41)	£4,934.80
Total		£120,725.17

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

21 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 24<sup>th</sup> November 2015.

A notice was placed in the Maidenhead and Windsor Advertiser on the 3<sup>rd</sup> December 2015.

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

Comment	Where in the report this is considered
1. The development of the site for housing will be more conducive to the village than the existing use of the site.	Noted.
2. The development would fit in with other small developments along the A308.	6.13
3. If the site is not developed, the site could fall into despair and attract the wrong sorts of people.	Noted.

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

Comment	Where in the report this is considered
1. Concerns over the location of the access and the danger to highway safety this would cause.	6.15-6.16
2. The junction is arranged so that there is no understanding of who has	6.15-6.16

	priority when leaving and entering these roads.	
3.	Does the proposed design of the junctions comply with the Highways Agencies Document TD 42/95	6.15-6.16
4.	It is not clear where the safe means of escape is.	6.8-6.10
5	Concerns over land contamination studies being out of date- does this meet current standards?	See recommended condition 6
6	Is the flood evacuation still appropriate?	6.10
7	What assessment has been undertaken on bats?	6.18
8	Concerns over the level of parking on site and that Malt House Close will become an overspill for parking	6.17
9	The plans show a close boarded fence along the boundaries. A present substantial brick walls exist along the boundaries. The existing boundary treatment to the site are well established and the walls are historic. Removing the boundary treatment would compromise the privacy of residents of the Friary.	6.23

### Statutory Consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	Comment that the development will have a very low hazard route of access and egress to an area wholly outside 1% AEP plus 20% allowance for climate change flood extent. However, please note that during more extreme flood events the proposed route of access and egress may have a greater hazard Offer no objection subject to conditions, and on the basis the off-site works are secured.	6.7-6.12
Local Flood Authority Lead	Offer no objection, subject to conditions.	6.19

### Other Consultees

Consultee	Comment	Where in the report this is considered
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Parish Council	Has no objection to this application but would like to see an update on any ground pollution studies due to the proximity of the petrol station. Also requested a clearer explanation regarding the escape route. The emerging Neighbourhood Plan has identified concerns over the capacity of the Ham Island Sewerage Works. Written confirmation from Thames Water that there is adequate capacity to meet the demands of the development is required.	6.9, 6.22
Berkshire Archaeology	While the application site has previously witnessed some development, there remains some potential for the survival of buried remains within the site. It is therefore recommended that a condition is attached to any planning consent granted so that mitigation of the impacts of development can be implemented. This is in accordance with Paragraph 141 of the NPPF which 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'.	6.20,6.21
Environmental Protection	Offer no objection, subject to conditions relating to: <ul style="list-style-type: none"> <li>• contaminated land</li> <li>• submission of a demolition/construction and management plan</li> <li>• details of acoustic measures to habitable rooms.</li> </ul>	See recommended conditions.

## 9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Proposed layout
- Appendix C – Proposed elevations and floor plans
- Appendix D – Previously refused scheme
- Appendix E- Proposed access/egress route
- Appendix F- Proposed works to highway/footpath

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 NPPF.

In this case the issues have been successfully resolved.

## 10. CONDITIONS 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. Prior to the construction of the dwellings hereby approved, a written schedule of the materials to be used on the external surfaces of the dwellings shall be submitted to and approved 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 Local Plan policy DG1.
3. The demolition of the building or any development/works which may cause disturbance to the roost within the building shall not in any circumstances commence until the Local Planning Authority has been provided with a licence issued by Natural England authorising the specified activity/ development to go ahead, and written confirmation from the Local Planning Authority of this has been provided. The development shall hereafter be carried out in accordance within the approved details within the EPSL.  
Reason: To ensure compliance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981, as amended and the NPPF.
4. No development, including demolition or site preparatory works, shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.  
Reason: The site is in an area of archaeological potential, specifically relating to Roman and medieval Old Windsor. A programme of works is required to mitigate the impact of development and to record and advance understanding of the significance of any heritage assets to be lost in accordance with national and local plan policy.
5. Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.  
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
6. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.
7. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a survey of the extent, scale and nature of contamination; an assessment of the potential risks to human health property (existing or proposed) including buildings, crops, livestock, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR 11'.

1. Submission of Remediation Scheme. A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be

prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting Unexpected Contamination. In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5. Long Term Monitoring and Maintenance. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

7 Details of the measures to be taken to acoustically insulate all habitable rooms of the development hereby permitted against aircraft and road traffic noise, together with details of the methods of providing ventilation to habitable rooms shall be submitted to the Local Planning Authority and approved in writing before development commences.

Reason: To protect the residential amenities of the development from environmental noise and to accord with the Local Plan Policy NAP1.

8 No part of the development shall be occupied until the access has been constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. 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.

9 Prior to the commencement of any works a demolition/construction management plan shall be submitted to the Local Planning Authority detailing a method statement and project plan for the excavation and demolition/construction works. The plan shall include the predicted levels and the impact of vibration and noise on sensitive receptors. The plan shall also include details of noise,

vibration and dust mitigation measures as well as specifying acceptable noise, vibration and dust limits to be met at nearby residential and sensitive receptors. There shall also be an ongoing monitoring programme incorporated within the plan to ensure these limits are complied with throughout the duration of these works.

Reason: To protect the amenities of the area. Relevant Policy Local Plan NAP3

- 10 No development shall take place until full details of the proposed surface water drainage system have been submitted to and approved in writing by the LPA. These shall include:  
Demonstration of compliance with the appropriate Non-statutory technical standards for sustainable drainage systems (March 2015)  
Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert & cover levels, and drawings as appropriate  
Full calculations demonstrating that the 1 in 100 year plus climate change design standard can be achieved, by the proposed surface water drainage system, based on infiltration rates determined by intrusive ground investigations on the site, undertaken in accordance with BRE Digest 365 Full details of the maintenance arrangements for the development, covering every aspect of the proposed surface water drainage system.  
Reason: To ensure that the principles of sustainable drainage are incorporated into the proposed development and that the risk of flooding is not increased.
- 11 The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing, and maintained in accordance with the submitted maintenance arrangements thereafter.  
Reason: To ensure that the principles of sustainable drainage are incorporated into the proposed development and that the risk of flooding is not increased.
- 12 Prior to the construction of dwellings hereby approved, full details of both hard and soft landscape works, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.  
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1
- 13 The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) dated June 2011 undertaken by AAH Planning Consultants and the supplied technical note reference: Safe Access and Egress Review dated January 2016, prepared by Odyssey Markides and the following mitigation measures detailed within these documents:  
Finished flood levels and timber walkway will be set no lower than 17.48 metres above Ordnance Datum; The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.  
Reason: This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and saved policy F1 of the Royal Borough of Windsor and Maidenhead (RBWM) Local Plan (adopted 2003) to ensure that the proposed development does not increase flood risk onsite or elsewhere by impede flood water flows or storage and to reduce the risk of flooding to the proposed development and future occupants.
- 14 There shall be no raising of existing ground levels above the 1% AEP plus 20% allowance for climate change flood level other than the raised walkway onsite and the offsite pavement raising works as detailed in drawing reference: 15-201-SK-003 Rev C dated October 2015.  
Reason: To ensure that the proposed development does not increase flood risk onsite or elsewhere by impede flood water flows or storage. This is sought in accordance with paragraph 103 of the NPPF and saved policy F1 of the RBWM Local Plan (adopted 2003).
- 15 There must be no net loss of floodplain storage within the 1% AEP plus 20% allowance

- for  
climate change flood extent at any time during construction.  
Reason: To ensure that the proposed development does not increase flood risk onsite or elsewhere by impede flood water flows or storage. This is sought in accordance with paragraph 103 of the NPPF and saved policy F1 of the RBWM Local Plan (adopted 2003).
- 16 The first floor window(s) in the southern elevation(s) of the dwelling on plot 1 shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass to level 3 or above.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. In accordance with the requirements of the NPPF.
- 17 Prior to the first occupation of the dwellings hereby approved, the works to the highway as detailed on drawing 15-201-SK-003 Revision C dated January 2016 shall be implemented in full.  
Reason: This condition is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and saved policy F1 of the Royal Borough of Windsor and Maidenhead (RBWM) Local Plan (adopted 2003) to to reduce the risk of flooding to the future occupants.
- 18 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.
- 19 Condition approved plan numbers

### **Informatives**

- 1 Before any development commences the applicant shall enter into a legal agreement with the Council under Section 278 of the Highways Act 1980 to cover all construction works on the public highway.

Appendix A- Site location plan



Appendix B- Proposed site layout



Appendix C- Proposed elevations and floor plans

Elevations- show the increase in height

Plots 1,2 and 3



Front Elevation 1:100

Side Elevation 1:100



Side Elevation 1:100

Rear Elevation 1:100



Plots 4 and 5



Plots 6, 7, 8 and 9

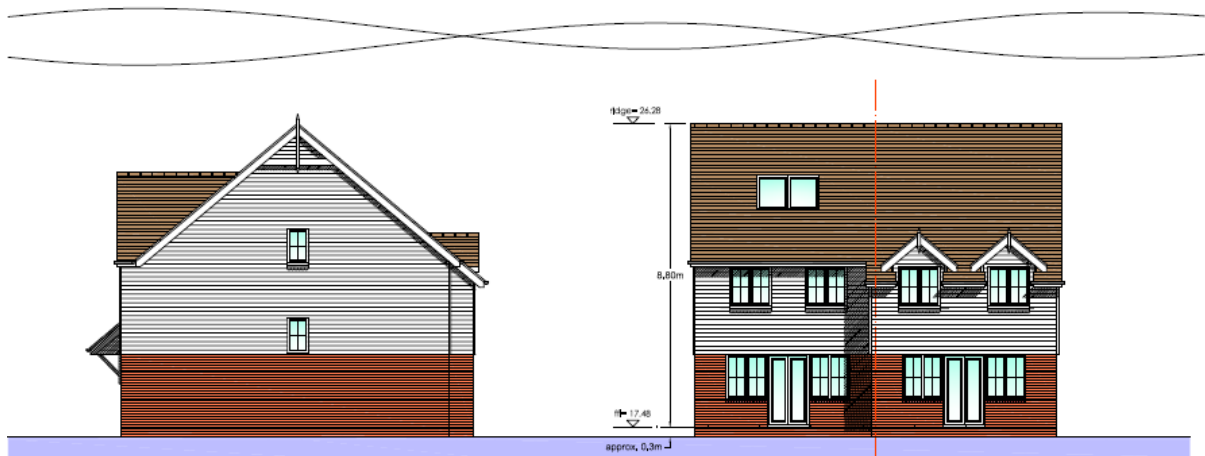


Plots 10 and 11



Front Elevation 1:100

Side Elevation 1:100



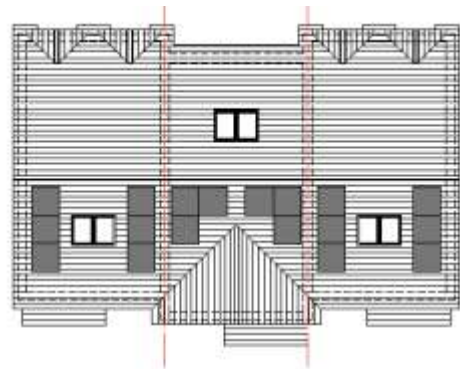
Side Elevation 1:100

Rear Elevation 1:100

Plots 1, 2 and 3



First Floor Plan 1:100

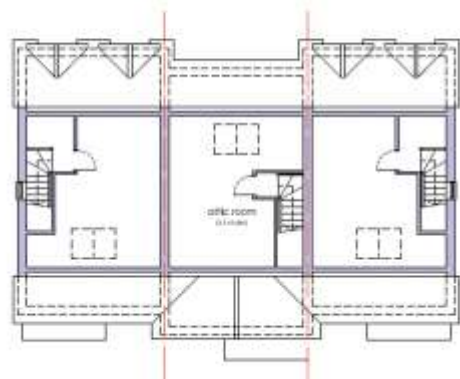


Roof Plan 1:100

Renewal  
All new d  
and rolnv

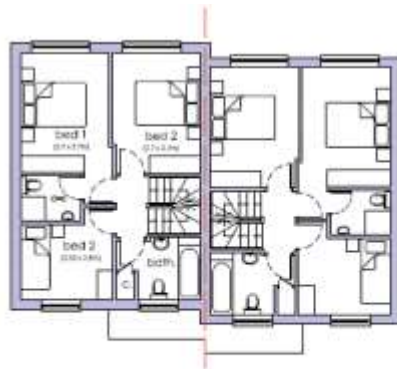


Ground Floor Plan 1:100

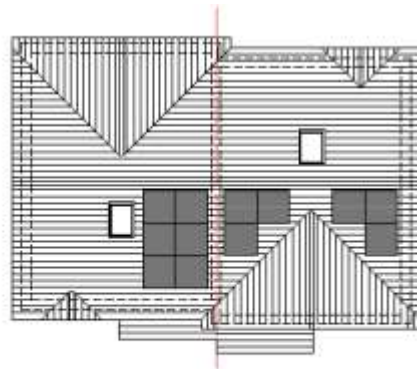


Attic floor 1:100

Plots 4 and 5



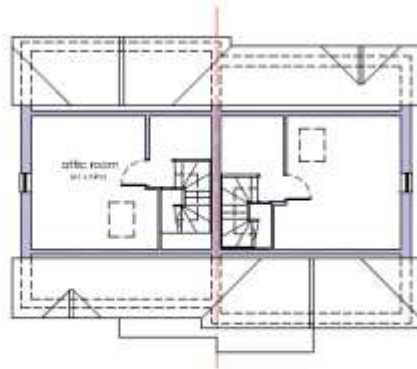
First Floor Plan 1:100  
(49.3m<sup>2</sup>)



Roof Plan 1:100

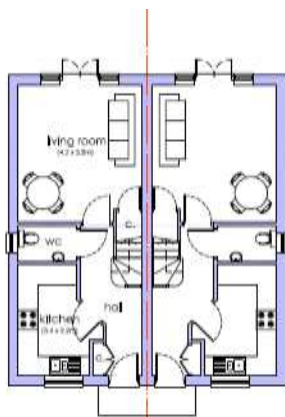


Ground Floor Plan 1:100  
(42.3m<sup>2</sup>)

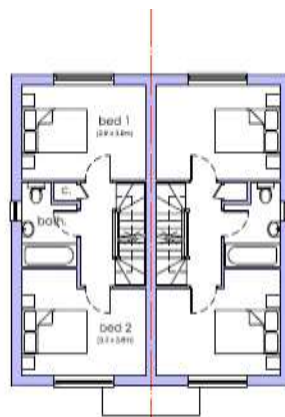


Attic Floor 1:100  
(22.8m<sup>2</sup>)

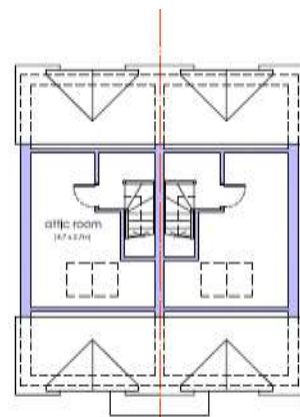
Plots 6, 7, 8 and 9



Ground Floor Plan 1:100



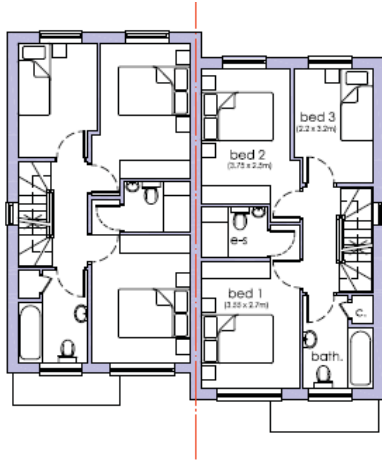
First Floor Plan 1:100



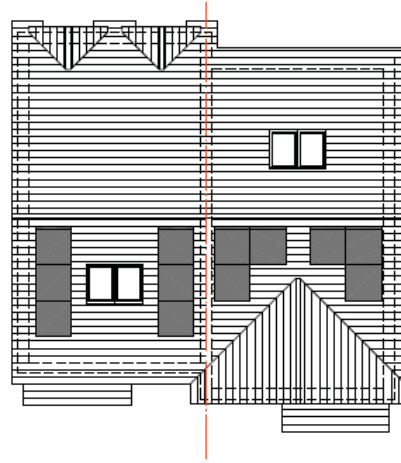
Attic Floor 1:100

Ground Floor area = 33.8m<sup>2</sup>  
 First floor area = 33.8m<sup>2</sup>  
 Attic floor area = 17.9m<sup>2</sup>

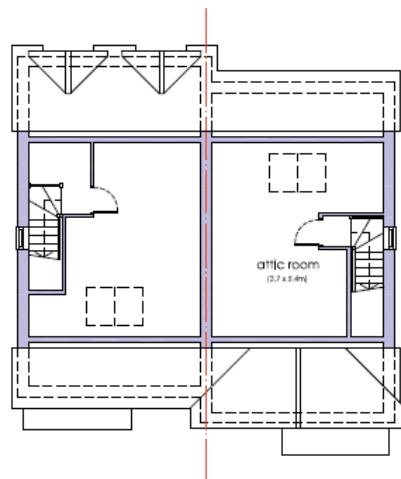
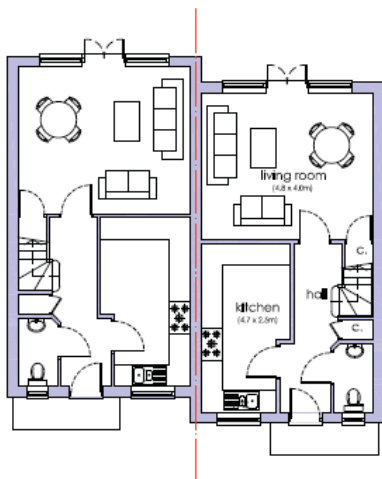
Plots 10 and 11



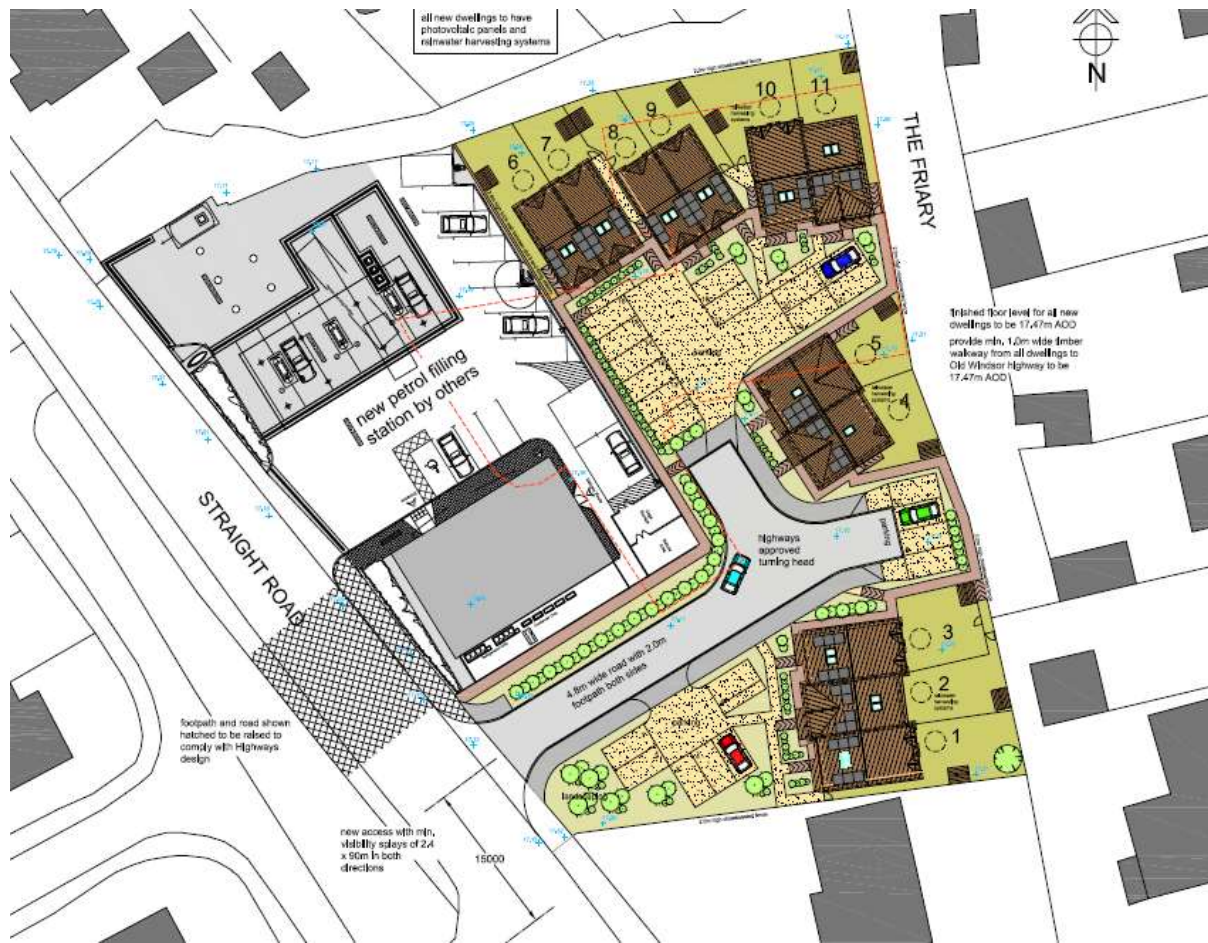
First Floor Plan 1:100  
(42.7m<sup>2</sup>)



