TOWN AND COUNTRY PLANNING ACT
1990

STATEMENT IN SUPPORT OF PRE-
APPLICATION FOR

JUDE PROPERTIES Ltd (in LPA
Receivership)

RESIDENTIAL DEVELOPMENT COMPRISING
A BUILDING ACCOMMODATING 10 No.
APARTMENTS

LAND AT 2 SUNNING AVENUE,
SUNNINGDALE

PREPARED BY

WOOLF BOND PLANNING LLP
CHARTERED TOWN PLANNING
CONSULTANTS

WBP REF: 6601

OCTOBER 2011

Woolf Bond Planning
Chartered Town Planning Consultants
1. INTRODUCTION

1.1. The purpose of this document is to consider the planning, design and access issues arising from proposals for the redevelopment of land at 2 Sunning Avenue, Sunningdale. The proposal is for a building to provide 10 apartments.

1.2. The Statement considers the planning history which includes proposals for flatted development on the site and a subsequent appeal. The statement explains how the objections raised by the Inspector have been overcome.

1.3. The Statement demonstrates how the scheme has responded to planning policies and related guidance, at both local and national level, in terms of responding to the character and appearance of surroundings.

Summary

1.4. The layout, scale and form of development takes account of the character of the site, immediate surroundings and wider area, which includes both flatted development and large detached dwellings.

1.5. The proposed scheme has been informed by the appeal decision.

1.6. Overall the proposal complies with planning policies and takes account of site specific considerations, including the relationship with adjoining development.
2. **SITE AND SURROUNDINGS AND PLANNING HISTORY**

Site and surroundings

2.1. The site lies to the north of Sunning Avenue, at its junction with Devenish Road, in Sunningdale.

2.2. The application site comprises the residential curtilage of 2 Sunning Avenue, a large detached dwelling standing in a plot of 0.34 hectares. The dwelling is large and has been extended through the addition of a swimming pool and further accommodation. It is located towards the north eastern part of the site, relatively close to the boundary with
3 Sunning Avenue and Thimble Hall, Devenish Road, the latter being a relatively new development of 14 flats.

Part of the existing development, with trees in front and Thimble Hall development just visible.
2.3. The site lies within the settlement of Sunningdale, which in turn forms part of a larger urban area also including Sunninghill and South Ascot, lying to the south of Windsor Great Park. The site lies between 1.2 and 1.5km from these centres, all of which are well established and include various shops and other facilities. Sunningdale railway station, providing trains to Waterloo, Reading and Guildford, is about 1500m away. The Charters School secondary school lies to the north of the site, beyond Thimble Hall.

2.5. The overall character of the immediate surroundings is one of a mix of large detached dwellings and flats laid out in a relatively informal manner.

2.6. In Sunning Avenue, the character of the built environment is rather more suburban, with dwellings generally located much closer together than is the case in Devenish Road. Much of this is because the Local Authority had approved redevelopment schemes for larger replacement dwellings, as well as development in depth. This is particularly apparent to the south east of the appeal site, on the other side of the road, where there are 3 frontage plots, Lynwood House, Rosedene House and Belvedere House, with 2 further backland plots behind, Clevedon House and Loxwood House. All of these plots are relatively small in comparison with the application site and other plots in both Devenish Road and Sunning Avenue.

2.7. A characteristic of the immediate surroundings is that Devenish Road is flanked by mature trees on both sides and this is reflected at the application site, which includes several protected trees, as well as boundary hedges. Along the western boundary of the site, there is a mature tree screen, which also extends around the southern point of the plot. There are various species of trees, including particularly oak and scots pine.
2.8. Adjoining the site to the east is 3 Sunning Avenue, a detached two storey dwelling whilst opposite the site, on the other side of the road, Ashish Niva is a substantial two storey detached dwelling.
2.9. At the rear of the site, along the northern boundary with Thimble Hall, there is a 5m high cypress hedge. Along the eastern boundary, with No. 3 Sunning Avenue, there is a further substantial evergreen hedge.

Planning history

2.10 The site was the subject of a planning application submitted in September 2005 and refused on 4 January, under reference 05/02438. It proposed the erection of 13 No. two bedroom flats, with basement parking and 2no. three bedroom houses. A similar proposal by the same applicants for flatted development on Ashish Niva site, opposite, was refused at the same time and appeals against the refusals were considered at the same time.

2.11 The site layout for the 2 Sunning Avenue proposal is reproduced below. An 'L' shaped scheme was proposed, with the two houses located at the extreme southern and eastern ends, with the building close to these two boundaries and the Sunning Avenue frontage dominated by hardsurfacing.
2.12. The Inspector dismissed both appeals and his main conclusions read as follows:

I conclude that both proposals represent an overdevelopment of their sites. Because of their overall size, scale and bulk, they would appear cramped and out of keeping with their settings. Individually, and together, they would harm the character and visual amenity of this attractive residential area. They would unduly emphasise the built form at the expense of the sylvan character. Both schemes, because of their size would put at considerable risk some of the tree and hedge planting that is so important to the character and appearance of the area, so upsetting the sensitive balance between built form and the landscape setting. In turn, both schemes would be likely to impact unacceptably upon the living conditions of nearby residents.

