

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

3 August 2016

Item: 4

Application No.:	16/02026/FULL
Location:	3 Somerford Close Maidenhead SL6 8EJ
Proposal:	Single storey front and rear extension, part first floor, part two storey rear extension, two storey side extension with amendments to fenestration.
Applicant:	Mr Pachoo
Agent:	Mr Stephen Varney - Stephen Varner Associates Ltd (SVA)
Parish/Ward:	Maidenhead Riverside Ward
If you have a question about this report, please contact: Hannah Wilson on 01628 683939 or at hannah.wilson@rbwm.gov.uk	

1. SUMMARY

- 1.1 The property is located within the built up area of Maidenhead wherein the principle of development is acceptable. The proposed extensions are considered to be of a scale and design that would not result in a development that would harm the character and appearance of the area. In addition, the proposal meets the Council's design guidelines in respect of safeguarding the amenities of neighbours. Overall, it is considered that the proposal complies with the relevant adopted Local Plan policies and national planning policies.

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 Dudley due to concerns raised by neighbours about the loss of amenity and proximity to their properties. The call-in has been made if the application is recommended for approval.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The property is a detached dwelling located in a small cul-de-sac, one of four properties (nos. 1-4) along the south side of the road that share a similar built form, although no. 1 has been previously extended to the side. These properties follow an irregular stepped building line, with no. 3 set back slightly relative to no. 2, and these dwellings are on a higher ground level than the road with open plan frontages.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application is for the erection of a two storey side extension and part two storey, part single storey rear extension, together with a single storey front extension and amendments to fenestration. The application is a resubmission of a previous scheme (16/01488/FULL) which included first floor front and rear extensions and was withdrawn following concerns over impact upon the character of the street scene and the effect on the neighbouring property at no. 2 Somerford Close. The first floor front extension has been removed from the new scheme and the rear extension has been changed.
- 4.2 Amended plans have been submitted to correct two of the drawings: one to remove the label 'Option B' from the Proposed (West) Side Elevation, and the other to show the existing single storey rear extension on the Proposed (East) Side Elevation. Re-consultation was not undertaken as these were corrections rather than changes to the proposed scheme.

4.3 Other than the previously withdrawn scheme referred to above there is no other relevant planning history.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

National Planning Policy Framework

5.1 National Planning Policy Framework: Core planning principles (paragraph 17) and 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
Local Plan	DG1, H14

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – available to view at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The impact of the proposal on the character and appearance of the area;
- ii The impact on the living conditions of neighbours;
- iii Parking provision.

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

6.2 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.

6.3 The two storey side extension to no. 3 would appear integral to the host dwelling and whilst it would enlarge the width of the property, a one metre separation from the side boundary with no. 4 Somerford Close would still be retained. It is considered that this would maintain the spacing between these detached dwellings and would not result in a harmful terracing impact in this instance, which is in accordance with Local Plan policy H14. The single storey front extension (with pitched roof) and pitched roof over the garage would alter the appearance of the frontage similar to what has already taken place at no. 1 Somerford Close, and with its subservient scale the front extension is considered to have an acceptable visual impact upon the appearance of the street scene. The proposed part two storey and part single storey rear extensions will not be visible from the frontage and would only be apparent at a distance from Ray Park Avenue to the west, therefore it is considered that this part of the proposal will have no harmful impact upon the character of the street scene.

The impact on the living conditions of neighbours

- 6.4 The existing garage adjacent to no. 2 Somerford Close will have a pitched roof as a result of the proposal but this would not result in a significant increase in height and on this basis there is considered to be no harmful additional impact upon this neighbour's front-facing windows.
- 6.5 At the rear, the plans show a part two storey, part single storey rear extension with the two storey element set in from the side boundary with no. 2 (the single storey extension on this side is already in existence) by 2m and around 3.1m to the flank wall of this neighbouring property. On this basis the revised proposal will not infringe the 45 and 60 degree daylighting angles from no. 2 Somerford Close's ground floor and first floor windows at the rear, and therefore it is not considered that a significantly harmful loss of daylight would be caused to these habitable rooms.
- 6.6 The proposed two storey rear extension will be set in from the boundary adjacent to no. 2's rear kitchen window and the neighbour's patio area, and as its rearward projection is limited to 2 metres it is not considered that this part of the proposed extension would cause a significant additional overbearing impact upon the neighbouring property. Similarly any additional loss of sunlight to the neighbour's rear windows and patio would only be of very limited duration in the evening and is not considered to be significantly detrimental to justify a reason for refusal.
- 6.7 The side elevation of no. 4 Somerford Close has a glazed kitchen door (which is a secondary light source) and a first floor bathroom window facing the site, neither of which would be significantly affected by the proposed two storey side extension. The proposed part two storey, part single storey rear extension and the front extension on this side of the site will not infringe the 60 degree daylighting angle from this neighbour's front or rear windows and given the small scale of the front extension and the lightweight glazed conservatory that is proposed to be adjacent to the side boundary at the rear, it is not considered that there would be any significant harmful impact caused to this neighbour in terms of loss of daylight, sunlight or outlook. The two storey side extension will have two first floor windows but these will be high level openings and can be conditioned to remain as such in order to protect privacy; the addition of further first floor windows in the side elevations future can also be controlled by condition.

Parking provision

- 6.8 The proposal will not create any additional bedrooms at no. 3 and the existing parking provision (which consists of the integral garage and front driveway space for two cars) will not be affected. The proposal would therefore continue to comply 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.

Other Material Considerations

- 6.9 Part of the front and rear garden of the site lies within Flood Zone 3. However, the proposed extensions to the floor area of the dwelling (the two storey side and part two storey, part single storey rear and front extensions) will not be sited within Flood Zone 3 and therefore policy F1 of the Local Plan does not apply in this instance.
- 6.10 A concern has been raised about potential multiple occupancy of the property, however, there is no indication in the information submitted for this application that this is intended, and the parking requirements for the enlarged dwelling will be met as per the adopted Parking Standards.
- 6.11 There is a Horse Chestnut tree located in the garden of the property at the rear of the application site. The Tree Team were consulted following concerns raised by local residents, however the tree is not protected and the Arboricultural Officer has made no objection to the application on this basis.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

6 occupiers were notified directly of the application. Neighbours were re-consulted due to a correction to the accuracy of the description of the development. At the time of writing the report,

the consultation had not closed (it is due to close on 27th July 2016). Any further comments received will be reported in the update.

The planning officer posted a notice advertising the application at the site on 30th June 2016.

1 letter has been received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	The size and scope of the development will change the character of Somerford Close.	6.2, 6.3.
2.	There are concerns that the property will be in multiple occupancy which will result in insufficient parking at the site.	6.10.

Consultees and organisations

Consultee	Comment	Where in the report this is considered
Trees	No objection.	Noted.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Front elevation
- Appendix C - East side elevation
- Appendix D - Rear elevation
- Appendix E - West side elevation

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. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The materials to be used on the external surfaces of the development shall 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. The first floor window(s) in the west side elevation(s) of the extension shall be of a high level type with a cill level that is a minimum of 1.7m above the finished internal floor level and the

window type shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers Relevant Policies - Local Plan H11.

4. No further window(s) shall be inserted at first floor level in the east and west side elevation(s) of the extension without the prior written approval of the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.

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.