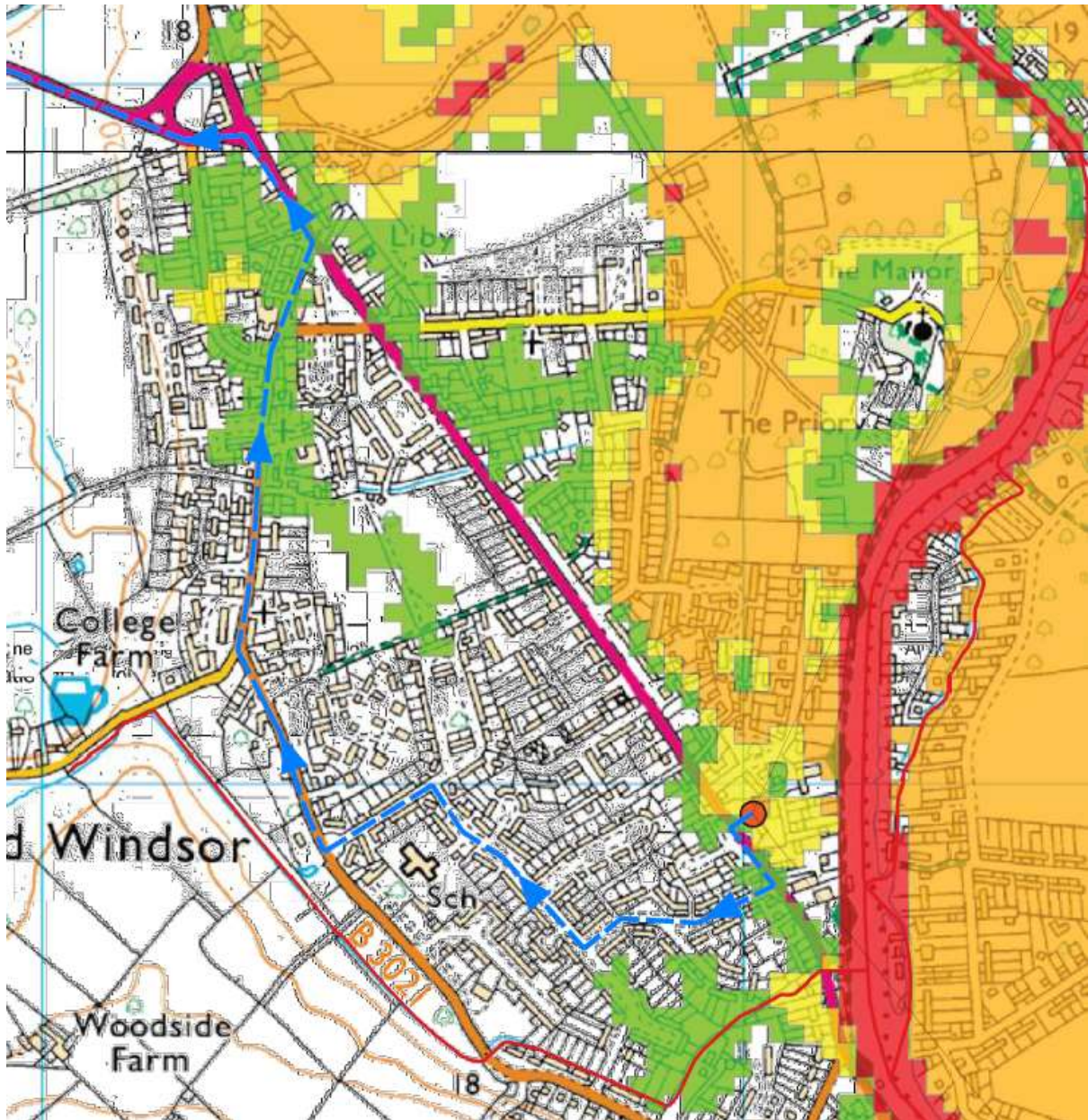
Roof Plan 1:100



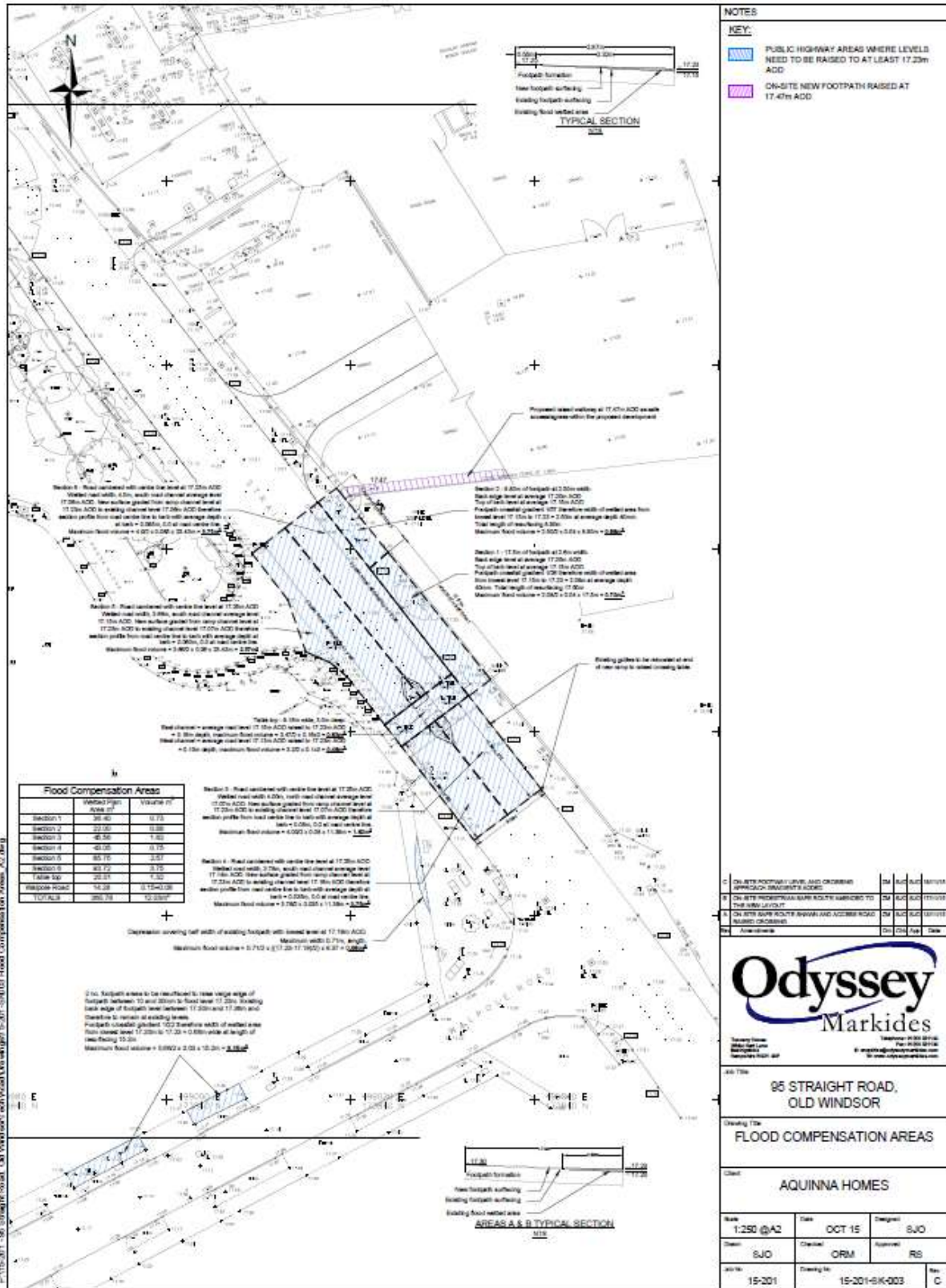
# Appendix D – Previously refused scheme



Appendix E- Proposed access/egress route



Appendix F- Proposed works to highway/footpath



P:\115\201-85 Straight Road, Old Windsor\Tech\Drawings\19-201-0003 Flood Compensation Areas\_A2.dwg





## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 2

<b>Application No.:</b>	16/01108/VAR
<b>Location:</b>	Friary House 6 Friary Island Friary Road Wraysbury Staines TW19 5JR
<b>Proposal:</b>	Construction of double garage (retrospective) as approved under planning permission 15/01962 without complying with condition 5 (balcony screening) to vary the wording
<b>Applicant:</b>	Mr Vali
<b>Agent:</b>	Ms Tegwynne Goldthorpe
<b>Parish/Ward:</b>	Wraysbury Parish

**If you have a question about this report, please contact:** Vivienne McDowell on 01628 796578 or at [vivienne.mcdowell@rbwm.gov.uk](mailto:vivienne.mcdowell@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 This application seeks to vary condition 5 on 15/01962 to enable the provision of the Juliette balcony across the sliding doors and screening at the end of the balcony, as proposed in this application, prior to occupation of the garage building.
- 1.2 The applicant has submitted amended plans FH/1/14 Rev J and FH/1/23 D received 21 June 2016, to show a fixed metal balustrade (comprising a series of horizontal aluminium rails) in front of each sliding door and a solid cedar panel screen (1.950m in height) at the far eastern end of the balcony. The amended details are considered to be acceptable.

**It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Lenton for the reason that this dwelling is already a subject of concern to adjacent residents.

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

- 3.1 The application site lies immediately adjacent to the River Thames and within an area liable to flooding (Flood Zone 3). A creek runs through the central part of the site. The site is not in the Green Belt. The garage building has reached an advanced stage and a replacement house on the site which was granted planning permission in 2014 ( under 14/00446/FULL), is under construction.

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

Ref.	Description	Decision and Date
14/00446/FULL	Construction of a no.4 bedroom replacement dwelling with garage and realignment of existing creek	<b>Approved:</b> 13.05.2014
14/02879/VAR	Construction of a no.4 bedroom replacement dwelling with garage and realignment of existing creek as approved under planning permission 14/00446/FULL without complying with condition 2, 12,13,16,19 and 21 for no development shall take place prior to substantial completion, condition 17, changes to Creek Road, Man House and Access Road	<b>Approved:</b> 10.12.2014  This application was submitted to delay the submission of details required by various conditions.
14/02906/CON	Details required by condition 7 (construction	<b>Approved:</b> 16.10.2014

DIT	management plan) of planning permission 14/00446 for the construction of a no.4 bedroom replacement dwelling with garage and realignment of existing creek	
15/01455/CON DIT	Details required by condition 2 (Materials) 6 (Access construction and visibility splays) 8 (Parking) 13 ( Sustainability Measures) 16 (Hard and soft landscaping) 19 (Management of buffer zone) and 21 ( Foul water treatment and disposal) of planning permission 14/00446/FULL for construction of a no.4 bedroom replacement dwelling with garage and realignment of existing creek	<b>Part refused and part approved 14/9/2015</b>
15/01605/NMA	Non material amendment to planning permission 14/00446 to add balcony to south elevation of garage including amendment of windows to sliding doors to access balcony, addition of windows on north elevation, changing of materials to blue engineering bricks on ground floor and render on first floor, and change from 3 no. single garage doors to 2 no. garage doors with entrance doors on the ground floor west elevation.	<b>Refused: 4.06.2015</b>
15/01962/FULL	Construction of a double garage (retrospective).	<b>Approved 23.10.2015</b>

4.1 This current application seeks to vary condition No 5 on 15/01962 to enable the provision of the Juliette balcony across the sliding doors and screening at the end of the balcony, prior to the occupation of the garage building.

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

5.1 National Planning Policy Framework Sections: Paragraph 17 Core Principles. Chapter 7 – Requiring good design.

### Royal Borough Local Plan

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

Within settlement area	Highways and Parking
DG1, F1	P4, T5

### Supplementary planning documents

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](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 Whether the currently proposed Juliette balcony and screening are acceptable.

### **Whether the proposed Juliette balcony and screening are acceptable.**

6.2 Condition 5 of 15/01962/FULL states:

'Irrespective of the details shown on the approved plans, within 28 days of the date of this decision details of a fixed, non openable Juliette balcony across the sliding doors preventing access to and use of the balcony and a privacy screen on the eastern elevation of the balcony shall be submitted. Once approved the Juliette balcony and privacy screen must be installed within 28 days of the date of the decision and be subsequently retained. At no time shall the balcony be used as a roof garden or similar amenity area.

**Reason:** To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - NPPF Core Principle 4.'

6.3 The applicants have submitted amended plans FH/1/14 Rev J and FH/1/23 D to show a fixed metal balustrade across each sliding door and a solid cedar panel screen (1.950m in height) at the far eastern end of the balcony, spanning the whole depth of the balcony. The balustrade would comprise 5 fixed grey coloured horizontal aluminium rails across each of the sliding doors, to prevent access onto the balcony area. There would be a glass balustrade with aluminium handrail at the outer edge and across the full breadth of the balcony – approved under the earlier application 15/01962/FULL. It is considered that these details are acceptable and would prevent access onto the balcony and prevent overlooking to adjacent properties to the east. Condition 5 in Section 9 below, would secure the provision of the balustrade and screen prior to occupation and to prevent the use of the balcony.

6.4 The room layout on this current application corresponds with that on the previous application 15/01962/FULL and the window in the side (eastern) elevation is shown to serve a kitchen (in both applications). It is noted that on the previous application 15/01962 that a larger window with lower cill height was proposed and that the window was shown to be glazed in opaque glass.

6.5 The drawings submitted with this current application show a small, high level window in the side (east facing) elevation and the annotation on the drawing says opaque window. From observations on site it appears that this window is high level and similar to those on the rear elevation. It is considered that given this is a high level window, there would be limited potential for overlooking from this window into the rear gardens of properties in Friary Road (e.g. Nos 34 and 36).

### **Other considerations**

6.6 Condition 18 on 14/02879/VAR requires the demolition of the existing garage/annexe prior to the construction of the proposed garage/annexe. The non-compliance with conditions is a matter to be investigated with by the Council's Enforcement Team.

6.7 This current application seeks to vary a condition regarding balustrade and screening to a first floor balcony. The first floor balcony balustrade details and screen panel does not have any flooding implications. The Environment Agency has therefore declined to comment on this application.

## 7. CONSULTATIONS CARRIED OUT

### Comments from interested parties

30 occupiers were notified directly of the application.

No letters were received supporting the application.

Letters from 4 households were received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. The balcony will be a viewing gallery without a fixed completely closed screen in place. A slatted screen provides a screen to occupants but not to neighbours. The garage building is 1 metre from the boundary with No 34. This is an overbearing building for neighbours.	Paragraph 6.3
2. Why would planning agree to a balcony without screening. The balcony should be removed completely.	Paragraphs 6.2-6.3
3. Concern about overlooking to neighbours (including No 34) from window in side elevation facing. This window is meant to be bathroom but is now a kitchen and is not opaque. The windows are meant to be high level but have handles and are frequently opened.	Paragraph 6.5
4. Concern about the position of the boundary fence, insertion of a door/gate and removal of trees along the boundary.	The position of the boundary fence and insertion of a gate, is not a planning matter.
5. Retrospective applications should not be granted planning permission. The applicant gets permission for whatever he wants.	Noted
6. The existing/former garage/annexe has not been demolished/removed.	See paragraph 6.6.

### Statutory Consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Objection on ground that there are no flood voids, windows and glazing over looking neighbours causing privacy issues, the raising of the land and narrowing of the creek would further flooding issues. The EA conclusions appear incorrect and the levels in the submission appear to be either incorrect or not stated at all.	See paragraph 6.7

## 8. APPENDICES TO THIS REPORT

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

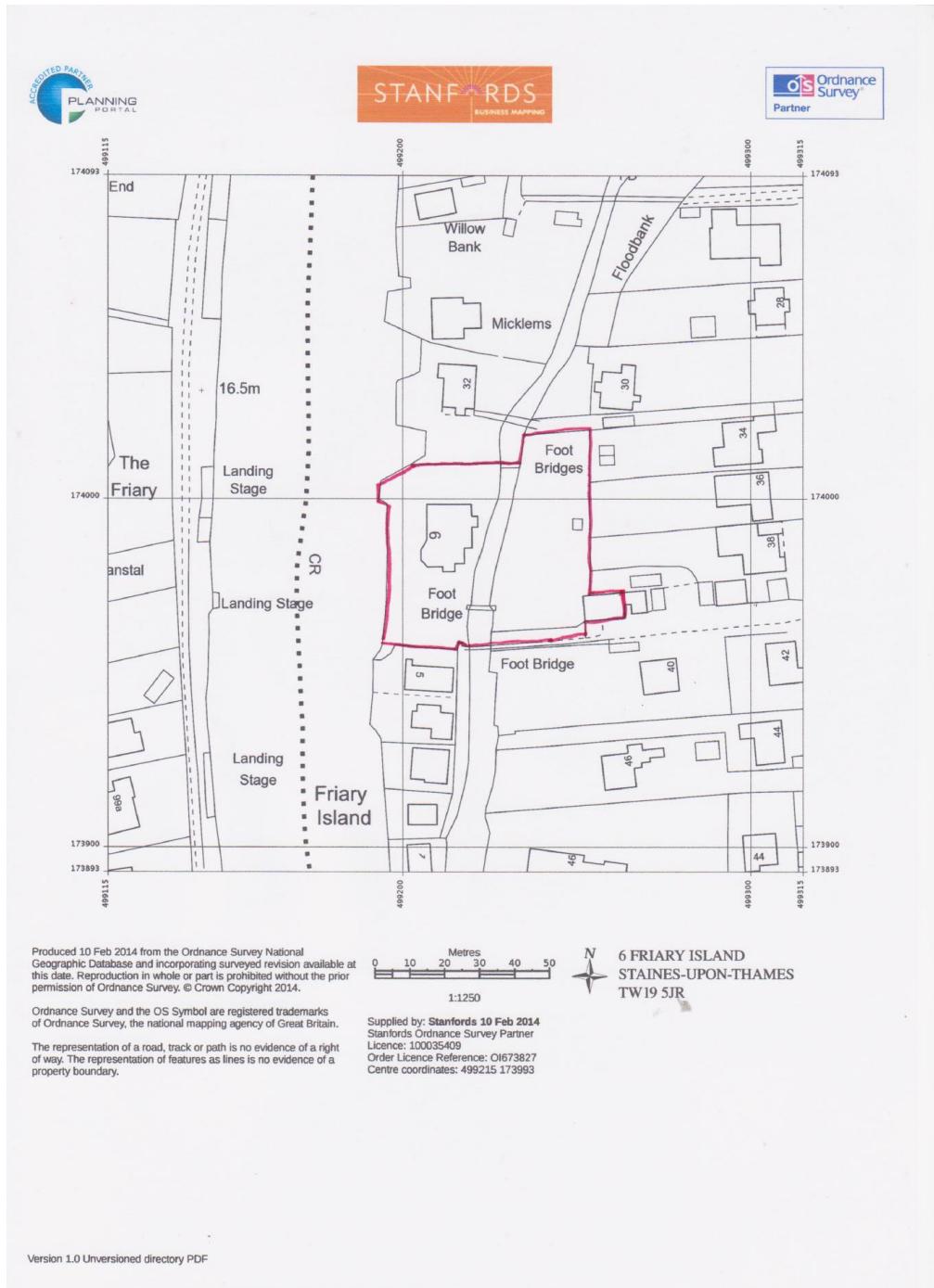
This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been successfully resolved.

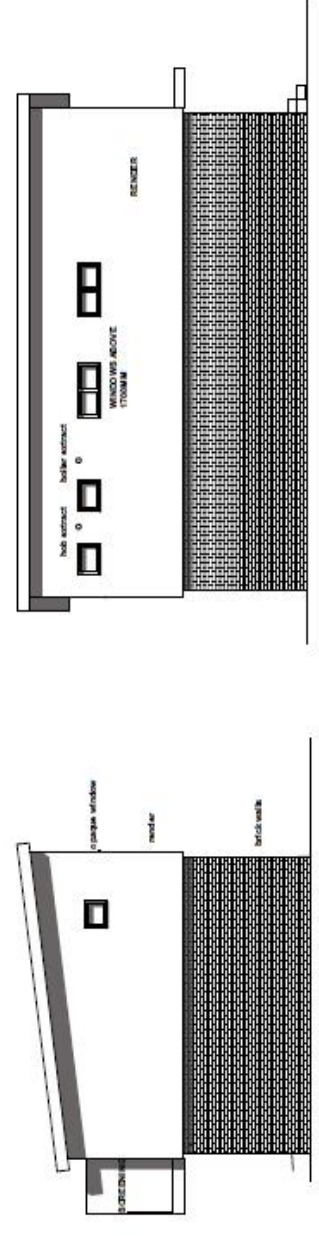
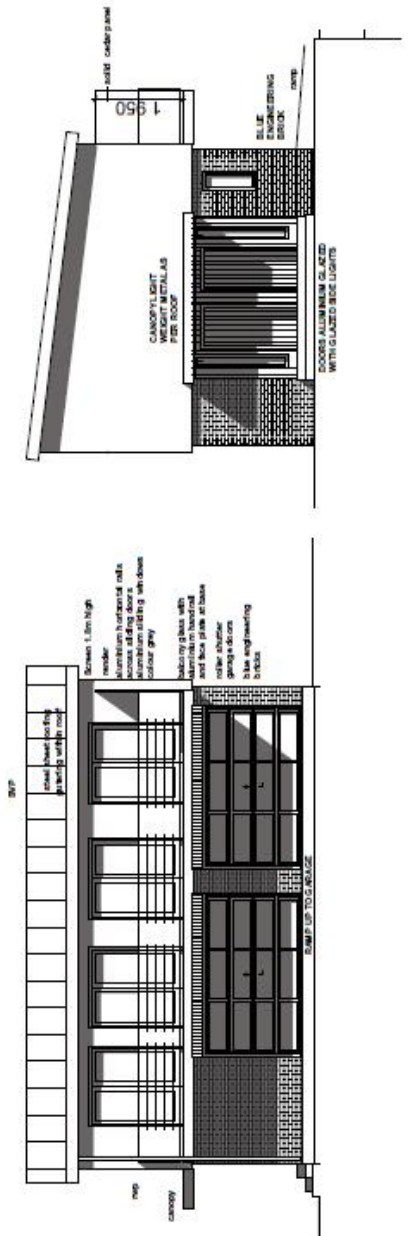
## **9. CONDITIONS IF PERMISSION IS GRANTED**

- 1 No further window(s) or doors shall be inserted in the first floor of the garage/annexe hereby approved 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, H14, DG1.
- 2 The garage/annexe building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.  
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 would also be contrary to flooding policy F1 which seeks to prevent additional households being put at risk of flooding. Relevant Policies - Local Plan DG1, F1.
- 3 Irrespective of the details shown on drawing FH/1/15 Rev C, and prior to the first occupation of the house and garage/annexe building further details of proposed parking and turning areas shall be submitted for approval by the Local Planning Authority. The development shall not be occupied until vehicle parking space has been provided in accordance with such approved drawing. The space approved shall be retained for parking in association with the development.  
Reason: The submitted drawings do not provide adequate parking and turning for 4 cars. 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.
- 4 Irrespective of the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or subsequent modifications thereof), the garage accommodation on the site shall be kept available for the parking of vehicles associated with the development at all times.  
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.
- 5 The Juliette balcony balustrade rails across each of the sliding doors shall be fixed, and non openable so as to prevent access to and use of the balcony. The privacy screen on the eastern side of the balcony shall be of a permanently fixed solid screen at least 1.95 metres in height. The Juliette balcony and privacy screen at the end of the balcony must be installed prior to the initial occupation of the first floor garage accommodation and shall thereafter be permanently retained. At no time shall the balcony be used as a roof garden or similar amenity area.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - NPPF Core Principle 4.
- 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.