2.17. Reference is made to the appeal decision in more detail, later in this statement, to demonstrate how the current proposals have taken account of the comments made by the Inspector, such that they are in keeping with the character and visual amenity of the area; retain the sylvan character; and provide an acceptable relationship with adjoining development in terms of residential amenities.
3. THE PROPOSAL

3.1. The application proposes the erection of a building to provide 10 apartments. The layout and front (Sunning Avenue) elevation are reproduced below.
3.2. The scheme proposes a two and a half storey building fronting on to Sunning Avenue with the existing access retained and a drive provided along the front of the building to access the proposed basement parking area, which includes an area for cycle parking. Two visitor spaces are proposed immediately to the south east of the building.

3.3. All the existing trees which are on and around the southern and western boundaries are to be retained, together with the hedging along the northern and eastern boundaries. The building has been positioned clear of the root protection areas, as indicated on the site layout plan and the submitted tree report.

3.4. The design of the building includes variations in roof height, together with forward projecting gables, dormer windows, balconies and chimneys. The scheme has been informed by the form, style and appearance of other buildings in the area, including Thimble Hall, Ashish Niva and Lynwood House.
4. PLANNING POLICY

The Royal Borough of Windsor and Maidenhead Local Plan

4.1. The Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003) is the principal development plan and in preparing the scheme, reference has been made, in particular, to the following policies:

- Policy DG1-detailed design guidelines for new development
- Policy H10-new residential schemes to incorporate high standards of design and landscaping
- Policy H11-scale and density of development not to be incompatible with character of established residential areas

4.2. Additionally, reference has been made, in the preparation of the scheme, to Policy P4 which relates to parking standards (together with the Parking Strategy 2004) and T5 which is concerned with highway standards and various policies on open space provision (and the related SPG).

4.3. Separate reports will be prepared addressing the issues of trees, ecology (specifically bats), and sustainable design and construction, covering issues raised by other policies and supplementary planning documents.

4.4. The application is accompanied by a draft Section 106 Agreement responding to the planning obligations and developer contributions SPD.

Townscape Assessment

4.5. In order to assist with the development control process and the application of planning policies, the Local Authority has commissioned and adopted a Townscape Assessment. The site lies in one of the “Villas in a Woodland Setting” character areas, 14H (Devenish Road and Fireball Hill, as indicated on the plan below.
4.6. The Key Characteristics of 'Villas in Woodland Settings' character areas are described in the Assessment, as follows:

- An extremely low density residential suburb comprising large villas set in large, irregular plots.
- The urban form is based on an informal network of wide, winding roads and subsidiary cul-de-sacs.
- Dwellings occupy large footprints, set within extremely large garden plots.
- Buildings are set well back from the road, with long gravel drives and gated frontages – there is no on-street parking.
- Built style and period varies widely, from Victorian and Edwardian dwellings to late 20th Century neo-classical villas.
- A varied rooftopscape, with steep pitched tiled and slate roofs to Victorian properties contrasting with the more shallow pitch and simpler detailing of later and modern properties.
- Mature trees form a 'sylvan', almost rural, backdrop giving the impression of dwellings 'in woodland'.
- Trees of historic character and considerable amenity value are often incorporated within development.
- Mature trees and hedges form important boundary features.
- The type is tranquil, quiet and essentially private in character – a 'closed' environment, with little public access.
4.6. The Assessment sets out various principles to be taken into account as part of the design process and these may be summarised, as follows:

- The retention of mature trees and woodland belts, particularly when viewed from public areas
- The use of hedging, trees and shrubs for boundaries
- Proposals to allow for significant planted areas, particularly fronting roads, with space allowed for trees to mature
- The retention of remaining Victorian and Edwardian buildings
- Sensitive contemporary design responding to the immediate context

4.7. The scheme is assessed in relation to these principles in the next section of this statement. However, it should be noted here the scheme retains all boundary trees and hedging, thereby maintaining the sylvan character of the site, whilst the proposal is for a sensitive contemporary design to replace a relatively modern, non-Victorian/Edwardian building, the demolition of which was not raised as an issue by either the Local Authority in refusing the previous flatted development scheme, or by the Inspector in his consideration of the subsequent appeal.

National policy

4.8. The principal policy is PPS3, as amended in May 2010. This removed garden land from the previously developed land classification and removed the indicative density of 30 dph.

4.9. Although garden land is no longer to be regarded as previously developed land, where this occurs within settlements that have been identified by the Local Authority as appropriate for new development, it is still, nevertheless, land which is potentially available for development. In this context, it is different from greenfield land lying outside identified settlements. The application site is garden land lying within a settlement where new residential development is appropriate.

4.10. The new PPS3 still makes reference to a national annual target of 60% of new housing to be provided on previously developed land. This implies, of course, that 40% has to
come forward on non- previously developed land, including both greenfield land and
private garden land, with the latter normally being considered a better option, in most
circumstances.