APPENDIX A – 16/01108/VAR – FRIARY HOUSE, 6 FRIARY ISLAND, WRAYSBURY



APPENDIX B - 16/01108/VAR – FRIARY HOUSE, 6 FRIARY ISLAND, WRAYSBURY



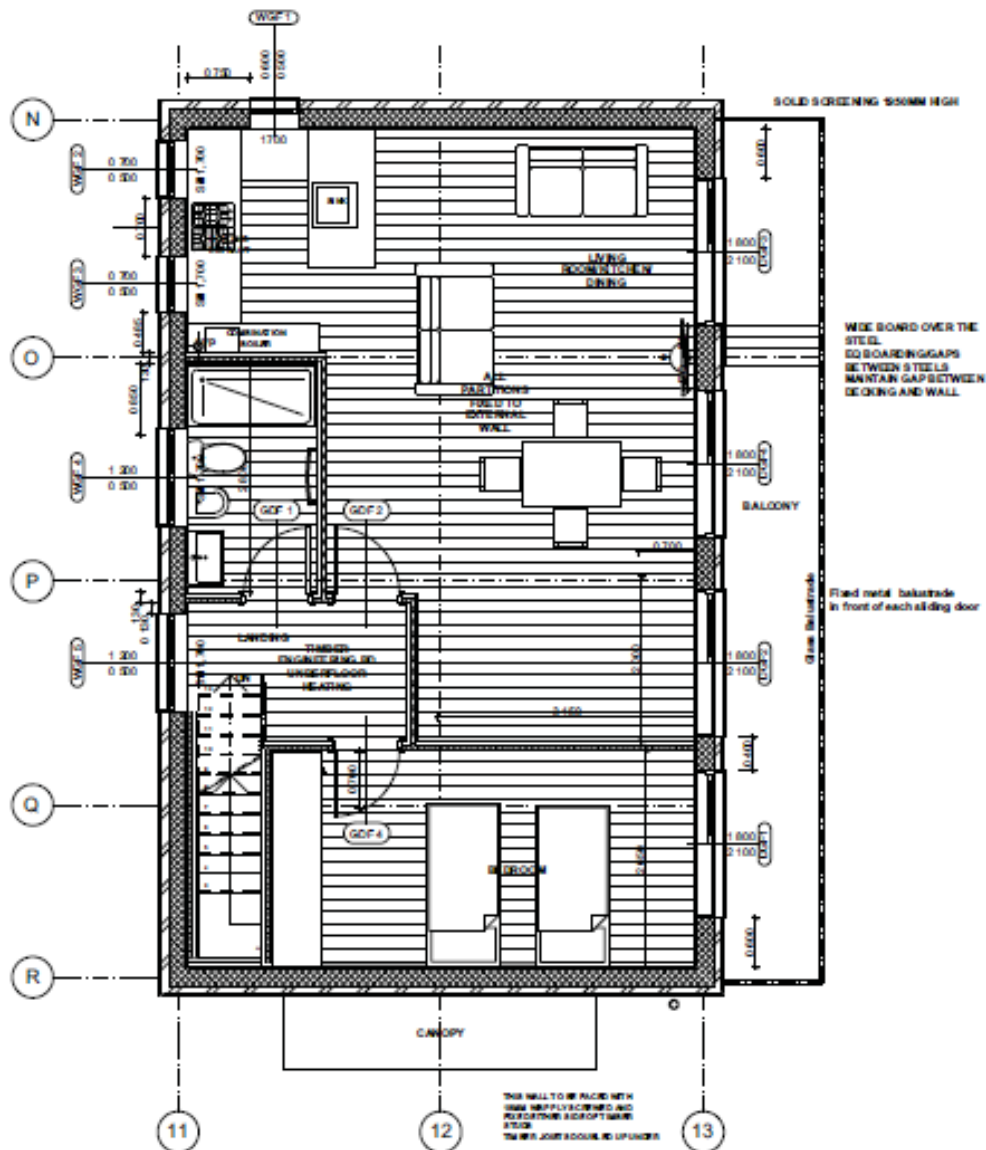
TEGWYNE GOLDTHORPE ARCHITECT

20 HAMHAUGH ISLAND, SHEPPERTON, TW179LP, TELEPHONE 0193240878, MOBILE 07711950884  
 e-mail tegwyne@tegwynegoldthorpe.co.uk, website www.tegwynegoldthorpe.co.uk

CLIENT Mr and Mrs Vall  
 PROJECT 6 1/2A FRIARY ISLAND, WRAYSBURY, TW19 5JR  
 DRAWING Garage Elevations  
 SCALE 1:100 DATE OCTOBER 2014 NUMBER FH/114 REV J REV



APPENDIX B - 16/01108/VAR – FRIARY HOUSE, 6 FRIARY ISLAND, WRAYSBURY



TEGWYNNE GOLDTHORPE ARCHITECT

20 HAMHAUGH ISLAND, SHEPPERTON, TW179LP. TELEPHONE 01932240878. MOBILE 07711950884  
 e-mail tegwynne@goldthorpe.co.uk . website www.tegwynne-goldthorpe.co.uk

CLIENT Mr and Mrs Vail

PROJECT 6 RAF FRIARY ISLAND, WRAYSBURY, TW9 5SR

DRAWING GARAGE FIRST FLOOR PLAN

SCALE 1:50

DATE OCTOBER 2014

NUMBER P16/05 D

REV



**Proposed Balustrade Juliet balcony to all sliding doors.**

**Glass balustrade to the main balcony 1100mm high on two sides and solid timber balustrade 1950mm adjacent to the neighbouring property.**

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 3

<b>Application No.:</b>	16/01120/FULL
<b>Location:</b>	Watersmeet House 18 Kingswood Creek Wraysbury Staines TW19 5EN
<b>Proposal:</b>	Single storey rear extension, replacement roof with habitable accommodation, 1 x front and 1 x rear dormers with amendments to fenestration. (Retrospective)
<b>Applicant:</b>	Mr Hothi
<b>Agent:</b>	Mr Raj Bancil - The Bancil Partnership
<b>Parish/Ward:</b>	Wraysbury Parish

**If you have a question about this report, please contact:** Haydon Richardson on 01628 796046 or at [haydon.richardson@rbwm.gov.uk](mailto:haydon.richardson@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 Following the 29/06/16 Windsor Rural Panel the determination of this application has been deferred for a site visit.
- 1.2 Comments from the update report have been included in this report.
- 1.3 The application seeks retrospective planning permission for a single storey rear extension, replacement roof providing habitable accommodation, 1x front and 1x rear dormer with fenestration alterations. On balance it is considered that the retrospective development is acceptable.

**It is recommended the Panel grants planning permission with the conditions listed in Section 11 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Lenton; for the reason that the application replaces another with concerned nearby residents.

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

- 3.1 The application relates to a part single, part two storey chalet situated on the east side of Kingswood Creek. The exterior of the property is grey render and the windows are upvc.
- 3.2 The property forms part of a tranquil, rural, residential settlement sited upon the banks of the river. The majority of dwellings have small to medium sized plots with onsite parking; their external finishes vary between brick and render and there is no uniformity in their colour. Ground and first floor extensions are not uncommon in the area, nor are dormers sited in the front and rear roof slopes of properties.

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

- 4.1 The application seeks retrospective planning permission for a single storey rear extension, replacement roof providing habitable accommodation, 1x front and 1x rear dormer with fenestration alterations.
- 4.2 Article 3 and Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 allows for the enlargement of a dwellinghouse which would consist of an addition or alteration to its roof. The retrospective roof alterations were made under the assumption that the works would be in compliance with Class B and thus constitute permitted development. However the roof alterations fail to comply with paragraph B.1.C as the front elevation dormer extends beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

- 4.3 Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 allows for the enlargement, improvement or other alteration of a dwellinghouse. The retrospective rear enlargement was made under the assumption that the works would be in compliance with Class A and thus constitute permitted development. However the single storey rear extension fails to comply with paragraph A.1.J(iii) as it extends beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

## 5. Relevant Planning History

Application number	Description	Decision and Date
13/90307/PREA PP	Replacement Dwelling.	<b>Advice was given against the proposed development</b> due to conflict with Green Belt policies contained within the Local Plan (07.08.2013).
13/02694	Construction of a new dwelling following demolition of existing.	<b>Withdrawn</b> (22.10.2013).
13/90307/PREA PP	Demolition of existing Dwelling House and the erection of a replacement dwelling house (follow up of previous pre app).	<b>Advice was given against the proposed development</b> due to conflict with Green Belt policies contained within the Local Plan (06.12.2013).
14/00388/FULL	Construction of a new dwelling following demolition of existing.	<b>Refused</b> due to conflict with Green belt, flooding and design policies (30.05.2014).
14/90291/PREA PP	Demolition of existing Dwelling House and the erection (follow up of previous pre app) of a replacement dwelling house (follow up of previous pre app).	<b>Advice was given against the proposed development</b> due to conflict with Green Belt, design and flooding policies contained within the Local Plan (15.07.2014).
15/00484/FULL	Replacement dwelling, following demolition of existing dwelling .	<b>Approved</b> Planning permission was granted for a dwelling that would be 79% larger in floor space and 35% larger in volume than the original dwelling. (11.05.15).
15/02828/CPD	Certificate of lawfulness to determine whether the 3 single storey rear extensions, construction of porch are Lawful.	<b>Withdrawn</b> (22.10.2013).
15/04052	Raising and alteration/extension of the roof to accommodate one rear dormer, two front dormers and front porch.	<b>Refused</b> due to conflict with Green belt and design policies (26.02.2016).

## 6. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

### Royal Borough Local Plan

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

	Within settlement area	Green Belt	High risk of flooding	Setting of the Thames	Provision of parking
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Plan	DG1, H14	GB1, GB2, GB4	F1	N2	P4

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

- Interpretation of Policy F1 – Areas liable to flooding

More information on this document 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

6.3 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment – view using link at paragraph 6.2
- RBWM Parking Strategy – view using link at paragraph 6.2

## 7. EXPLANATION OF RECOMMENDATION

7.1 The key issues for consideration are:

- i. Impact on the Green Belt
- ii. Impact on the Setting of the Thames
- iii. Impact on flooding
- iv. Impact on the character and appearance of the host property and street scene
- v. Impact on neighbouring amenity
- vi. impact on parking

### Impact on the Green Belt

7.2 Local Plan Policy GB4 identifies that within the Green Belt, residential extensions that do not result in a disproportionate addition over and above the size of the original dwelling, are considered to be appropriate development in the context of Policy GB1. Proposals that are disproportionate are inappropriate development which is by definition harmful to the Green Belt. Within the subtext of the Policy GB4 it is stated that the floor space will be a guiding factor in assessing whether a proposal is in accordance with the policy. However, percentage increases are not the sole determining factor. The bulk and scale of the proposals, their effect on the openness and the purpose of the Green Belt and their impact on the general appearance of the area as well as the individual property will all be considered in assessing a proposal.

- 7.3 This is consistent with the NPPF position on Green Belt Development. Section 9, paragraph 89 of the NPPF states that the construction of new buildings is inappropriate within the Green Belt with a few exceptions; the exceptions include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.
- 7.4 The original property has a combined floor space of approximately 178m<sup>2</sup>. The property was recently granted planning permission (15/00484) for a replacement dwelling that would have a combined floor space of approximately 322m<sup>2</sup>; which represents a 79% increase in floor space when compared with the original dwelling. The dwelling to which this retrospective application relates has a total floor space of 253m<sup>2</sup> (courtesy of ground floor extensions and roof alterations); representing a 42% increase in floor space when compared with the original dwelling. The existing property is also smaller in bulk, scale and height when compared with the replacement dwelling approved under planning application 15/00484.
- 7.5 It is therefore considered that it would be unreasonable to refuse the application on Green Belt grounds as a larger development has been approved at the site; a development that is still a viable fall back position for the applicant.

### **Impact on the Setting of the Thames**

- 7.6 Local Plan Policy N2 suggests that development will not be permitted where it would 'adversely affect the character and setting of the river in both urban and rural locations' and that proposals should seek to 'conserve or enhance' such areas. The policy also states that new developments should protect views of and from the river, and that the character, height; scale and bulk of developments should respect those adjoining.
- 7.7 The dwelling to which this retrospective application relates is considered to be of an unfavourable design; its unbalanced roof form is considered to be an unsympathetic addition to the original dwelling. However it should be noted that properties within the area vary in their design, colour, material finishes and roof form. Mansard, gambrel and chalet style roofs containing gable ended or boxed dormers are visible from the river; it could therefore be considered that the dwelling would be in keeping with the appearance of the area and would preserve its character.
- 7.8 Properties within Kingswood Creek vary in their design but are generally uniform in their height; No.18 Kingswood Creek would be in keeping with the roofline of the neighbouring properties. Additionally as it stands the dwelling is considerably smaller in bulk and height when compared with the replacement dwelling approved under application no.15/00484. The replacement dwelling would have of approximately 6.85m, whereas the retrospective dwelling has a height of 6.15m.
- 7.9 Taking into consideration that a materially larger development is still a viable fall back position for the applicant and that other properties in the area vary in their design and character; it is considered that on balance it would be difficult to substantiate a reason for refusal reason which relates to impact of the development on the setting of the Thames. The proposal is therefore considered to be acceptable and would comply with policy Local Plan Policy N2.

### **Impact on susceptibility to flooding**

- 7.10 Local Plan Policy F1 of the Adopted Local Plan is applied to all development within areas liable to flooding. The policy indicates that new residential development or non-residential development, including extensions in excess of 30m<sup>2</sup> will not be permitted "unless it can be demonstrated to the satisfaction of the Borough Council that the proposal would not of itself, or cumulatively in conjunction with other development: 1) impede the flow of flood water; or 2) reduce the capacity of the floodplain to store flood water; or 3) increase the number of people or properties at risk from flooding".
- 7.11 The Policy states that 'for a household, the gross cumulative area (GCA) would include the additions to the property that have been completed since 26th September 1978 (as per

paragraph 2.4.7 of the Adopted Local Plan) which required express planning permission including any detached garage(s) together with any outbuildings that are non-floodable’.

- 7.12 The retrospective works include a single storey rear extension which would provide a 57.6m<sup>2</sup> increase in ground covered area and a 2.7m<sup>2</sup> porch; providing a cumulative GCA increase of approximately 60m<sup>2</sup>; failing to comply with Local Plan Policy F1.
- 7.13 However it should be noted that an extension of similar size and design could be constructed under Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015; providing that a partition was made between the part of the rear extension which would extend beyond the living room and the part of the rear extension that extends beyond the kitchen. The division of the extension would ensure that the enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse and that the development fell within the remits of permitted development.
- 7.14 Local Plan Policy F1 explicitly states that only additions that have been granted full planning permission will be taken into account in the assessment of GCA; as such extensions granted under permitted development would not be included in the assessment.
- 7.15 Taking into consideration that minor material works are needed for the rear extensions to fall within the remits of permitted development (a viable fall back position for the applicant) , the retrospective single storey rear extension has not been included in the GCA assessment required under Local Plan Policy F1. The proposal would therefore have a GCA of 2.7m<sup>2</sup> complying with Local Plan Policy F1.

#### **Impact on the character and appearance of the host property and street scene**

- 7.16 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 7 (Requiring Good Design) 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. 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.
- 7.17 Properties within Kingswood Creek are unique in their design; their various roof forms, colours, material finishes and designs compliment a tranquil, rural, residential settlement upon the banks of the river.
- 7.18 The dwelling to which the current application relates would have multiple roof pitches similar to other properties in the area and would include a single front dormer, which sits well within the existing roof space; above the eaves and comfortably below the properties ridgeline. Not only do other properties within the area have large gable ended and or box dormers in their front and rear elevations but they are also of unique colour and design; it is therefore considered that the retrospective works sought under this application would on balance result in a dwelling that would be in keeping with the character of the area and would be of no harm the street scene.
- 7.19 It should be noted that under Article 3 and Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015, the retrospective roof alterations would fall within the remits of permitted development; if the front dormer was removed. This fall back position is still a viable option for the applicant.

#### **Impact on neighbouring amenity**

- 7.20 The single storey rear extension does not extend beyond a line drawn at 60 degrees from the centre point of the nearest habitable room opening of either neighbouring property; in compliance with the advice given in Appendix 12 (Guidance Note 1, House Extensions) of the Local Plan with regard to light guidelines. The front and rear dormers would provide similar views to those of the original dwelling. It is considered that due to the nature of the works and their siting there would be no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, and sunlight or otherwise.

## Impact on Parking

- 7.21 No.18 Kingswood Creek benefits from 4 bedrooms. Drawing 'RA/PP/2632 - 00-01' indicates that the property would provide 3 on site parking spaces. It is considered that 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.

## 8. Other Material Considerations

- 8.1 The property is located within the Wraysbury Article 4 zone; however the article 4 is not relevant to this planning application.

## 9. CONSULTATIONS CARRIED OUT

### Comments from interested parties

The planning officer posted a notice advertising the application at the site on 22/04/16.

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

	Comment	Where in the report this is considered
1.	<p>19 Kingswood Creek –</p> <p>The development is out of keeping with other properties in the area. The reasons for the refusal of application no.15/04052 apply to this application.</p> <p>The roof structure is out of keeping with other properties in the area. The rear roof structure is not a dormer; the various pitches of the roof form an incongruous addition to the household and area.</p> <p>The ground floor extensions constructed under permitted development conflict with the green belt measurements approved in application no.15/00584.</p> <p>The proposed development would have an adverse impact on the greenbelt and flooding.</p> <p>One parking space would be lost as a result of a suspected garage conversion.</p>	<p>All comments received during the process of the application have been taken into consideration. See section 7.</p>
2.	<p>20 Kingswood Creek-</p> <p>The development is out of keeping with other properties in the area. The reasons for the refusal of application no.15/04052 apply to this application.</p> <p>The roof structure is out of keeping with other properties in the area. The rear roof structure is not a dormer and the various pitches of the roof form an incongruous addition to the household and area.</p>	<p>All comments received during the process of the application have been taken into consideration. See section 7.</p>
3.	<p>No.8 Kingswood Creek -</p> <p>The area is unique in its design and location. Properties within the riverside settlement vary in design but have similar characteristics such as pitched dormers. The proposal would be out of keeping with this character; the boxlike dormers would harm the property and</p>	<p>All comments received during the process of the application have been taken into</p>



	appearance of the area. If granted the development would set a poor precedent for the future development of the area.	consideration. See section 7.
4	<p>No.23 Kingswood Creek -</p> <p>The reasons for the refusal of application no.15/04052 apply to this application, as the developments are similar.</p> <p>Flooding - The paved forecourt , raised rear garden, reduced gap between the properties, solid wall foundations and the incongruous roof pitches will all contribute to an increase flood risk.</p> <p>Inaccurate drawings – The current application has inaccuracies and an incorrect description. The windows shown on the drawings are smaller in scale to those on the property. The garage is not a garage and has been partially bricked up and the access and cross over moved to the centre of the property preventing access in any case.</p> <p>Sufficient parking - The proposals would not provide sufficient parking. The owner says he needs parking for 6 vehicles (including some vans) which is completely unacceptable and excessive.</p>	<p>All comments received during the process of the application relating to the applications compliance with Local Plan Policy have been taken into consideration.</p> <p>See section7 for responses to the flooding, parking, and amenity concerns that have been raised.</p> <p>The integral garage has been converted to a utility room. The change is not in the description of this retrospective planning application but is clearly shown on the submitted plans. The garage door has remained in place, as such there has been no material change to the external appearance of the development and the works would fall under section 55 (2) of the 1990 TCPA; and would not constitute development or require planning permission .</p>
5	<p>No.10 Kingswood Creek -</p> <p>The applicant has previously built before acquiring planning permission and has a poor history with other local authorities.</p> <p>The submitted plans and documents associated with application no.16/01120 are Inaccurate. The roof lines, dimensions, and window siting's not accurate. There is no garage; although a garage opening is visible on the submitted elevation drawings.</p>	<p>See section 7 for responses to the flooding and parking concerns that have been raised.</p> <p>Comments regarding the inaccuracy of the garage have been addressed above.</p>
6	<p>No.17 Kingswood Creek -</p> <p><b>We have no objection to the proposed development.</b></p>	Noted.

## Statutory consultees

Consultee	Comment	Where in the report this is considered
Wraysbury Parish Council	Strongly object to this retrospective development. The proposal appears to be overdevelopment of the site in an area liable to flooding. A similar development has already been refused.	All comments received during the process of the application have been taken into consideration. See section 7.

## 10. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Existing ground floor plan, Drawing No. RA/PP/2632 - 01
- Appendix C – Existing first floor plan, Drawing No. RA/PP/2632 - 02
- Appendix D – Existing elevations, Drawing No. RA/PP/2632 - 03
- Appendix E – Pre existing elevations, Drawing No. RA/PP/2632 - 04
- Appendix F – Pre existing ground floor plan, Drawing No. RA/PP/2632 - 08
- Appendix G – Pre existing first floor plan, Drawing No. RA/PP/2632 – 09
- Appendix H – Car Parking plan, Drawing No. RA/PP/2632 - 00-01

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 NPPF.

In this case the issues have been successfully resolved.

## 11. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.  
Reason: The site requires strict control over the form of any additional development which may be proposed. Relevant Policies - Local Plan H11, DG1.
- 2 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.

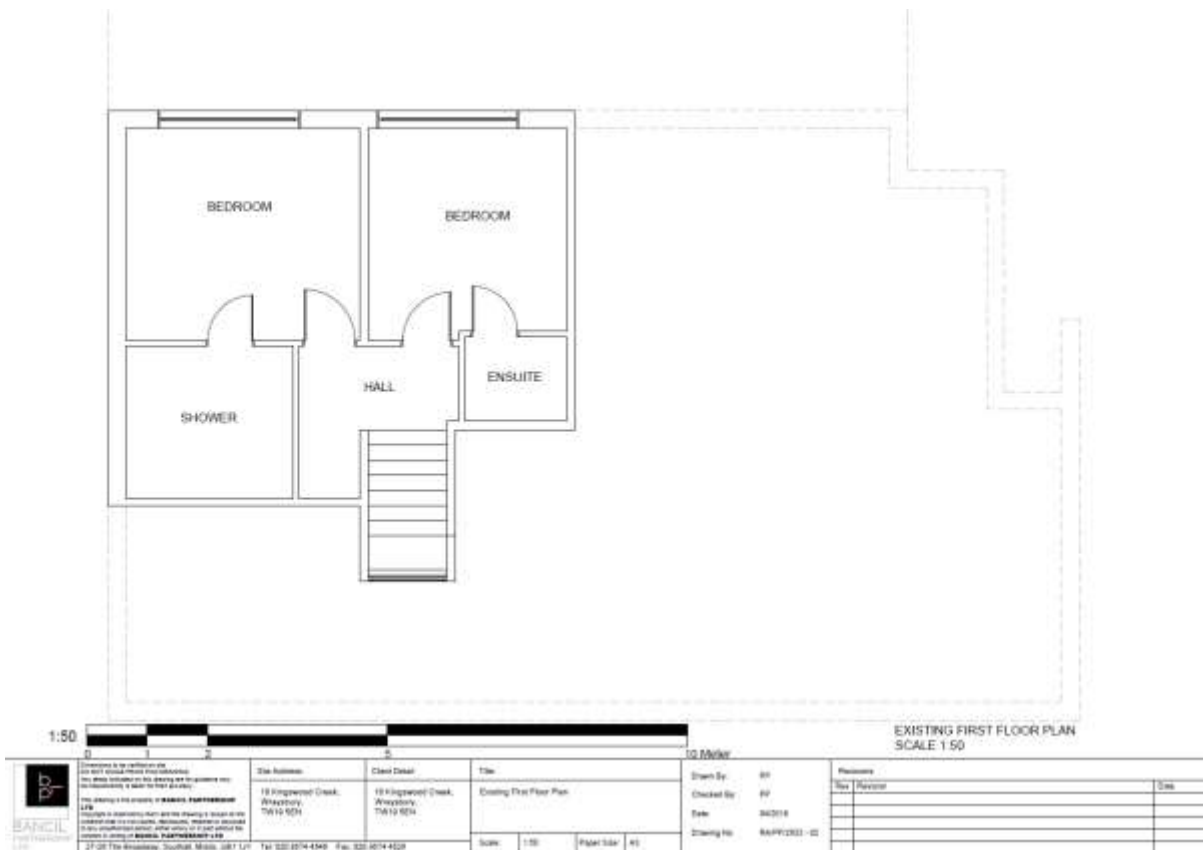
Appendix A – Site Plan



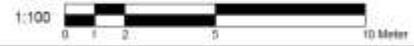
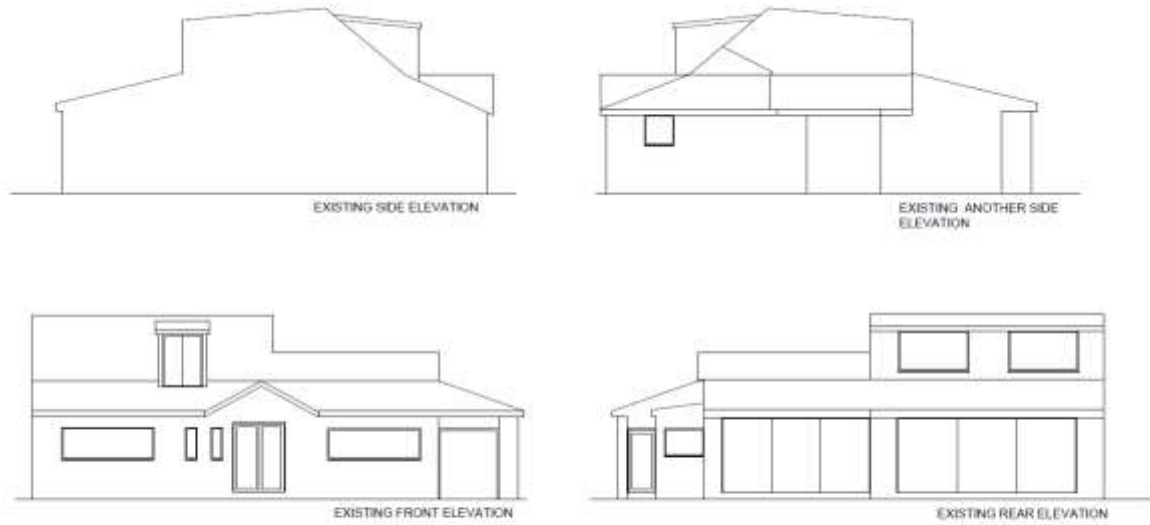
Appendix B – Existing ground floor plan, Drawing No. RA/PP/2632 – 01



Appendix C – Existing first floor plan, Drawing No. RA/PP/2632 – 02



Appendix D – Existing elevations, Drawing No. RA/PP/2632 – 03



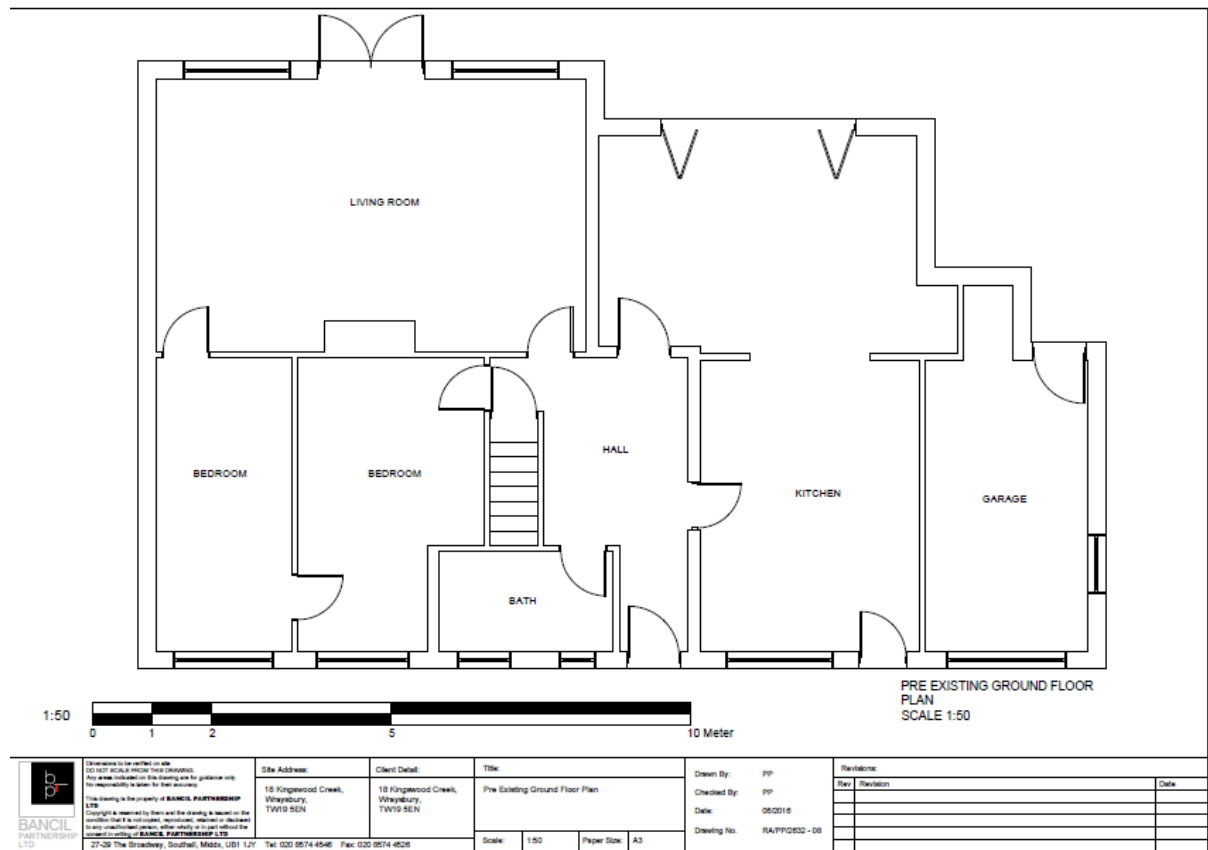
 <p>Sean C. L. Architects Ltd. 2/24 The Promenade, Southport, Merseyside, L35 9DF Tel: 020 8174 4544 Fax: 020 8174 4533</p>	<p>Site Address: 18 Kingswood Creek, Wharfedale, TW18 2BL</p> <p>Client Details: 18 Kingswood Creek, Wharfedale, TW18 2BL</p>	<p>Title: Existing Elevations</p> <p>Scale: 1:100 Paper Size: A3</p>	<p>Drawn By: PP</p> <p>Checked By: PP</p> <p>Date: 24/01/18</p> <p>Drawing No: RA/PP/2632 - 03</p>	<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Date								
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<p>Disclaimer: This contract is only valid if signed by both parties. No other conditions or terms shall apply. The client agrees to indemnify the architect against all claims, damages, costs and expenses, including reasonable legal costs, arising from or in connection with the contract.</p>	<p>Site Address: 18 Kingswood Creek, Wharfedale, TW18 2BL</p> <p>Client Details: 18 Kingswood Creek, Wharfedale, TW18 2BL</p>	<p>Title: Existing Elevations</p> <p>Scale: 1:100 Paper Size: A3</p>	<p>Drawn By: PP</p> <p>Checked By: PP</p> <p>Date: 24/01/18</p> <p>Drawing No: RA/PP/2632 - 03</p>	<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Date								
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Appendix E – Pre existing elevations, Drawing No. RA/PP/2632 – 04

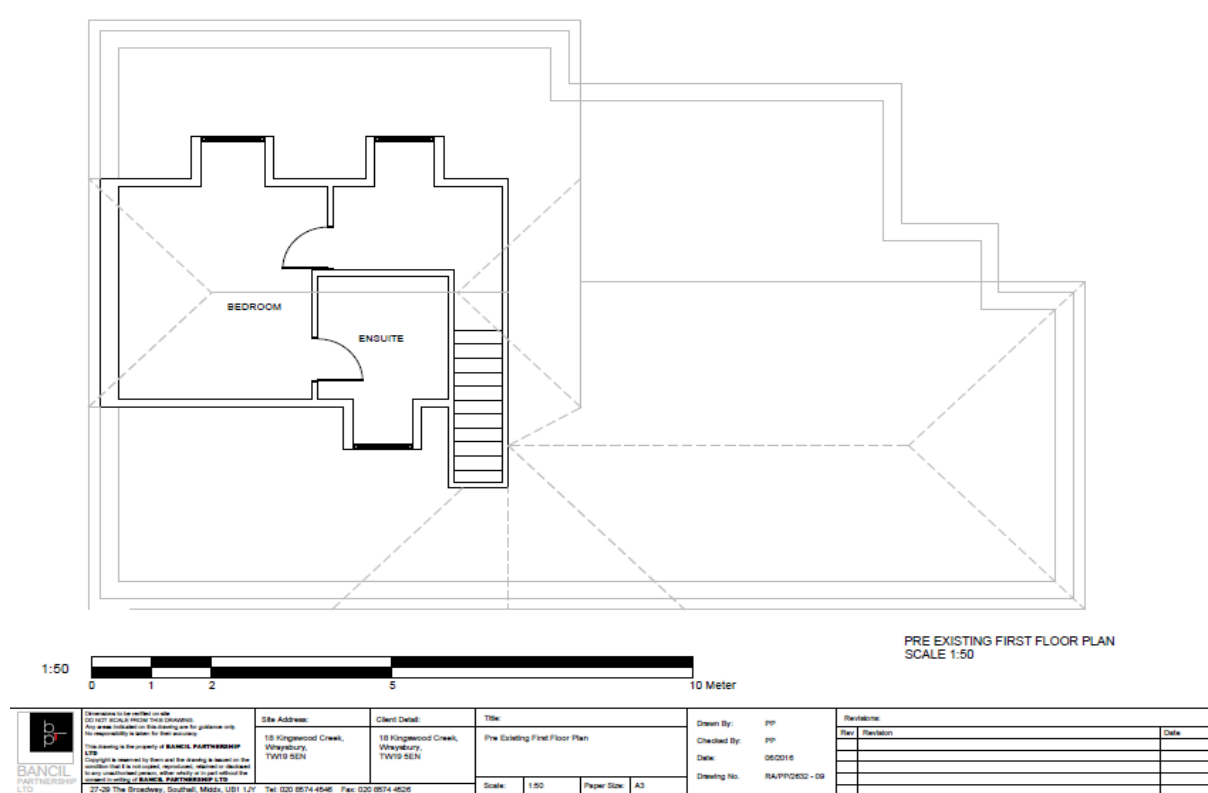


 <p>Sean C. L. Architects Ltd. 2/24 The Promenade, Southport, Merseyside, L35 9DF Tel: 020 8174 4544 Fax: 020 8174 4533</p>	<p>Site Address: 18 Kingswood Creek, Wharfedale, TW18 2BL</p> <p>Client Details: 18 Kingswood Creek, Wharfedale, TW18 2BL</p>	<p>Title: Pre Existing Elevations</p> <p>Scale: 1:100 Paper Size: A3</p>	<p>Drawn By: PP</p> <p>Checked By: PP</p> <p>Date: 24/01/18</p> <p>Drawing No: RA/PP/2632 - 04</p>	<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Date								
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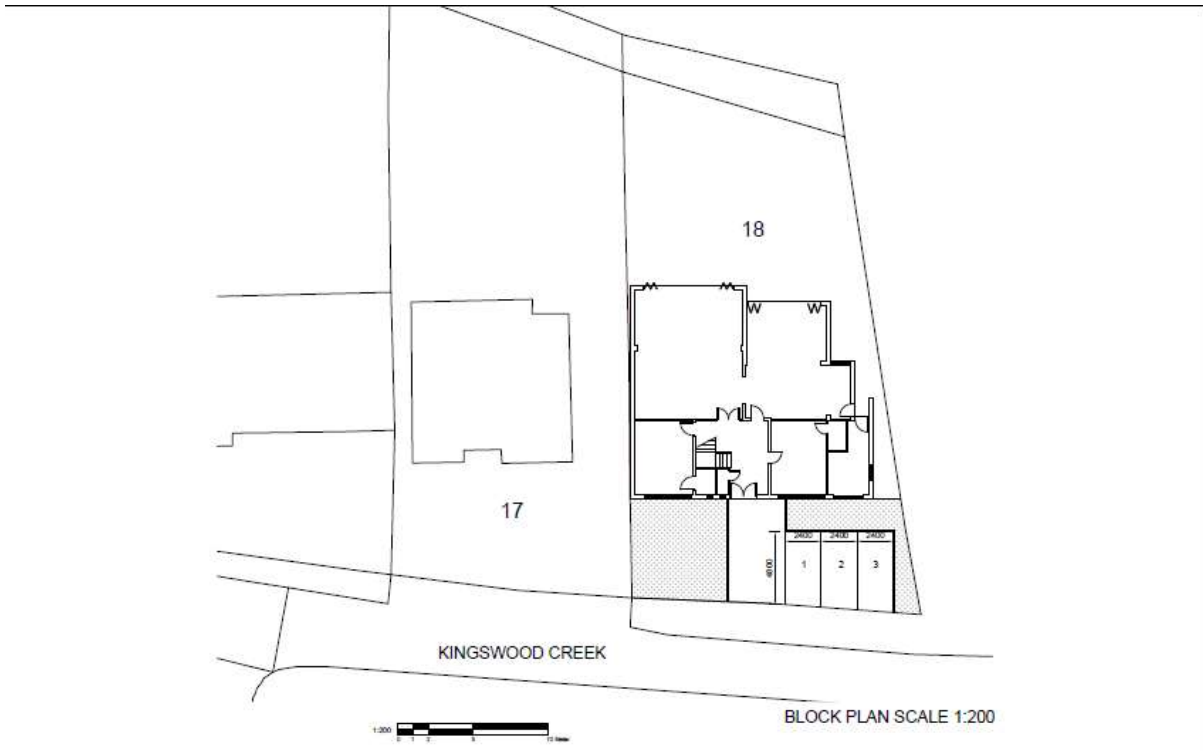
Appendix F – Pre existing ground floor plan, Drawing No. RA/PP/2632 – 08





Appendix G – Pre existing first floor plan, Drawing No. RA/PP/2632 – 09



Appendix H – Car Parking plan, Drawing No. RA/PP/2632 - 00-01



 <p>Dimensions to be verified on site.                  All work subject to the planning and to planning conditions.                  All measurements taken to the nearest 100mm.                  This drawing is the property of BANCIL PARTNERSHIP LTD.                  Copyright is reserved by them and the planning is based on the condition that it is not copied, reproduced, adapted or otherwise used without their prior written consent. All other rights reserved to the copyright owner of BANCIL PARTNERSHIP LTD.</p>	<p><b>Site Address:</b>                  18 Kingswood Creek,                  Warrington,                  TW19 5EN</p>	<p><b>Client Detail:</b>                  18 Kingswood Creek,                  Warrington,                  TW19 5EN</p>	<p><b>Title:</b>                  Block Plan</p>		<p><b>Drawn By:</b> PP</p>	<p><b>Revisions:</b></p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Description	Date												
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## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 4

<b>Application No.:</b>	16/01165/FULL
<b>Location:</b>	Mandalay Burleigh Road Ascot SL5 8ES
<b>Proposal:</b>	Two storey rear, single storey rear, single storey front infill, first floor side extensions, conversion of loft to form additional habitable accommodation, 3 rear and 2 front roof lights and amendments to fenestration.
<b>Applicant:</b>	Mr Forster
<b>Agent:</b>	Mr Sam Jones - IDS
<b>Parish/Ward:</b>	Sunninghill And Ascot Parish

**If you have a question about this report, please contact:** Adam Jackson on 01628 796660 or at [adam.jackson@rbwm.gov.uk](mailto:adam.jackson@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 The application has been deferred from the panel meeting on the 29<sup>th</sup> June to allow for the panel to make a site visit to view the application site and consider the relationship to neighbouring properties.
- 1.2 The proposed extensions are considered to be of a scale and design which are in keeping with the host dwelling and the street scene in general. In addition it is considered that the extensions will have an acceptable impact on the amenity of neighbouring properties. Sufficient car parking can be provided on the driveway and subject to suggested conditions the impact on important trees is also acceptable.

**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 David Hilton on behalf of the Parish Council.

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

- 3.1 The site is located on the eastern side of Burleigh Road in Ascot. The site is located in a residential area classified within the townscape assessment as an executive residential estate. The application property is a 2 storey detached house mainly of brick construction with partial white render and hung tiles and a pitched tile roof. The properties in the area are 2 to 3 storey detached properties which vary in style, size and materials.

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

Reference	Description	Outcome
15/04267/FULL	Single storey rear extension, single storey front infill extension, first floor side extension, conversion of loft to form additional habitable accommodation, 3 rear dormers and 2 front roof lights with replacement garage following demolition of existing garage and amendments to fenestration.	Withdrawn 11.03.2016

- 4.1 The proposal is similar to the previous application (15/04267) which was withdrawn. The proposal is for a part two storey part single storey rear extension, a first floor side extension and the conversion of the loft into habitable accommodation.

- 4.2 The proposed first floor and two storey rear extensions are on the south side of the property above and extending behind the existing attached garage. The extension matches the existing ridge height of the property which is 8 metres and will be half hipped to match the existing roof design. The two storey rear extension extends approximately 3 metres beyond the existing rear wall of the garage, however, does not extend beyond the existing rear elevations of the house. The extension also will not extend beyond the side elevation of the garage.
- 4.3 The single storey rear extension is 4 to 5 metres deep (4 metres along the north boundary shared with Ararat House), has a height of 3.2 metres and an eaves height of 2.6 metres. Prior to receiving amended plans the extension was 5 metres along this boundary.
- 4.4 In order to accommodate the loft extension 5 Velux windows are proposed, 3 of these are to the rear and 2 to the front. Dormer windows were proposed to the rear under the previous application.

**5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION Royal Borough Local Plan**

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

	Within settlement area	Parking and Highway Safety	Protected Trees
	☐	☐	☐
Local Plan	DG1, H14	P4 and T5	N6
Neighbourhood Plan	DG1, DG2 and DG3	T1	EN2

**Other Local Strategies or Publications**

5.2 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment
- RBWM Parking Strategy

**6. EXPLANATION OF RECOMMENDATION**

6.1 The key issues for consideration are:

- i. The impact on the character and appearance of the area
- ii. The impact on neighbour amenity
- iii. The impact on trees important to the area
- iv. The impact on parking

**The impact on the character and appearance of the area**

6.2 The proposed single storey extension is 4 to 5 metres deep and is 12 metres wide, extending along the rear elevation of the main dwelling. The extension is just 3.2m tall and has been designed to closely match the existing dwelling. The scale is considered proportionate to the main dwelling and sufficient space remains to the rear (12 metres) and to the side (2.5 metres) to

prevent the extension being cramped or resulting in an overdevelopment of the site. The extension would not be visible from public vantage points.

- 6.3 The two storey/first floor side and rear extension would mostly be above the existing garage with only a small amount extending to the rear which helps to reduce the bulk. The ridge height matches the existing dwelling and is half hipped to match the design of the existing property as well. As with the single storey extension sufficient space remains to the side (4 metres) and to the rear (17 metres) to prevent a cramped appearance or overdevelopment of the site. Within the street there are a number of large detached houses and it is not therefore considered that the enlarged Mandalay would appear out of keeping.
- 6.4 The Velux windows are considered acceptable within the street scene and it is proposed for the materials of the extension to closely match the existing dwelling.

### **The impact on neighbour amenity**

- 6.5 Objections have been raised from Ararat House who are concerned that the single storey rear extension will cause a loss of light to their property and will appear overbearing and enclose their rear garden. Ararat House has a living room which runs along the south side of their house; this living room has a large rear facing window which is approximately 5 metres from Mandalay's proposed single storey extension and the 60 degree light angle test is complied with. In addition to this there are also glass double doors which face north where the lounge extends beyond the rest of Ararat House, although north facing these doors do provide some additional light to Ararat's living room and will not be affected by Mandalay's single storey extension. It is accepted that Ararat House is set lower than Mandalay by approximately 1.5 metres; however, this is only to the immediate rear of the house with the rest of the rear garden being at a level which is comparable to Mandalay. Mandalay's proposed single storey extension is only 3.2 metres tall (2.6 eaves), has a depth of 4 metres and is set approximately 2.5 metres from the side boundary. In addition Ararat House's garden is 16 metres wide and has a depth of 15 metres and the main patio area is 8.5 metres from the proposed extension. It is not considered therefore that the proposed extension would appear significantly overbearing to Ararat House. Concerns were also raised that there would be a loss of light to Ararat Houses' front garden, however, the changes to the front of Mandalay are minor and any loss of light would therefore be non material. In addition front gardens are not afforded the same level of protection as a rear garden/main amenity area.
- 6.6 Concerns have also been raised that the rear facing Velux windows will cause a loss of privacy. This concern has been raised by 17 The Burlings which is located to the rear (east). There are 3 rear facing Velux windows proposed, in general Velux windows are less intrusive than windows/dormer windows and in this case they will be set 17 metres from the rear boundary. In addition there are already 3 windows and 2 Velux windows at first floor level which face towards 17 The Burlings and it is not considered that 3 additional Velux windows above this would significantly increase the existing overlooking or result in a level of overlooking that would not normally be expected in a residential area.
- 6.7 Due to the separation distance (approximately 18 metres) it is not considered that the first floor side extension would impact on the amenity of Topple Cottage to the South. It is also not considered that there would be any significant adverse effect to the sites opposite, which are over 20 metres away.
- 6.8 Concerns have been raised over the garden space that will remain for Mandalay after the extensions have been completed, however, the remaining garden space would still measure 16x23 metres. This is considered to be sufficient.

- 6.9 Concerns were also raised that the proposed extensions would result in an increase in noise on site once completed. The extensions do of course have the potential to allow for a larger family to occupy the property in the future, however, it is not considered that this would increase noise levels above and beyond what could reasonably be expected in a residential area. Noise is also not something that can be controlled by planning and instead would be an issue for environmental protection should statutory nuisance be caused.

### **The impact on trees important to the area**

- 6.10 An arboricultural statement including a tree protection plan has been submitted with the application. It is considered that the impact on protected trees is acceptable subject to condition 4. This condition requires a revised tree protection plan to be submitted which includes protection measures for tree T2 at the front of the site. It is not considered that other nearby off site trees would be impacted by the development. The proposal is considered acceptable without the need for additional planting and as such a landscaping scheme is not considered necessary.

### **The impact on parking**

- 6.11 The floor plans show 5 bedrooms; however, it would also possible for the games room and study to provide bedrooms in the future. However, under the borough's parking standards a 5 and 7 bedroom house would require the same number of parking spaces (3). These spaces can comfortably be provided on the front driveway or within the garage. It is not considered necessary for a traffic or congestion management plan to be submitted as the proposal is unlikely to result in a significant increase in traffic movements and there is sufficient space on site for builder's vehicles and materials to be stored.

## **7. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

6 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 29.04.2016

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

Comment	Where in the report this is considered
1. Unacceptable loss of sunlight and daylight to our main living areas (Ararat house).	Paragraph 6.5
2. A greater sense of enclosure and loss of amenity (Ararat house).	Paragraph 6.5
3. Noise and disturbance arising after completion.	Paragraph 6.9
4. Loss of sunlight to our front garden (Ararat House).	Paragraph 6.5
5. Impact on important trees.	Paragraph 6.10
6. Being overlooked/lack of privacy (17 the Burlings).	Paragraph 6.6
7. The extension above the garage will be intrusive to the front of our property (Lansdowne House).	Paragraph 6.7

## Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Parish Council:	1. The application is considered to be an overdevelopment of the site.	1. Paragraph's 6.2 and 6.3
	2.The development will lead to a loss of neighbour amenity. 3. Concerns about the potential loss of trees and the loss of garden space. 4.No landscaping or traffic management plans have been submitted. 5.Concerns about the level of parking.	2. Paragraph's 6.5 to 6.9 3. Paragraph 6.10 4. Paragraph's 6.10 and 6.11 5. Paragraph 6.11
SPAE: (1)	1.The proposed rear extension will have an adverse impact on neighbour amenity. 2.The proposed Velux windows will cause overlooking. 3.The development will reduce the private garden amenity space. 4.The development will have an adverse effect on the street scene.	1. Paragraph's 6.5 to 6.9 2. Paragraph 6.6 3.Paragraph 6.8 4. Paragraph's 6.2 and 6.3
SPAE: (2)	In light of the modifications made to the single storey rear extension SPAE no longer considers that the extension would cause a significant loss of amenity to Ararat House. Concerns are still raised that the extension will result in a significant reduction in the private garden space of occupants, however, SPAE does not consider this alone merits refusal of the development.	n/a

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Existing and proposed plans

Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

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 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 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 A revised tree protection plan shall be submitted to include protection for the tree, T2 (shown on plan Q87/1046 TPP in the Arboricultural Report). As a minimum this shall be fencing in accordance with British Standard 5837 to protect the soft ground within the root protection area of T2 and any other measures, such as ground protection, to ensure the root protection area is undamaged. No development shall take place until a revised plan is submitted to and approved in writing by the Local Planning Authority. The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. 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, without the written consent 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, N6.

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

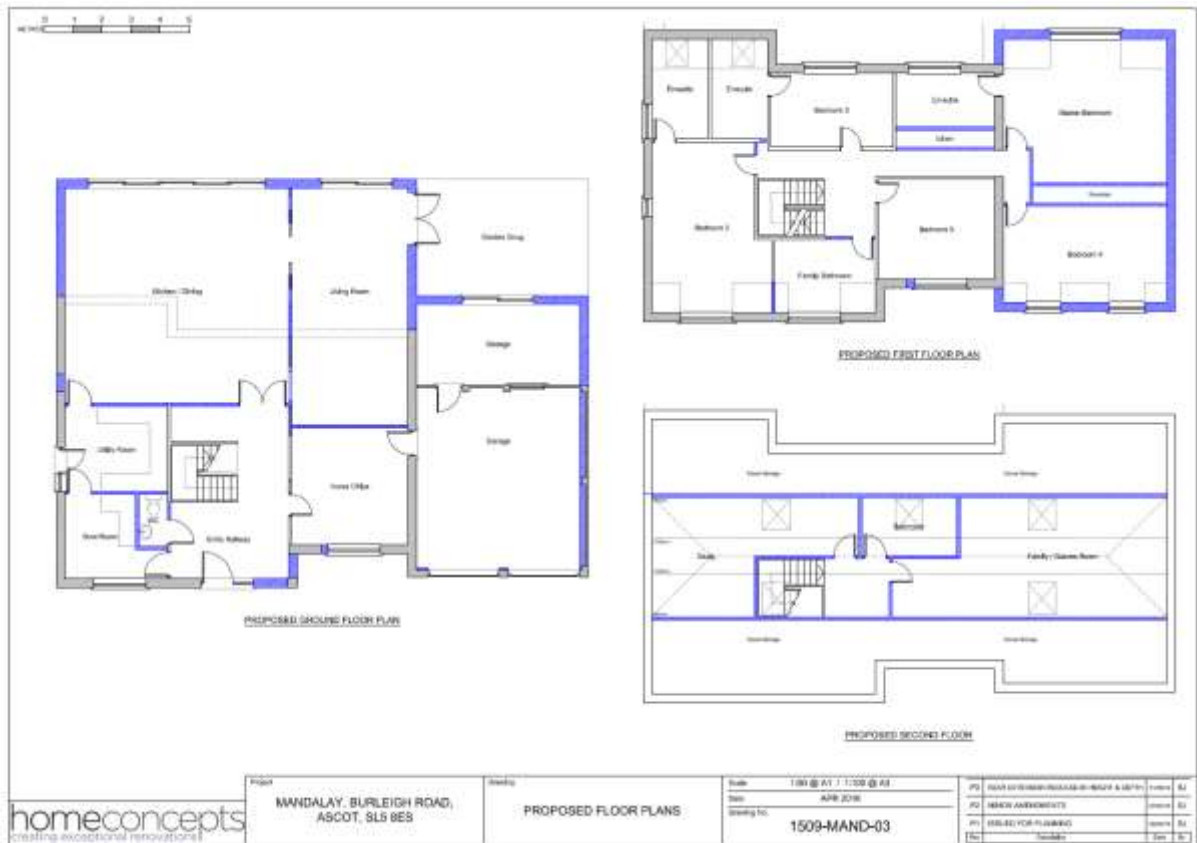
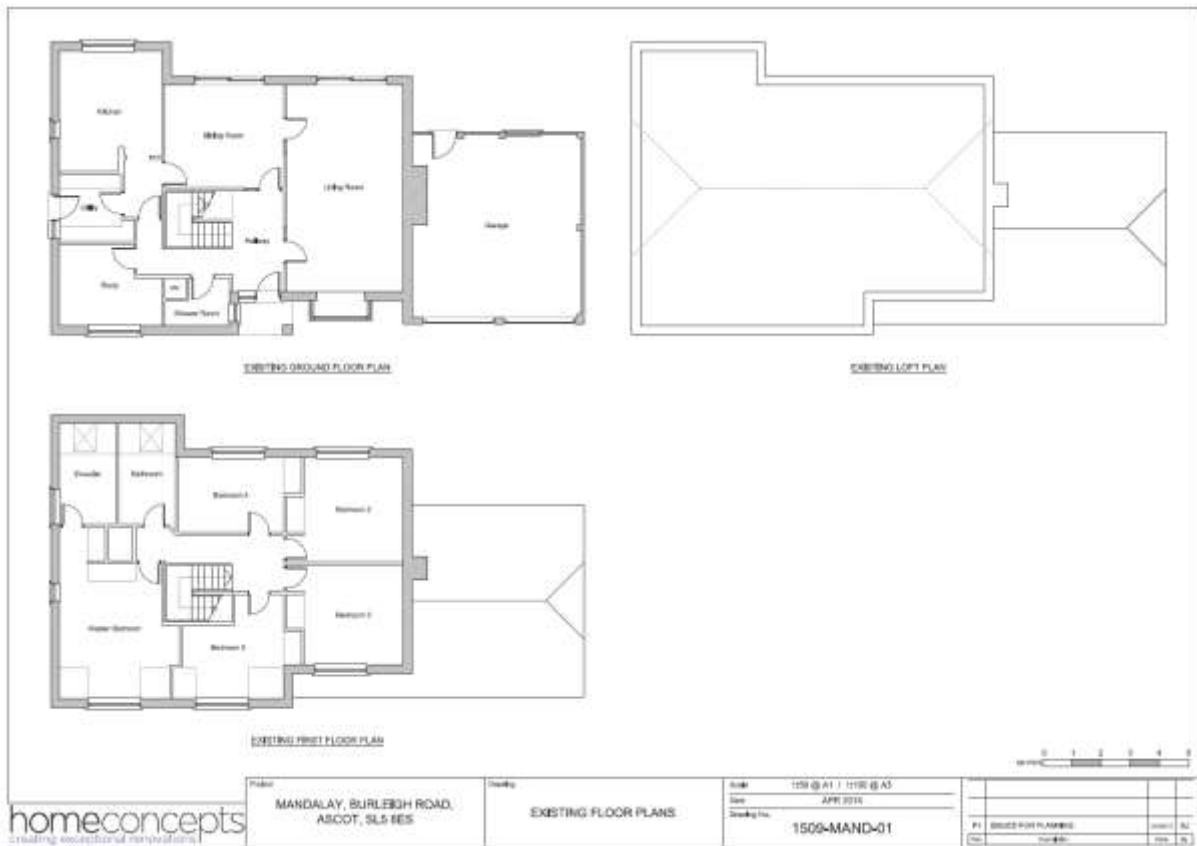
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

## Appendix 1 – Site Location Plan



Site location

## Appendix B – Existing and proposed plans





**EXISTING FRONT ELEVATION**

**EXISTING REAR ELEVATION**

**EXISTING FLANK ELEVATION (Left)**

**EXISTING FLANK ELEVATION (Right)**

Scale: 1:50 @ A1 / 1:100 @ A2

Date: APR 2019

Drawing No: 1509-MAND-02

Project: MANDALAY, BURLEIGH ROAD, ASCOT, SL5 6ES

Client: EXISTING ELEVATIONS

Homeconcepts creating exceptional renovations

BY	BOB & PAM PLANNING	DATE	01
CHK	BOB & PAM	DATE	01

**PROPOSED FRONT ELEVATION**

**PROPOSED REAR ELEVATION**

**PROPOSED FLANK ELEVATION (Left)**

**PROPOSED FLANK ELEVATION (Right)**

Scale: 1:50 @ A1 / 1:100 @ A2

Date: APR 2019

Drawing No: 1509-MAND-04

Project: MANDALAY, BURLEIGH ROAD, ASCOT, SL5 6ES

Client: PROPOSED ELEVATIONS

Homeconcepts creating exceptional renovations

BY	BOB & PAM PLANNING	DATE	01
CHK	BOB & PAM	DATE	01



## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 6

<b>Application No.:</b>	16/01656/VAR
<b>Location:</b>	68 Ouseley Road Wraysbury Staines TW19 5JH
<b>Proposal:</b>	Variation to planning permission 16/00300 without complying with condition 4 (tree protection plan), 7 (sustainability), 8 (management plan) and to amend the wording of the conditions.
<b>Applicant:</b>	Mr Singh
<b>Agent:</b>	Mr Kaleem Janjua - MCS Design Architectural Services
<b>Parish/Ward:</b>	Wraysbury Parish
<b>If you have a question about this report, please contact:</b> Claire Pugh on 01628 685739 or at <a href="mailto:claire.pugh@rbwm.gov.uk">claire.pugh@rbwm.gov.uk</a>	

### 1. SUMMARY

- 1.1 The application seeks to vary the conditions attached to planning permission 16/00300. Development on site has commenced, as the dwelling was demolished, and as such the applicant can no longer comply with conditions 4 (tree protection), 7 (sustainability) or 8 (construction management plan) as these were pre-commencement of development conditions. The applicant has also submitted information in respect of materials (condition 2), and landscaping (condition 6).
- 1.2 The application is not seeking to remove any of the conditions, but instead seeks to get details required by the conditions on the original planning permission approved. The details in relation to the Construction Management Plan and Sustainability measures are considered to be acceptable, however, further information is required in respect of the other conditions.

<b>It is recommended the Panel authorises the Borough Planning Manager:</b>	
1.	To grant planning permission on the submission of a satisfactory tree protection plan and arboricultural method statement, a landscaping plan, and external materials, with conditions to secure these details.
2.	To refuse planning permission if the submission of a satisfactory tree protection plan and arboricultural method statement, a landscaping plan, and external materials is not submitted by the 5 <sup>th</sup> August 2016, and following this to take action to regularise and find an acceptable solution for the development.

### 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Lenton for the reason that the applicant appears to have commenced work while disregarding conditions 2, 4, 6, 7 and 8 of the approved application, destroyed the existing property, cut down trees and made a general mess in the road.

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

- 3.1 Number 68 Ouseley Road comprised a one and a half storey dwelling (this is now demolished) which is set back in the plot, and set much further back than other properties on Ouseley Road. The site is well screened on its side and rear boundaries by trees and vegetation. Along the front boundary is a low wooden fence. Towards the front of the site was a detached flat roofed double garage.
- 3.2 In this part of Ouseley Road, the properties tend to be located close to the road and comprise a mix of single storey and one a half storey dwellings. The houses have varied individual designs but are simple in their execution. The site is situated within flood zone 3 (high risk flooding).

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

Ref.	Description	Decision and Date
16/00300/FULL	Erection of detached dwelling following demolition of existing dwelling and garage	Permitted on the 11 <sup>th</sup> April 2016.
14/03632/FULL	Erection of detached dwelling following demolition of existing dwelling and garage	Refused planning permission on 19 <sup>th</sup> February 2015 and dismissed on appeal on 17 <sup>th</sup> November 2015.

4.1 The application seeks to vary the conditions attached to planning permission 16/00300. Development on site has commenced, as the dwelling was demolished, and as such the applicant can no longer comply with conditions 4 (tree protection), 7 (sustainability) or 8 (construction management plan) as these were pre-commencement of development conditions. The applicant has also submitted information in respect of other conditions which were not pre-commencement, and so it is sought to vary the wording of these other conditions so that the details submitted are approved.

4.2 The information submitted in respect of the conditions are set out below:

Condition 2 (materials)- Brick-Newham Yellow Multi bricks Roof tile- Antique Slate

Condition 4- (Tree Protection) – Tree Protection Plan and Arboricultural Method

Statement Condition 6- (Landscaping Plan)- A landscaping plan.

Condition 7- (Sustainability)- A list of measures for sustainable design and construction are set out.

Condition 8 (Construction Management Plan)- Revised CMP of the 30<sup>th</sup> June and Swept path analysis plan

4.3 The principle of the development has already been established. As such the principle of the development and design of the dwelling cannot be considered under this variation application.

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

5.1 National Planning Policy Framework Sections

17- good standard of amenity  
 Section 64 - character and quality of the area  
 Section 103- development and flood

##### Royal Borough Local Plan

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

Within settlement area	Highways and Parking	Trees
DG1	P4, T5	N6

##### Supplementary planning documents

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

- Sustainable Design and Construction

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 Whether the materials are acceptable within the area;
- ii Whether the tree protection measures are acceptable;
- iii Whether the landscaping scheme is acceptable;
- iv Sustainability;
- v Whether the Construction Management Plan is acceptable

#### **Whether the materials are acceptable within the area**

6.2 The materials proposed include Newham Multi brick, and antique slate tile for the roof. The proposed materials are not considered to be acceptable, as the brick is a very light yellow and not in keeping with the materials in the area. In addition, it is considered there would be a stark contrast between the colour of the brick and the dark roof tile.

#### **Whether the tree protection measures are acceptable**

6.3 The arboricultural method statement and supporting tree protection plans do not detail location installation method of underground and over ground services therefore their impacts upon retained on/offsite trees cannot be accurately assessed. From the submitted tree protection plan, it is not clear ground protection measures (i.e. product type) will be installed throughout demolition construction to protect tree roots.

6.4 The new gravel driveway will incur into the root protection area of T6 (horse chestnut) and G7 (Hawthorn and Apple). No details have been submitted in regards to the construction profile of the new driveway and location of no dig driveway cellular confinement systems to protect tree roots, and the use of concrete edging within the RPA of trees is not considered to be acceptable.

6.5 An amended tree protection plan and further information is required from the applicant, and this information has been requested.

#### **Whether the landscaping scheme is acceptable**

6.6 The landscaping detail is shown on drawing PLAN/2016/003. This plan shows the proposed grassed areas for the garden, together with areas of hardstanding (which are to be permeable). Some new trees are proposed close to the boundaries which are to be *elaegnus limelight* and *pyracantha rogerisana*. This landscaping scheme does not include sufficient new trees to mitigate for the loss of trees as a result of the development, and to provide enough screening on the boundaries. As such, an amended landscaping plan has been requested.

## Sustainability

- 6.7 The applicant in their submission, details what sustainability measures will be incorporated into the scheme. High levels of insulation will be used within the building. Water butts are proposed. The statement also explains that bat and bird boxes will be incorporated at suitable locations on site, and home composting facilities will be provided. The information provided is considered to address the requirements of the Sustainable Design and Construction Supplementary Planning Document in relation to Sustainable Design and Construction and are considered to be acceptable.

### Whether the Construction Management Plan is acceptable

- 6.8 A revised Construction Management Plan (dated 30<sup>th</sup> June 2016) and a swept path analysis plan was submitted. The details within the Construction Management Plan sets out:
- *Due to parking restrictions directly opposite the site, all site operatives and visitors will be advised to parking in controlled parking zones near the site. The construction workers are expected to be transported to the site by the contractors, so reducing the need for parking bays.*
  - *Loading and unloading of materials can be carried out directly inside the site within 8:00 and 18:00, Monday to Friday. As far as is practical deliveries will be scheduled outside the traffic peaks and school pick up times.*
  - *All deliveries and collections will generally be restricted to between 9.30am and 4.30pm. Larger delivery of materials will be carried out by Lorries not exceeding 9.1m length x 2.7m width. A swept path analysis showing the route taking by Lorries entering and leaving the site has been provided as shown on drawing no: PLAN/2016/003. Materials are to be ordered on and as required basis to minimise storage issues*
- 6.9 The details contained within the Construction Management Plan are considered to be acceptable.

### Other material considerations

- 6.10 An objector states that the removal of trees will result in the loss of privacy to their property, however, the dwelling was deemed to have an acceptable impact on neighbouring properties in permission 16/00300. The tree cover and landscaping is required so that the development has an acceptable impact on the character of the area.
- 6.11 Guidance from Environmental Protection covers hours of working during construction.

## 7. CONSULTATIONS CARRIED OUT

### Comments from interested parties

15 occupiers were notified directly of the application.

The planning officer posted a site notice advertising the application at the site on the 3<sup>rd</sup> June 2016.

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

Comment		Where in the report this is considered
1.	Would like all conditions to remain in place- they are important and there is no reason to remove them.	1.2
2.	Retaining trees and having landscaping is paramount at this site.	6.6
3.	The restrictions on deliveries and building work should remain in place.	6.8

4.	Developer has shown no consideration to their neighbours.	Noted.
5	The removal of trees would result in a loss of privacy to number 64 Ouseley Road and would devalue their property.	6.10
6	Hours of working should be restricted	6.11
7	Concerns over traffic generation.	6.8
8	Developer went ahead without discharging conditions, and has caused damage to a private road not maintained by the Council.	Noted.
9	Duty for Council to have regard to Protocol 1, Article 1 of the Human Rights Act- a person has a right to a peaceful enjoyment of all their possessions, which includes their home and land.	Noted.

### Other Consultees

Consultee	Comment	Where in the report this is considered
Highways	Revised Construction Management Plan is considered to be acceptable.	6.8
Tree Officer	<p>I understand the demolition of existing building has already been undertaken and it is currently unknown whether ground protection measures in accord with the submitted plans to support the planning application have been implemented. If any construction activity has taken place within the root protection area (RPA's) of on/offsite trees (shown to be protected upon the submitted tree protection plan), the ground within these areas will need to be de-compacted to reinstate the ground to ensure a favourable rooting environment.</p> <p>The arboricultural method statement and supporting tree protection plans do not detail location installation method of underground and over ground services therefore their impacts upon retained on/offsite trees cannot be accurately assessed.</p> <p>Ground protection measures are shown as a green hatch on maturing storage plan however it is not clear what ground protection measures (i.e. product type) will be installed throughout demolition construction to protect tree roots.</p> <p>The new gravel driveway will incur into the root protection area of T6 (horse chestnut) and G7 (Hawthorn and Apple). No details have been submitted in regards to the construction profile of the new driveway and location of no dig driveway cellular confinement systems to protect tree roots. The use of concrete edging within the RPA of trees is not acceptable.</p> <p>The proposed landscaping is rather limited and will not mitigate for the loss of trees on site in order to facilitate the development. The landscape plan needs to be revised to ensure new trees (small to medium in ultimate height) are planted to provide visual screening to adjacent properties (and vice versa), and to ensure continuity of tree cover on site.</p>	6.2-6.6

	Taking the above into account I cannot recommend the discharge of any arboricultural and landscape conditions until such time they have been amended to take into account the above comments.	
Parish Council	Objection on the grounds that the original conditions are desirable and should be enforced.	1.2

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan

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 not been successfully resolved.

## 9. CONDITIONS IF PERMISSION IS GRANTED

- 1 The Construction Management Plan Revised on the 30th June 2016 and PLAN/2016/003 shall take effect for the duration of the works.  
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 2 The development shall be constructed in accordance with the details contained within the document entitled 'Sustainable Design and Construction' and subsequently maintained in accordance with these 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.
- 3 Condition to approve external materials.
- 4 Condition to approve tree protection measures.
- 5 Condition to approve details of hard and soft landscaping.



Appendix A- Site location



# WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 5

<b>Application No.:</b>	16/01482/FULL
<b>Location:</b>	Sunningdale Ladies Golf Club Cross Road Sunningdale Ascot SL5 9RX
<b>Proposal:</b>	Erection of an indoor golf coaching facility
<b>Applicant:</b>	SLGC Sunningdale Ladies Golf Club
<b>Agent:</b>	Mr Mark Leedale - Mark Leedale Planning
<b>Parish/Ward:</b>	Sunningdale Parish

**If you have a question about this report, please contact:** Claire Pugh on 01628 685739 or at [claire.pugh@rbwm.gov.uk](mailto:claire.pugh@rbwm.gov.uk)

## 1. SUMMARY

- 1.1 The application seeks permission for a new single storey building to accommodate a new indoor coaching facility. The coaching facility would include video based technology where the golf ball is struck into a net and analysis can then be provided by the golf professional both visually and in the form of detailed IT printouts.
- 1.2 The proposed building is not considered to be an appropriate facility for outdoor sport and recreation within the Green Belt (as per the requirements of the National Planning Policy Framework), and is considered to have a limited impact on the openness of the Green Belt. A case of Very Special Circumstances (VSC) has been made by the agent, which in summary includes a decline in membership levels at the golf club, and a letter from England Golf which endorses the indoor coaching facility, as research shows coaching can help engage participants into the sport. As the golf club does not have any practice facilities, it is considered that this facility would help sustain and potentially increase membership levels at the club. For these reasons it considered that a case of VSC does exist, which outweighs harm to the Green Belt by its inappropriateness, and by its limited harm on the openness of the Green Belt.

<b>It is recommended the Panel authorises the Borough Planning Manager:</b>	
1.	To grant planning permission on the submission of a satisfactory tree protection plan.
2.	To refuse planning permission if the submission of a satisfactory tree protection plan is not submitted by the 5 <sup>th</sup> August 2016.

## 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Bateson, irrespective of the officer recommendation.

## 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to land situated next to the club house at Sunningdale Ladies Golf Club. The application site is within the golf course; on the location of where the new building would be sited is a timber shed and golf net. To the north of the site is the boundary with Hill House (a dwelling), and on this boundary are a number of conifer trees which provide a strong boundary treatment.
- 3.2 The site is situated within the Green Belt.

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

Ref.	Description	Decision and Date
08/01291/FULL	Detached store for greenkeeper facilities	Withdrawn 1 <sup>st</sup> August

		2008.
03/83894/FULL	Erection of a permanent single storey building for green keepers facilities (alternative to 02/83139 temporary)	Permitted 4 <sup>th</sup> September 2003.
00/80215/FULL	Erection of single storey front and single storey side extensions to provide additional dining room and changing areas.	Permitted 21 <sup>st</sup> January 2001.

4.1 The application seeks planning permission for a new indoor golf coaching facility. The proposed building would be sited next (to the north-east) to the existing club house. The new building would be single storey in height (like the existing club house). The building would have a height of circa 4.8 metres, a depth of circa 5.5 metres, and a length of around 13.7 metres. The building would be finished in timber cladding and would have a felt roof. Although it is stated that ground levels would not be altered, it would appear that this area of land would need to be lowered slightly to match the ground levels of the land the club house is sited on.

4.2 The proposed building would have its own reception area, with the remainder of the space being used as the indoor teaching facility. The coaching facility includes video based technology where the golf ball is struck into a net and analysis can then be provided by the golf professional both visually and in the form of detailed IT printouts.

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

### 5.1 National Planning Policy Framework Sections

Paragraphs 87-89- Green Belt

#### Royal Borough Local Plan

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

Green Belt	Highways and Parking	Trees
GB2 (Part A)	P4, T5	N6

#### Supplementary planning documents

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

5.3 Other Strategies or publications relevant to the proposal are:

- 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:

- Whether the development is an appropriate form of development in the Green Belt;
- Impact on the openness of the Green Belt;
- Whether Very Special Circumstances exist;
- Parking and highways;

### **Whether the development is an appropriate form of development in the Green Belt**

6.2 The test is whether the proposed indoor coaching facility is an **appropriate** facility for outdoor sport and recreation as required by the NPPF (paragraph 89). The NPPF is more recent than the Local Plan and so should be applied instead of Policy GB1 of the Local Plan which explains the facility must be 'essential' for outdoor sport and recreation.

6.3 The submitted Planning Statement sets out that:

*'The proposal is for a modest building which performs an essential facility for outdoor sport and recreation. In detail, it is a training/teaching building which facilitates the use of the golf course. In this particular case there are no outdoor teaching or practice facilities which is unusual for a golf course. This is, in part, a consequence of the limited space available on the course and this facility fulfils a function, having regard to this void. As such, there is no requirement to demonstrate very special circumstances (VSC).'*

6.4 The proposed indoor coaching/teaching facility would allow golfers to practice. Whilst the facility may help improve the skills of golfers, the facility is not appropriate for the use of the golf course (which is a form of outdoor sport and recreation). The indoor coaching facility could be used independently of the golf course. A building that may be an appropriate facility to the use of the golf course, may include changing facilities, or an area to store equipment for the purposes of playing or maintaining the golf course, but it is not considered that an indoor coaching facility is an appropriate facility to the use of the golf course. The salient point is that unlike a changing rooms/showering facility that may be appropriate facilities to outdoor sport, the indoor coaching facility is not. As such, the proposed indoor coaching facility is considered to be inappropriate development within the Green Belt.

### **Impact on the openness of the Green Belt**

6.5 The proposed building would be sited next to the club house on land where a small timber shed and small net are currently situated. The proposed building would have a greater impact on the openness of the Green Belt, however, given that it would be single storey in height and located next to the existing building, it is considered that it would have a limited impact on the openness of the Green Belt.

### **Whether Very Special Circumstances exist**

6.6 In accordance with the requirements of the NPPF inappropriate development in the Green Belt should not be approved, unless Very Special Circumstances exist which outweigh this harm.

Even though the agent considers that the proposal is not inappropriate development within the Green Belt according to the NPPF, they have agreed to make a case for Very Special Circumstances, which are set out below:

- *There has been a fall in membership from 423 to 322 which is a little over 24%. At the same time full ladies membership has declined by 59% for this period.*
- *There is a retention and attraction difficulty and SLGC, as with many others, needs to offer an attractive package. I cannot stress sufficiently that the lack of practice facilities is absolutely fundamental to this and the development proposal seeks to address this as part of the process of seeking to arrest membership decline and attract new members.*
- *Allied to this decline in membership is the consequential fall in income which cannot be sustained. The very survival of the Club depends on expansion and diversification plans and this facility is part of the package.*
- *A letter from the Landlord and Golf England has been submitted which details the importance of the practice facility.*
- *It is common knowledge that golf clubs are facing an acute decline in membership and are required to offer a competitive package to both retain and attract new patronage. There is stiff competition from other sports as well as from the supply of available golf courses.*

- *It is a major deterrent to attracting members at this Club that it does not have practice facilities. This is a very significant matter for players of all abilities. It also has an acute and deleterious effect on attracting young and academy membership both of which are vital to the survival of the golf club.*

- 6.7 Although it is clear that membership levels have dropped between 2004 to 2016, the evidence presented does not show that this is mainly owing to a lack of practice facilities available at the golf club, and so the decrease in membership levels on its own is not considered to warrant Very Special Circumstances in order to justify the indoor coaching facility.
- 6.8 However, a letter from England Golf, sets out that the Golf Club has in recent years been working with them to look at ways to develop initiatives to increase participation in the game. England Golf advises that the barriers for non-coached and coached golf are due to time, health and life changes, but research by Sports Coach UK found that those who are coached are more likely to overcome barriers and continue playing. They advise that the indoor coaching facilities are very popular across England and have helped clubs encourage regular participation, particularly in long, harsh winters, and as well as in clubs that do not have adequate facilities (such as driving ranges) to practice. In this case, the agent has confirmed that Sunningdale Ladies Golf Club does not have any practice facilities.
- 6.9 As such, it is clear the club has faced declining membership levels over the past 12 years, and this is a challenge for them. It is also apparent that the Golf Club has been looking at ways maintain and potentially increase membership levels at the club, and have worked closely with the governing bodies to the sport to look at initiatives to help. The letter provided by England Golf would suggest that having coaching facilities would help retain and possibly attract members to the club. The reason that the provision of the indoor coaching facility is considered to constitute VSC in this case, is because this golf club has no practice facilities. If the club did have other practice facilities on site, such as a driving range, this would weaken a case of VSC.
- 6.10 In conclusion the VSC put forward is considered to outweigh the harm to the Green Belt, by reason of its inappropriateness, and its limited impact on the openness of the Green Belt.

### **Parking**

- 6.11 The Design and Access Statement sets out that there are 64 parking spaces on site, and that at times of visiting groups, Club members would usually avoid playing and are informed of the same by way of the Club diary. Given that membership levels have dropped over the years, there would have been more pressure on parking when the club membership was higher. The aim of the proposed coaching facility is to maintain, but ultimately increase membership at the club, however, given the fall in membership levels over the years, it is not considered an increase in membership levels arising from the facility would place unacceptable pressure on the parking provision to warrant refusal on these grounds.

### **Impact on trees**

- 6.12 The building would be situated in close proximity to a row of conifers on the boundary with Hill House. Whilst the conifers are not subject to a Tree Preservation Order, there are protected trees within Hill House, but which are situated close to the boundary here the new building would be located. The agent has advised that they will be providing arboricultural information in order to demonstrate that the new building would not cause harm to off site protected trees.

## **7. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

4 occupiers were notified directly of the application.

The planning officer posted a site notice advertising the application at the site on 20<sup>th</sup> May 2016.

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

Comment	Where in the report this is considered
1. England Golf are supportive of the application, and believe it is a an essential requirement for any modern day club. They believe it is a good way to encourage membership; it is a good way to enjoy the sport during bad weather, and is good way to receive coaching.	6.8
2. St John's College- Cambridge University who are the land owner, comment that Saville's as property agents have inspected the site and believe the building will be unobtrusive in scale and size. The ability of the golf club to maintain a sustainable membership is under pressure from larger clubs in the local area who benefit from superior facilities. They are unlikely to be able to compete with these clubs, but they must at least keep pace with the technological advancements in this sport. Believe the development accords with the key requirements of the NPPF.	Noted.

### Other Consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Council request further explanation and justification for the Special Circumstances of building on Green Belt, given that this is not included in the Application.	6.6-6.10
Society for the Protection of Ascot and the Environs	Objects on the basis that the development is inappropriate development, and Very Special Circumstances have not been put forward. Further information on this is required.	6.6-6.10

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations and floor plans
- Appendix C- Membership numbers 2004-2016.

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 NPPF.

In this case the issues have been successfully resolved.

## 9. CONDITIONS IF PERMISSION IS GRANTED

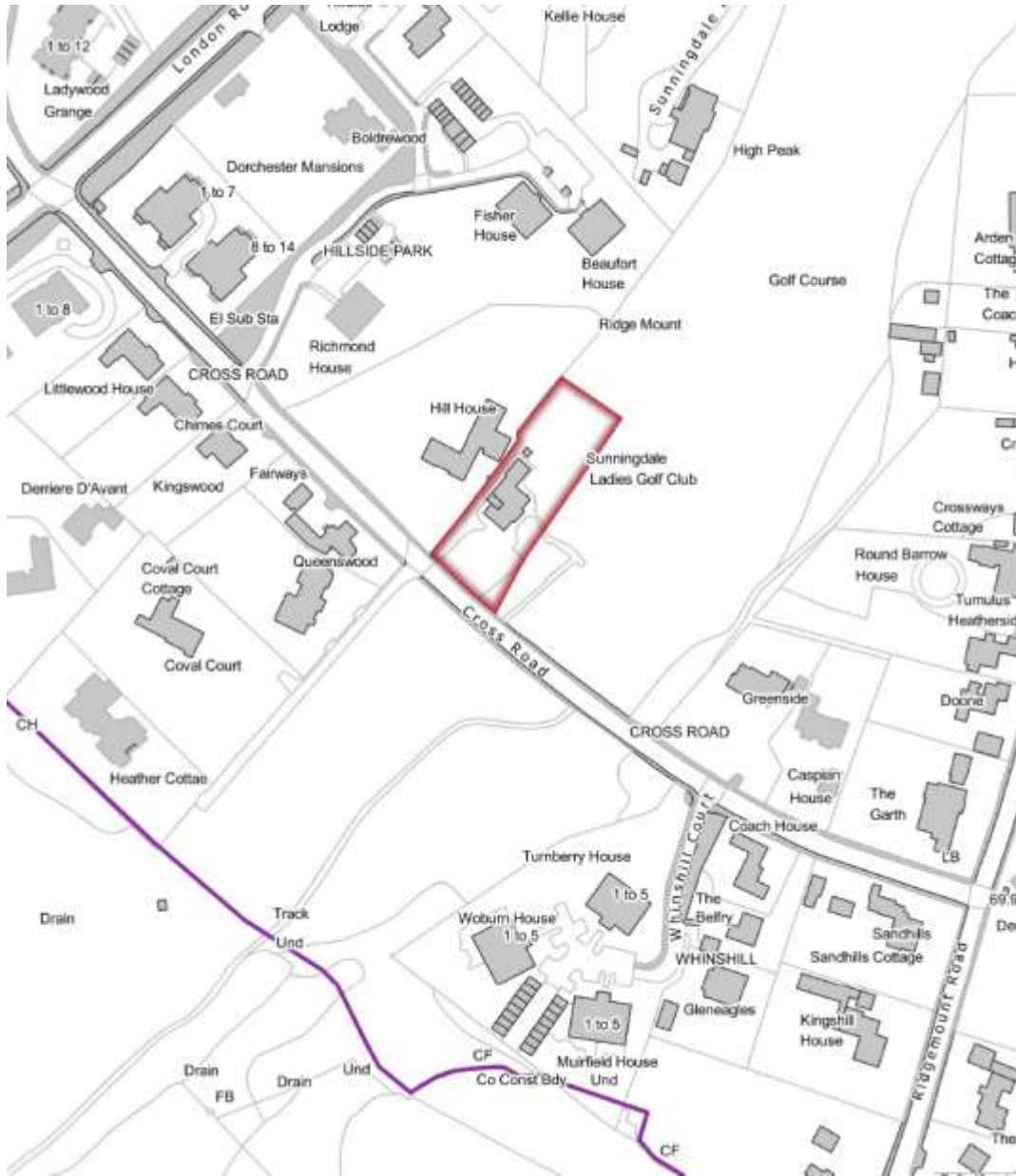
- 1 The development hereby permitted shall be commenced within three years from the date of this

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. 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 indoor golf coaching facility hereby approved shall only be used for purposes ancillary to the use of the golf course at Sunningdale Ladies Golf Club.  
Reason: To prevent the building being an attraction in its own right, and owing to the Very Special Circumstances put forward.
- 4 Approved plans

## Appendix A- Site Location



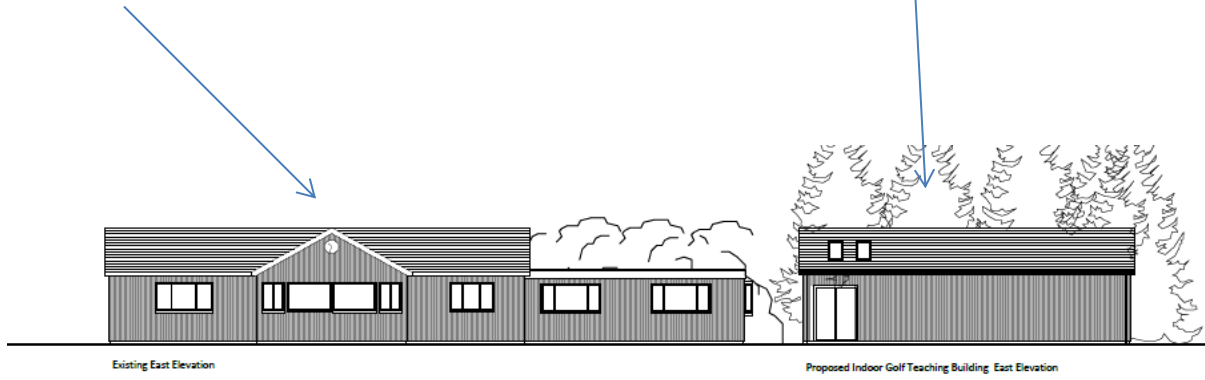


**Appendix B- Elevations and floor plans**

East elevation

Existing club house

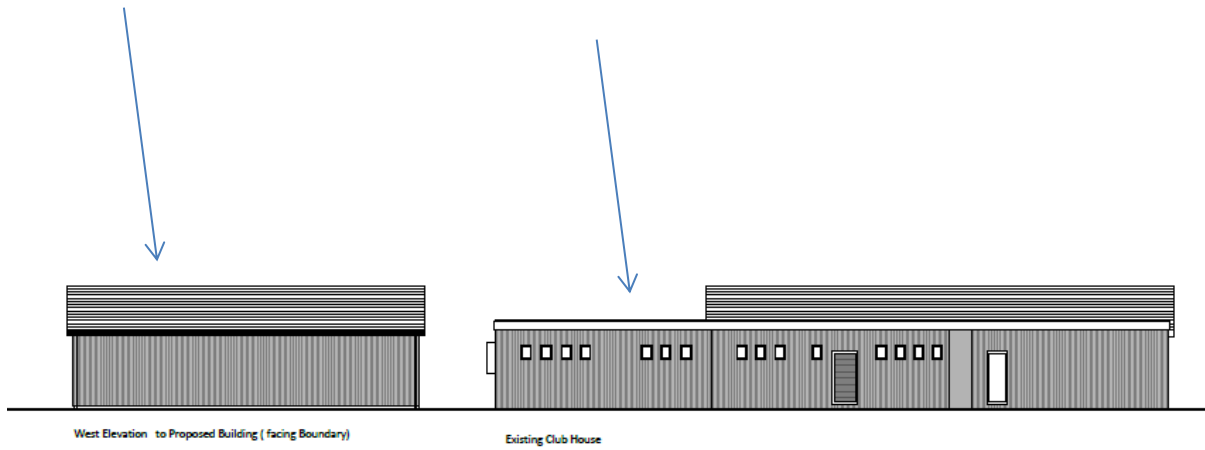
Proposed building



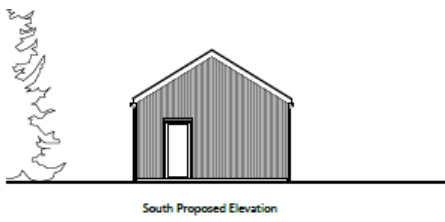
West elevation

Proposed building

Existing club house

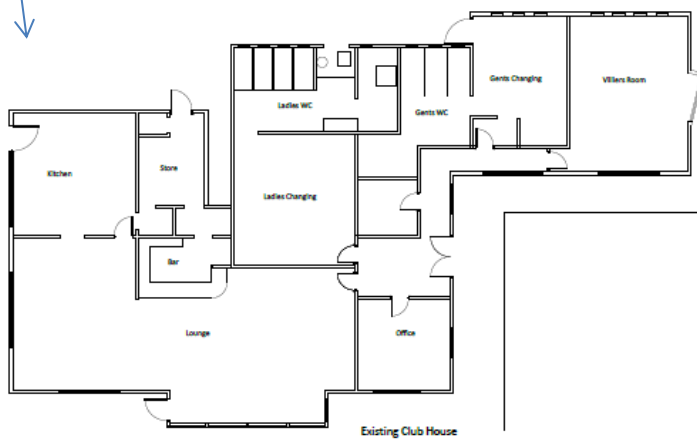


## Proposed north and south elevations



## Floor plans

### Existing club house



### Proposed building



## Appendix C- Membership Numbers 2004-2016

Category Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Country Ladies	7	13	15	14	14	6	4				2	2	2
Country Men	6	6	5	3	3	1	1				2	2	2
Family Membership - Child 1													0
Family Membership - Child 2													0
Family Membership - Child 3													0
Family Membership - Lady													0
Family Membership - Men													0
Full - Ladies	221	210	207	194	201	178	176				134	136	91
Full - Men	78	73	63	62	62	52	54				54	53	40
Honorary Ladies	4	5	4	5	4	5	6				3	3	5
Joint - Ladies													16
Joint - Men													15
Joint Weekend Man													1
Junior Boys	49	37	45	38	37	33	33						64
Junior Girls	3	1	3	4	5	5	5				93	73	9
Overseas	5	0	0	0	6	13	16				12	12	14
Pegged Ladies	25	27	27	24	21	19	17				23		11
Pegged Men	3	4	3	4	4	3	2						4
Social	19	16	17	15	16	14	16				26	25	25
Social Pegged	3	4	4	5	5	5	4						2
Weekend - Ladies													8
Weekend - Men												13	9
Weekend Joint Lady													1
Wendy Roberts - Pegged Lady													1
Young - Ladies													1
Young - Men													1
<b>Total</b>	<b>423</b>	<b>396</b>	<b>393</b>	<b>368</b>	<b>378</b>	<b>334</b>	<b>334</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>349</b>	<b>319</b>	<b>322</b>

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

27 July 2016

Item: 7

<b>Application No.:</b>	16/01680/FULL
<b>Location:</b>	The Little House Charters Road Sunningdale Ascot SL5 9QF
<b>Proposal:</b>	Erection of 6 x 3 bed apartments with basement parking.
<b>Applicant:</b>	Kebbell Homes Ltd
<b>Agent:</b>	Mr Duncan Gibson - Duncan Gibson Consultancy
<b>Parish/Ward:</b>	Sunningdale Parish

**If you have a question about this report, please contact:** Vivienne McDowell on 01628 796578 or at [vivienne.mcdowell@rbwm.gov.uk](mailto:vivienne.mcdowell@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 This application proposes a scheme for 6 x 3-bedroom apartments with basement parking. This current proposal is essentially an amendment to 12/02720/FULL which was allowed on appeal.
- 1.2 The difference between the two schemes include:
  - changes to the roof profile, to extend the main ridge across the full breadth of the building on the front and rear elevations and deletion of the previously approved chimney stacks.
  - the introduction of a large central gable entrance bay on the front elevation.
  - larger balconies and relocated balconies on the front elevation.
  - larger first floor balconies on the rear elevation and larger second floor dormers on the rear elevations.
  - repositioning of windows in the side elevations of the building.
- 1.3 The siting and footprint of the building and the means of access, is as approved under 12/02720/FULL.
- 1.4 It is considered that the currently proposed scheme is acceptable in terms of its design and impact on the street scene and would not result in any additional significant impact on the neighbouring properties, than the previously approved scheme 12/02720.

**It is recommended the Panel grants planning permission subject to the conditions listed in Section 10 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager 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 located on the northeast side of Charters Road almost opposite the junction with Sunning Avenue. The former buildings on the site have been demolished and were comprised of a 1<sup>1</sup>/<sub>2</sub> storey high single family dwelling, with a detached garage and outbuilding. The site measures 0.262 hectares and is accessed by a driveway positioned opposite Sunning Avenue.
- 3.2 There are trees along the boundaries of the site including the front boundary. There is currently good screening along the front boundary and a fence. The site is subject to an Area Tree Preservation Order (No 9 of 1984).
- 3.3 The site lies within the excluded settlement of Sunningdale and its boundaries are surrounded by

residential houses with a property on the opposite side of Charters Road being subdivided into flats. The site is within the townscape area described as 'Leafy Residential Suburb'.

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

- 4.1 This current application is for 6 x 3-bedroom apartments with 2 x double garages plus 8 parking car parking spaces within an open forecourt. In total the application proposes 12 car parking spaces (4 within the garages).

Ref.	Description	Decision and Date
03/84272	Erection of ten 2-bed apartments with associated parking and landscaping following demolition of existing dwelling	Refused 06/01/04 Appeal dismissed
04/84958	Erection of 8 x 2 bedroom flats following demolition of existing dwelling (revision of 03/84272).	Withdrawn 04/08/04
12/00325	Construction of two detached houses and garages with access and landscaping following demolition of existing house and garage	Approved 03.04.2012
12/01490	Erection of 6 x 3 bedroom flats together with garages and a parking court following demolition of the existing building	Refused 20.07.2012 Appeal dismissed
<b>Appeal A</b> 12/01490	Erection of 6 x 3-bedroom flats with garages and a parking court following demolition of existing.	Refused 28.5.2015. Appeal dismissed.
<b>Appeal B</b> 12/02720	Erection of 6 x 3 bedroom flats together with basement parking following demolition of the existing building	Refused 03.10.2012 <b>Appeal allowed</b>
14/00118	Erection of 4 semi-detached dwellings with basements and associated amenity space following the demolition of the existing.	Approved 20.7.14
14/01846/FULL	Construction of 4 x semi-detached dwellings with garages and associated amenity space.	Refused 21.8.2014. Appeal allowed 27.4.2015
14/02971/FULL	Construction of 4 x semi-detached dwellings with garages and associated amenity space.	Refused 11.11.2014 Appeal withdrawn.
15/03090/FULL	Redevelopment of the site to provide 6 x 3 bedroom apartments (with garages at the front)	Refused 25/1 2016  Appeal lodge – decision pending.
16/00317/CONDIT	Details required by condition 2 (hard surface finishing materials), 4 (ageing population), 5 (construction method statement, 6 (Sustainability measures), 7 (tree and hedging protection), 8 (archaeology works), 9 (access) of planning permission 12/02720 (allowed on appeal) for the erection of 6 x 3 bedroom flats together with basement parking following demolition of the existing building.	Approved 23.5.2016
16/01761/CONDIT	Details required by condition 13 (cycle parking) 14 (bin store details) 16 (landscaping proposals) of planning permission 12/02720 (allowed on appeal) for the erection of 6 x 3 bedroom flats together with basement parking following demolition of the existing building	Refused 9.6.2016

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

5.1 National Planning Policy Framework, Paragraph 17 (Core principles), Section 2 (Ensuring vitality of towns), Section 6 (Delivering a wide choice of high quality homes), Section 7 (Requiring good design).

### 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, H10, H11, H14	N6	T5, P4
Ascot, Sunninghill and Sunningdale Neighbourhood Plan	NP/EN4, NP/H2, NP/H3, NP/DG1, NP/DG2, NP/DG3, NP/DG5, NP/T1, NP/T2	NP/EN2, NP/EN3	NP/T1, NP/T2

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

- Planning Obligations and Developer Contributions
- Interpretation of Policy R2 to R6 - Public Open Space provision
- 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](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 Landscape Character Assessment - view at: [http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)
- 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 Impact on the character and appearance of the area.
- ii Impact on neighbours
- iii Highway and parking

**Impact on the character and appearance of the area and impact on neighbours.**

- 6.2 The principle of 6 flats has already been approved under application 12/02720. The difference between this current schemes and the approved scheme 12/02720 include:
- changes to the roof profile, to extend the main ridge across the full breath of the building on the front and rear elevations and deletion of the previously approved chimney stacks.
  - the introduction of a large central gable entrance bay on the front elevation.
  - larger balconies and relocated balconies on the front elevation.
  - larger first floor balconies on the rear elevation and larger second floor dormers on the rear elevations.
  - repositioning of windows in the side elevations of the building.

6.3 The siting and footprint of the building and access, is as approved under 12/02720/FULL and the overall height and depth of the building remain the same as approved. The proposed design would incorporate covered balconies within gables at second floor level and a large gable entrance bay to the front elevation. It is considered that the design and appearance of the building acceptable. Furthermore, it is considered that the currently proposed building would not be significantly more dominant in the street scene than that of the approved building.

6.4 The larger expanse of balcony on the rear elevation and re-positioned windows in the side elevation are not considered to give rise to any significant additional loss of amenity to neighbouring properties. Furthermore, the re-configured roof is also considered to be acceptable on the amenities of the neighbouring properties.

#### **Highway and parking considerations.**

6.5 Charters Road is a local distributor road that is subject to a 30mph speed limit, which has its access off the A30 London Road and the A330 Devenish Road. On street parking is prohibited between the hours of 8am and 6pm, from Mondays to Fridays.

6.6 The access arrangement for this scheme is as per 12/02720. The visibility splays provided comply with the Borough's standard. The proposed development has the potential to generate between 36 and 48 vehicular trips per day.

6.7 The application provides 12 parking spaces in the basement area plus a further 2 space on ground level. This equates to 2 spaces for each apartment with the 2 ground level spaces allocated as visitor spaces. The Borough's Parking Strategy (2004) sets a maximum parking requirement of  $\frac{1}{2}$  spaces per bedroom where the development is located within 800m from a railway station that provides a regular half hourly or better service. The site is circa 700m from Sunningdale Station.

6.8 Ascot, Sunninghill and Sunningdale Neighbourhood Plan Policy NP/T1.1 states that development proposals must make adequate provision for parking and access for deliveries, service vehicles, tradesmen working on-site and social visitors as well as for residents or workers.

6.9 Neighbourhood Policy NP/T1.2 states that 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.

6.10 The provision of 14 parking spaces is considered acceptable to comply with the parking requirement set by both the Borough's and the Neighbourhood Plan.

6.11 The accompanying plan (Basement Floor Plan [FD 16-1362-100-SK] Revision E) demonstrates that there is sufficient room to accommodate a cycle in each of the 6 storage facility. The refuse storage area is located to the southeast side of the building. No details of the design and appearance of the refuse storage area have been submitted.

6.12 Conditions have been suggested to secure the following:

- access construction;

- a construction management plan;
- parking to be provided in accordance with the approved drawings; -
- provision of cycle parking in accordance with the approved drawings; -
- bin storage area details

(See Conditions 9-14 in Section 10 below).

### **Developer Contributions**

- 6.13 A S106 Unilateral Undertaking was secured under 12/02720/FULL towards infrastructure, services (including Highways, Education, Community Youth Facilities, Library Services, Public Open Space, Biodiversity, Indoor Sport, Allotments, Public Art, Archives, Waste) and SPA mitigation.
- 6.14 It is noted that all of the pre-commencement conditions imposed on 12/02720/FULL have been formally approved, except for landscaping (Condition 16 on 12/0270/FULL). It is noted that the landscaping details although acceptable, could not be formally approved under 16/01761/CONDIT because development had commenced ( i.e. demolition of the building).
- 6.15 As development has commenced the S106 payments for 12/02720/FULL are now due for payment (although at the time of writing this report, the payments had not been made). Given the similarity of this current scheme and 12/02720/FULL and the fact that a start has been made on 12/02720, the applicant's agent has been advised to consider making a Deed of Variation to link this current application to the previous application.
- 6.16 Nevertheless, it is acknowledged that 16/01681 is a new application (for less than 10 dwelling units) and as such the only contributions that could possibly be sought via a S106 Unilateral Undertaking would be towards Education. However, the Education Department has confirmed that they would not be seeking contributions for this current scheme.
- 6.17 It is noted that a S106 Unilateral undertaking was not sought for the current appeal application 15/03090/FULL (for 6 flats and garages). In the circumstances, it is considered that it would be unreasonable for the Council to insist on a Deed of Variation to link application 16/01680 with the S106 on 12/02720.
- 6.18 Mitigation towards the Thames Basin Heath Special Protection Area would nonetheless need to be secured and this would be done by way of a condition (see Condition No. 2, in Section 10).

### **Housing Land Supply**

- 6.19 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 6.20 It is acknowledged that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that that the socio-economic benefits of the additional dwellings would also weigh in favour of the development.

### **Other considerations**

- 6.21 The Council's Archaeological Consultants has advised that there is a potential for archaeological remains and has suggested a condition. See table below and Condition No. 15 in Section 10).



## CONSULTATIONS CARRIED OUT

### Comments from interested parties

12 occupiers were notified directly of the application.

1 letters was received objecting to the application, summarised as:

	Comment	Where in the report this is considered
1.	Concern about flooding in the basement carpark. The site is prone to surface water flooding. Scheme needs to incorporate suitable drainage measures. Council's surveyor needs to investigate and impose suitable conditions relating to flooding.	The site is not within an area liable to flooding. This may be a matter for building control matter..

### Statutory consultees

Consultee	Comment	Where in the report this is considered
Highway Officer	No objections subject to conditions	
Parish Council	Council has no objection, however requires the Planning Authority to ensure that the S106 contract from 12/02720 is carried forward into this Application.	See paragraph 6.13-6.18
Council's Archaeological Consultants	<p>You will be aware that, following Berkshire Archaeology's advice and due to the archaeological potential of the Little House site, a written scheme of investigation for a programme of archaeological work was approved under 16/00317/CONDIT) in relation to the permitted scheme 12/02720/FULL. This written scheme remains valid for this current, modestly revised, proposal. Therefore, if this scheme is permitted, Berkshire Archaeology recommends the following condition:</p> <p>The programme of archaeological work as set out in the document 'Little House, Charters Road, Sunningdale, Berkshire. Project specification for an archaeological recording action' (Thames Valley Archaeological Services, reference 16e21ra, dated 24th February 2016) shall be implemented in accordance with the written scheme. This condition will not be discharged until the programme of archaeological work has been implemented in accordance with the approved scheme'. Reason: The site lies within an area of archaeological potential, specifically it lies close to known Roman remains. The Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological</p>	See paragraph 6.21

	remains and will enable a record to be made to advance understanding of the significance of the buried archaeological heritage in accordance with Paragraph 141 of the NPPF and with local planning policy.'	
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## 9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B –Layout and 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 NPPF.

In this case the issues have been successfully resolved.

## 10. 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 No development shall take place until a scheme for the mitigation of the effects of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the delivery of Suitable Alternative Natural Greenspace (SANG) and for provision towards Strategic Access Management and Monitoring (SAMM). In the event that the proposal is for the physical provision of SANG, the SANG shall be provided in accordance with the approved scheme before any dwelling is occupied.  
Reason: To ensure that the development, either on its own or in combination with other plans or projects, does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010.
- 3 The external materials including hardsurfacing materials to be used for this development shall be in accordance with the details approved under application 16/00317/CONDIT, unless otherwise agreed in writing prior to the commencement of building works. 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 Policy DG1, H10, H11. NP/DG3
- 4 Irrespective of the indications on the plans, the first floor bathroom windows in the side elevations shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
- 5 The hard surfaces shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 6 Tree and hedgerow protection measures including protective fencing, shall be carried out in accordance with the details approved under 16/00317/CONDIT, unless otherwise agreed in writing by the Local Planning Authority beforehand. The approved measures shall be implemented in full before any equipment, machinery or materials are brought to site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: To protect trees that contribute to the visual amenities of the area. Relevant Policy - Local Plan N6.

- 7 The landscaping works and tree planting shall be carried out in accordance with the plan reference KEB18037-11 Revision A (received on 9 June 2016) submitted under application 16/00317/CONDIT, unless otherwise agreed in writing by the Local Planning Authority. All planting, seeding or turning comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation. All of the trees shown for retention on FD 16-1362-55-SK and KEB18037-11 Revision A, shall be retained.

Reason: In the interests of the visual amenities of the area. This detail is required prior to commencement because the landscaping should be considered in the overall design of the scheme. Relevant Policy - N6.

- 8 The construction management plan shall be implemented fully in accordance with the details approved under application 16/00317/CONDIT, and shall be maintained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority.

Reason In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5. This detail is required prior to commencement since it relates to demolition as well as the construction phase.

- 9 No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

- 10 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved plans. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1

- 11 Any gates provided shall open away from the highway and be set back a distance of at least five metres from the highway boundary or seven metres from the nearside edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety. Relevant Policy - T5.

- 12 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

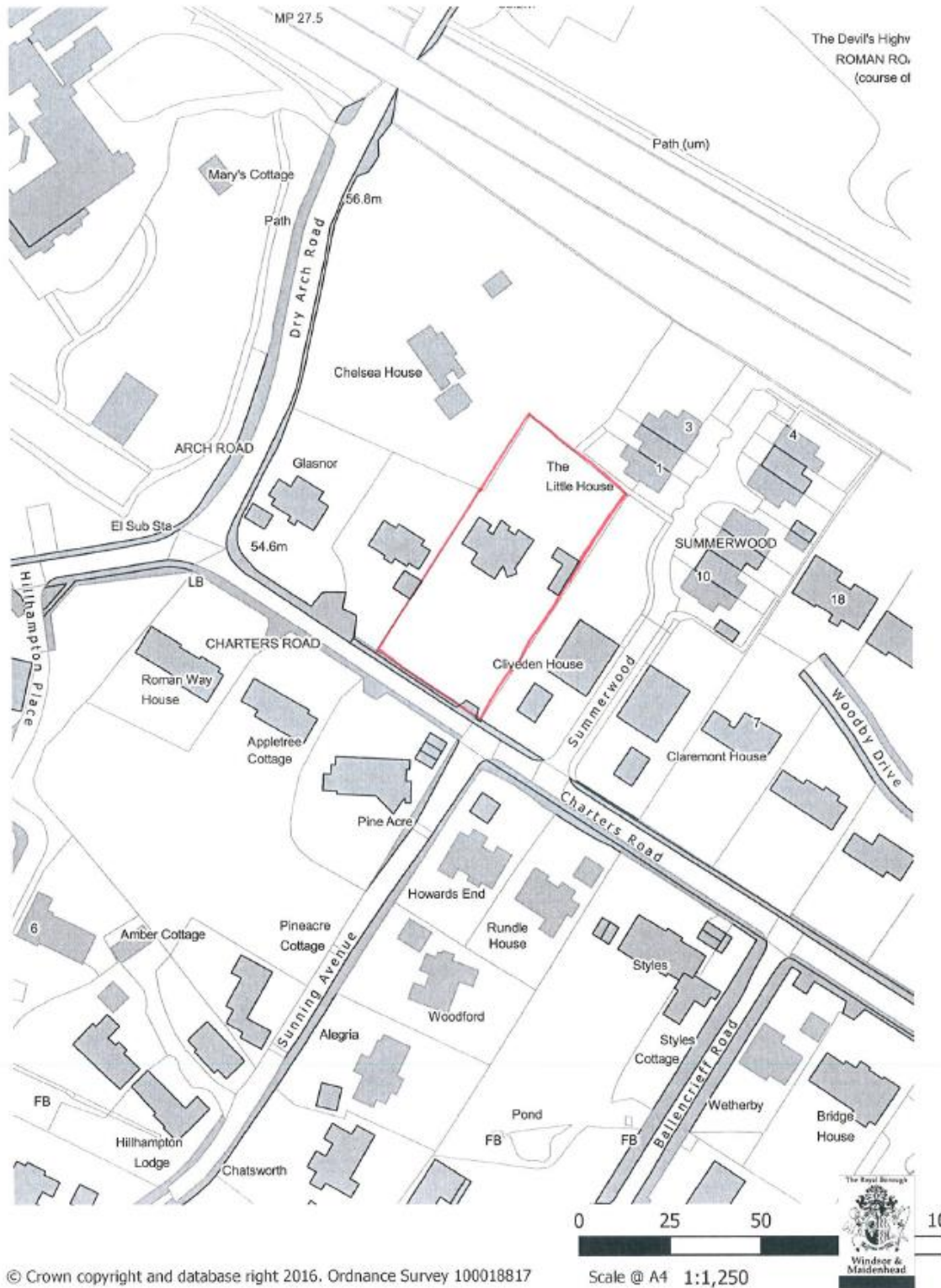
reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.

- 13 No part of the development shall be occupied until the access 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.
- 14 No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway. Reason: In the interests of highway safety. Relevant Policies - Local Plan T5.
- 15 The programme of archaeological work as set out in the document 'Little House, Charters Road, Sunningdale, Berkshire. Project specification for an archaeological recording action' (Thames Valley Archaeological Services, reference 16e21ra, dated 24th February 2016) and approved under 16/000317/CONDIT shall be implemented in accordance with the written scheme. This condition will not be discharged until the programme of archaeological work has been implemented in accordance with the approved scheme.  
Reason: The site lies within an area of archaeological potential, specifically it lies close to known Roman remains. The Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains and will enable a record to be made to advance understanding of the significance of the buried archaeological heritage in accordance with Paragraph 141 of the NPPF and with local planning policy.'
- 16 The sustainability measures approved under application 16/00317/CONDIT shall be carried out and subsequently retained and maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure that the development is economical in the use of materials, energy and water. Relevant Policy - Royal Borough of Windsor and Maidenhead Sustainable Design and Construction Supplementary Planning Document. This detail is required prior to construction since it needs to be taken into account at the design stage.
- 17 The measures to be used in the construction of the building to address the Borough's ageing population shall be provided in accordance with the details approved under application 16/00317/CONDIT.  
To ensure that the buildings are adaptable to the needs of an ageing population and to accord with the Royal Borough of Windsor and Maidenhead Planning for an Ageing Population Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details. This detail is required prior to construction since it needs to be taken into account at the design stage.
- 18 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 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.

APPENDIX A - 16/01680 - The Little House Charters Road



# APPENDIX B – 16/01680 – The Little House

**Disclaimer**  
 The design is intended to be used for planning purposes only. It is not intended to be used for any other purpose. The design is intended to be used for planning purposes only. It is not intended to be used for any other purpose. The design is intended to be used for planning purposes only. It is not intended to be used for any other purpose.

**Notes**  
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Rev	Description	Date
A	Approved for planning	20/02/2016
B	Amendments made following client comments	20/02/2016
C	Amendments following client comments	20/02/2016



**fluid**

Company: Fluid Design  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**Client:** KEBBELL HOMES

**Project:** Little House,  
 Charris Road  
 Acctot

**Title:** Front Elevation

**Status:** Sketch

**Scale:** 1:100

**Date:** Feb 2016

**Revision:** C

**Sheet:** A3

**Proj No:** FD 16 - 1362 - 105 -SK

Notes

- - - Dashed line denotes outline for planning application 13/0270/FULL

**Disclaimer**  
 The client is responsible under the Planning (Listed Buildings and Conservation Areas) Act 1987 for obtaining the necessary consents for any works to a listed building. It is the client's responsibility to ensure that any works to a listed building are carried out in accordance with the conditions of any listed building consent. The client is also responsible for ensuring that any works to a listed building are carried out in accordance with the conditions of any listed building consent. The client is also responsible for ensuring that any works to a listed building are carried out in accordance with the conditions of any listed building consent.

**Notes**  
 The drawing is intended for SPECIFIC PURPOSES ONLY and is not to be used for construction. It is the client's responsibility to ensure that any works to a listed building are carried out in accordance with the conditions of any listed building consent. The client is also responsible for ensuring that any works to a listed building are carried out in accordance with the conditions of any listed building consent.

Rev	Description	Date
1	Approved following client comments	28.03.2016
2	Approved following client comments	28.03.2016
3	Approved following client comments	28.03.2016
4	Approved following client comments	28.03.2016
5	Approved following client comments	28.03.2016
6	Approved following client comments	28.03.2016
7	Approved following client comments	28.03.2016
8	Approved following client comments	28.03.2016
9	Approved following client comments	28.03.2016
10	Approved following client comments	28.03.2016
11	Approved following client comments	28.03.2016
12	Approved following client comments	28.03.2016
13	Approved following client comments	28.03.2016
14	Approved following client comments	28.03.2016
15	Approved following client comments	28.03.2016
16	Approved following client comments	28.03.2016
17	Approved following client comments	28.03.2016
18	Approved following client comments	28.03.2016
19	Approved following client comments	28.03.2016
20	Approved following client comments	28.03.2016
21	Approved following client comments	28.03.2016
22	Approved following client comments	28.03.2016
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27	Approved following client comments	28.03.2016
28	Approved following client comments	28.03.2016
29	Approved following client comments	28.03.2016
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46	Approved following client comments	28.03.2016
47	Approved following client comments	28.03.2016
48	Approved following client comments	28.03.2016
49	Approved following client comments	28.03.2016
50	Approved following client comments	28.03.2016



**fluid**

**Client:** KEBBELL HOMES  
**Project:** Little House,  
 Chartiers Road  
 Ascot

**Title:** Rear Elevation  
**Status:** Sketch  
**Scale:** 1 : 100  
**Revision:** C  
**Draw No:** FD 16 - 1362 - 106 -SK

Clingdon House, Levens Road,  
 Ascot, Berkshire, RG11 1BA  
 T: +44(0)1344 822272  
 E: studio@fluid-design.co.uk  
 www.fluid-design.co.uk

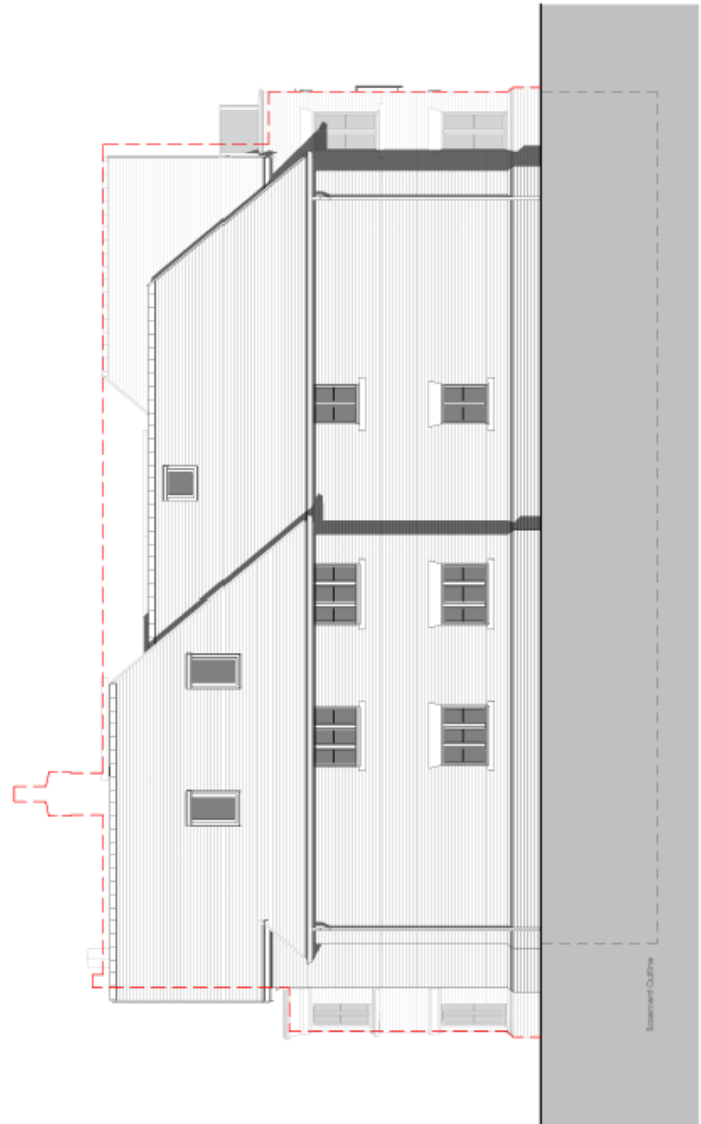
**Date:** Feb 2016  
**Sheet:** A3

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**Notes**  
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**Revisions**

Rev	Description	Date
A	Client comments following client comments	28.03.2016
B	Amendments made following client comments	28.03.2016
C	Amendments following client comments	28.04.2016



**Notes**  
 Dashed line denotes outline for planning application 12/02720/FLU



**fluid**  
 fluid design  
 11000 Wood Lane Road  
 Forest Row, East Sussex, TN10 6AA  
 T +44(0)1323 820077  
 F +44(0)1323 820078  
 www.fluid-design.co.uk

**Client:** KEBBELL HOMES

**Project:** Little House,  
 Charters Road  
 Ascot

**Title:** Right Flank Elevation

**Status:** Sketch

**Scale:** 1 : 100  
**Date:** Feb 2016

**Revisions:** C  
**Sheet:** A3

**Draw No:** FD 16 - 1362 - 107 -SK









**Disclaimer**  
 The drawings are prepared for the purpose of providing a visual representation of the proposed development. They do not constitute a contract. The drawings are prepared on the basis of information provided to the architect by the client. The architect does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the drawings. The drawings are prepared on the basis of information provided to the architect by the client. The architect does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the drawings.

The drawings are prepared for the purpose of providing a visual representation of the proposed development. They do not constitute a contract. The drawings are prepared on the basis of information provided to the architect by the client. The architect does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the drawings.

Rev	Description	Date
1	Issue for client comment	25.02.2016
2	Approved for construction	25.02.2016
3	Approved for construction	25.02.2016

**fluid**

Colin Gray, Lewis Road,  
 Farnborough, Hampshire, GU14 7AA  
 Tel: 01329 419999  
 www.fluid-design.co.uk

**Client:** KEBBELL HOMES

**Project:** Little House,  
 Charters Road  
 Ascot

**Title:** First Floor Plan

**Status:** Sketch

**Scale:** 1:100

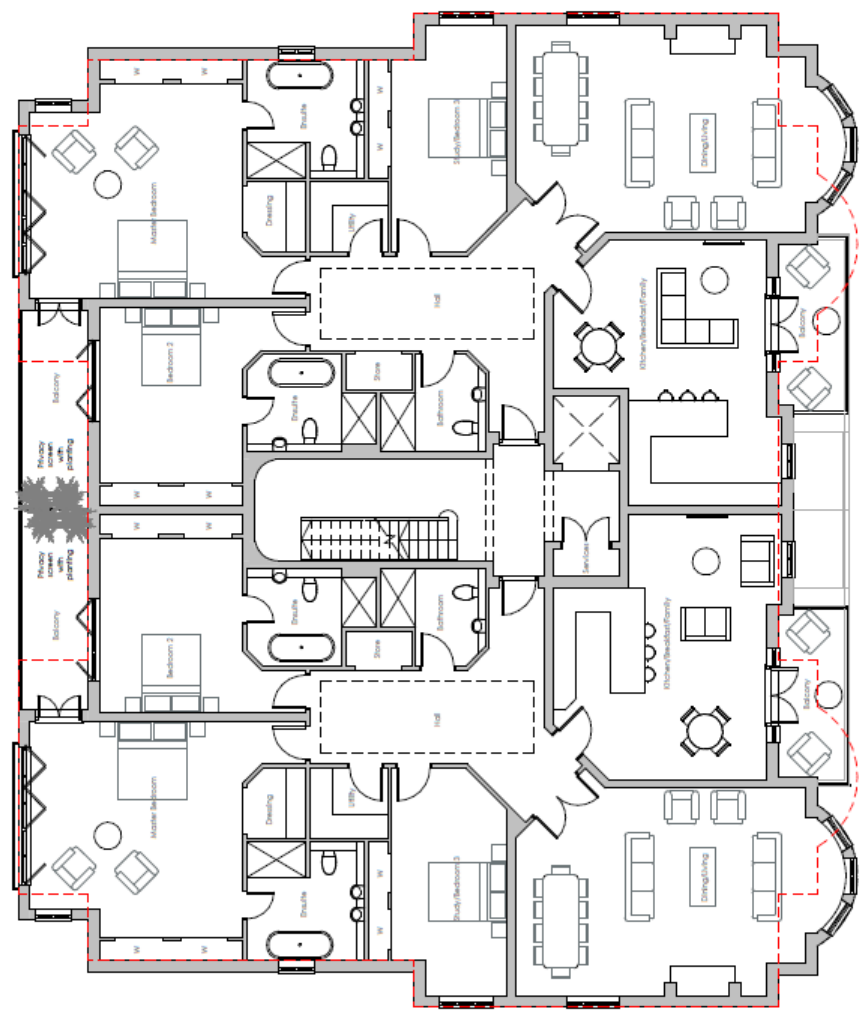
**Revision:** C

**Rev No:** FD 16-1362-102-SK

**Date:** Feb 2016

**Sheet:** A3

--- Dashed line denotes outline for planning application 13/02765/011.



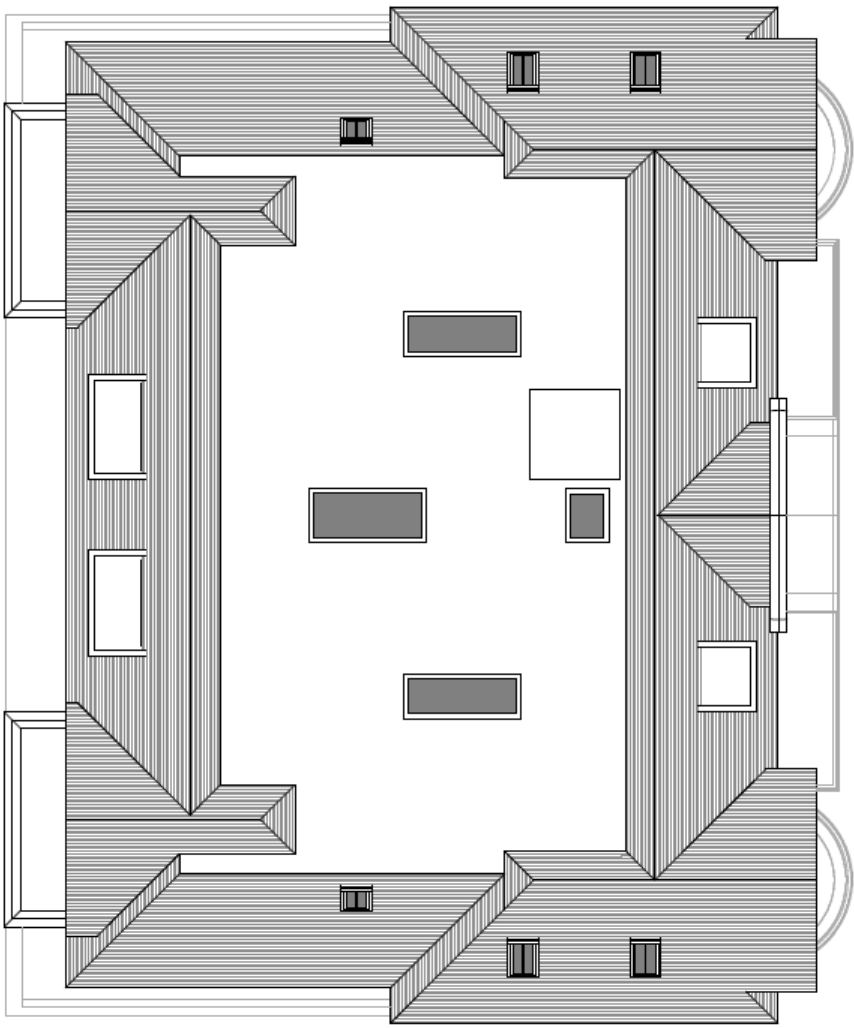


APPENDIX B – 16/01680

**Disclaimer:**  
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**Notes:**  
 1. The drawing is intended for use as a guide only. It is not intended to be used for construction. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose.

Rev	Description	Date
A	Client comments	28.03.2016
B	Client comments	28.03.2016
C	Client comments	28.03.2016



**fluid**

Colquhoun House, Lewis Road,  
 Frome, BA11 1JN, UK  
 t: 01380 821000  
 e: info@fluid-design.co.uk  
 www.fluid-design.co.uk

**Client:** KEBBELL HOMES

**Project:** Little House,  
 Charters Road  
 Ascot

**Title:** Roof Plan

**Status:** Sketch

**Scale:** 1:100  
**Revisions:** C  
**Draw No:** FD 16-1362-104-SK

**Date:** Feb. 2016  
**Sheet:** A3

# PREVIOUSLY APPROVED FRONT ELEVATION - APPLICATION 12/02720/FULL

**Notes:**  
 1. This drawing is a preliminary design and is not to be used for construction purposes.  
 2. The design is based on the information provided and is subject to change without notice.  
 3. The design is based on the information provided and is subject to change without notice.  
 4. The design is based on the information provided and is subject to change without notice.  
 5. The design is based on the information provided and is subject to change without notice.  
 6. The design is based on the information provided and is subject to change without notice.  
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 9. The design is based on the information provided and is subject to change without notice.  
 10. The design is based on the information provided and is subject to change without notice.

No.	Description	Date
1	Final design for planning application	05/02/12



fluid  
 11, The Quadrant, London, E1 1BB  
 Tel: 020 7460 1000  
 www.fluidgroup.co.uk

**Client:** KEBBELL

**Project:** Little House,  
 Charlvers Road  
 Ascot

**Title:** Front Elevation

**Status:** Planning

**Scale:** 1:100 **Date:** 05/02/12

**Revision:** E **Sheet:** A3

**Dwg No:** FSW 11 - 890 - P3 120



Front Elevation



# PREVIOUSLY APPROVED REAR ELEVATION – under 12/02720/FULL

**Disclaimer**  
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No.	Description	Date
1	Final version submitted to client for comment	18/03/12



Rear Elevation



**fluid**  
 01453 890 123  
 11, The Quadrant, Ascot, Berkshire, RG22 1AA  
 www.fluidplanning.co.uk

**Client:** KEBBELL

**Project:** Little House,  
 Charters Road  
 Ascot

**Title:** Rear Elevation

**Status:** Planning

**Scale:** 1:100 **Date:** 05/04/12

**Revision:** E **Sheet:** A3

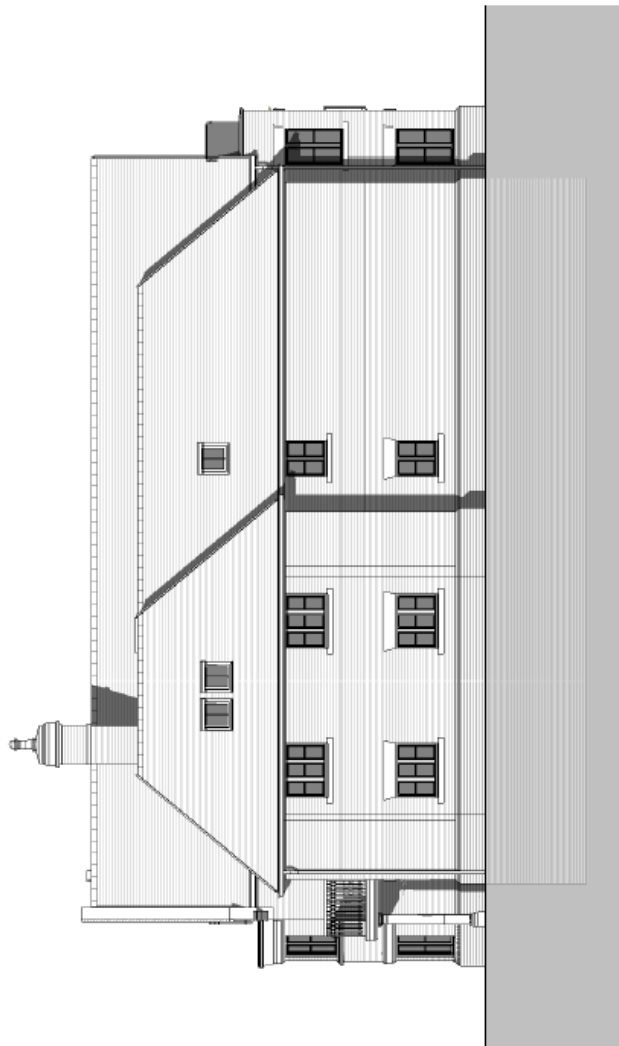
**Draw No:** FSW 11 - 890 - P3 125



# PREVIOUSLY APPROVED SIDE ELEVATION – UNDER 12/02720/FULL

**Disclaimer**  
 This drawing is produced under the CDM Regulations and Planning Act 1990. The client is responsible for ensuring that the design complies with all applicable regulations and that the design is suitable for the intended use. The client is also responsible for ensuring that the design is suitable for the intended use. The client is also responsible for ensuring that the design is suitable for the intended use.

No.	Description	Date
1	Issue for client approval	10/05/12



Right Flank Elevation



**fluid**

Company House, Avenue Road,  
 London, N1C 1AE, UK  
 T: +44 (0)20 7272 0000  
 E: info@fluid.co.uk  
 www.fluid.co.uk

**Client:** KEBBELL

**Project:** Little House,  
 Charrers Road  
 Ascot

**Title:** Right Flank Elevation

**Status:** Planning

**Scale:** 1:100 **Date:** 05/04/12

**Revision:** E **Sheet:** A3

**Draw No:** FSW 11 - 890 - P3 130



PREVIOUSLY APPROVED SITE LAYOUT – UNDER 12/02720/FULL

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Rev	Description	Date



Company: Fluid A, Level Road,  
 Tower Hill, East Sussex, BN10 5AA  
 www.fluidadp.co.uk

Client: KEBBELL

Project: Little House  
 Charters Road  
 Ascot

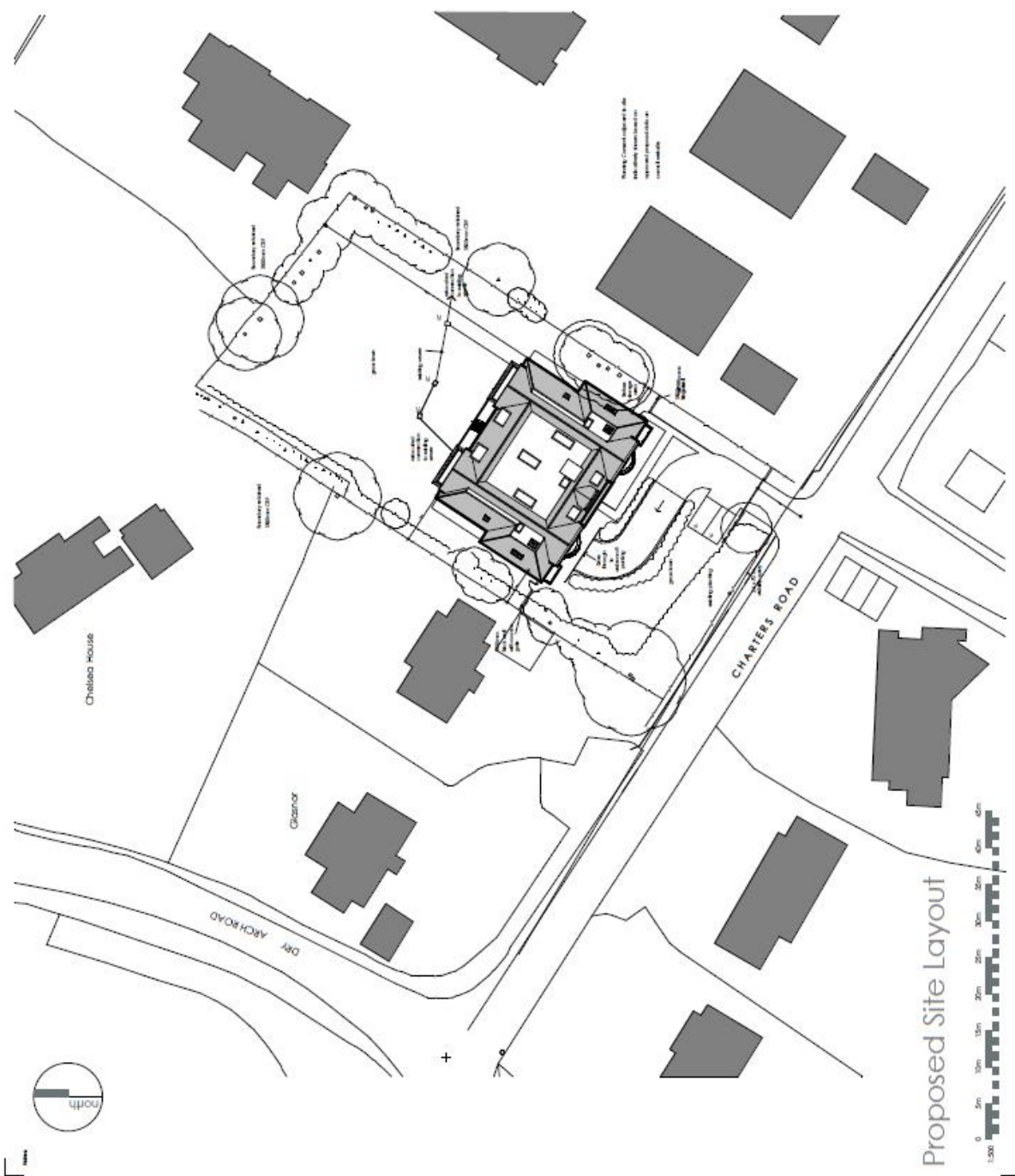
Title: Proposed Site Layout

Status: Planning

Scale: 1:500 Date: 05/10/12

Revision: Sheet: A3

Draw No: FSW 11 - 890 - P3.55



Proposed Site Layout