4.11. The revised PPS3 still supports character development-lead schemes and nothing has
changed in this respect. However, the removal of the minimum density requirement
means that respecting and maintaining the form and character of existing residential
development is material when preparing residential redevelopment schemes for garden
land.

4.12. The application scheme has been prepared, taking into account the previously
unsuccessful flatted development proposal and the prevailing character of the area,
which includes both large houses and sensitively designed flatted development. The
density, at slightly under 30 dph cannot be regarded as high and it is less than the
Thimble Hall development (38 dph) in this context. However, it is the layout and details
of the scheme which ensure that the development reflects the character and appearance
of the area, as is explained in the next section of this statement and it is this which is
more important than density comparisons.

4.13. The Council has an acknowledged 5 year housing land supply deficit. In this context, the
Council’s latest AMR (December 2010) confirms that there is a 5 year housing land
supply deficit (4.09 years). More recent assessments suggest a more significant deficit.
In these circumstances, therefore, paragraphs 71 and 69 of PPS3 apply. In the context
of these paragraphs, the scheme is a high quality housing design and provides the type
of accommodation desired and required in the area.

4.14. The site is suitable for housing having regard to its location within an existing built up
area and it is environmentally sustainable in that it can support the proposed
development without harm to the on-site environment. The proposed development is in
line with housing objectives of the Council in prioritising land in existing built up areas,
reflecting the need and demand for housing in this part of the Borough which has had
limited development approved since 2006.

4.15. The scheme makes effective and efficient use of the land whilst being consistent with the
character of the surrounding area. The housing land supply position is a significant
material consideration reinforcing the case for this permission and allowing the scheme to come forward to meet important housing needs.

Recent CLG Announcements

4.16. The DCLG letter to Chief Planning Officers of 31 March 2011 set out a number of objectives from the Budget that need to inform the decisions local planning authorities are now taking. This follows the publication of a Written Ministerial Statement on 23 March 2011 which emphasises the point and represents a material planning consideration.

4.17. The Written Ministerial Statement sets out an action for growth, identifying the planning system as having a key role to play in helping to rebuild the economy. As set out in the Statement:

"Government's clear expectation is that the answer to development and growth should wherever possible be "yes", except where this would compromise the key sustainable development principles set out in national planning policy."

4.18. The Statement further adds that when deciding whether to grant planning permission, local planning authorities should, inter alia:

- Facilitate housing
- Take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing
- Ensure that they do not impose unnecessary burdens on development.

4.19. Recent DCLG announcements therefore support, in principle, the development of the site as proposed. Planning Inspectors are attaching significant weight to this announcement, as demonstrated in a recent appeal decision at Wootton Bassett, Wiltshire (Appeal Ref. APP/Y3940/A/10/2141906) where the Inspector, at paragraph 49 of his letter, commented as follows:

‘The Written Ministerial Statement of 23 March 2011, ‘Planning for Growth’, by the Minister of State for Decentralisation, is an important material consideration. Amongst other things, this sets out the Government’s clear expectation that the answer to
development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy. Wherever possible, applications should be approved where plans are out of date. When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. This includes taking into account the need to maintain a flexible and responsive supply of land for key sectors, including housing (My underlining).

Emerging National Policy

4.20. The Government has consulting interested parties on the Draft National Planning Policy Framework which takes the CLG Announcements a stage further in terms of changes to the planning system. The Draft is based on a presumption in favour of sustainable development that ensures that the system as a whole focuses on opportunities and that development should be allowed where it is in line with local policies.

4.21. On Housing, local planning authorities are required, in plans, to identify sites for housing to allow 15 years growth where possible, including land with good prospects of development being built in the next 5 years. The presumption in favour of sustainable development means that local authorities should support housing development proposals, where there are insufficient sites for the first 5 years of the plan. As noted above, the Local Authority has an acknowledged 5 year housing land supply deficit and therefore the emerging Draft National Planning Policy Framework provides further support for the proposed development which is consistent with local policies.

4.22. It should be noted that there are other national policies and local policies that address specific issues, such as trees, ecology and the provision of planning infrastructure associated with development proposals. The application will be accompanied by specialist reports which address these matters.
5. **DESIGN AND ACCESS CONSIDERATIONS**

5.1. The earlier Inspector noted that the Local Authority had no objection, in principle, to the flatted development and he also commented that the demolition of the house and its replacement with flats was acceptable. He raised no objection, per se, to the proposed density of 45 dph. This principle is reinforced by the Council's housing land supply deficit.

5.2. As indicated earlier in this statement, a key consideration in the formation of this scheme has been the need to overcome the issues raised by the Inspector in dismissing the appeal for the 13 flats and 2 houses on the site. The site layout plan is reproduced below, annotated to demonstrate the main points of concern raised by the Inspector.
5.3. How then has the current scheme responded to these comments? The first point to make is that the number of flats has been reduced from 14 to 10, thereby lowering the proposed density (to just under 30 dph), notwithstanding the Inspector’s acceptance that the proposed density of 45 dph was acceptable. The proposed site layout is reproduced below, annotated to demonstrate how the scheme has overcome the Inspector’s concerns.
5.4. Given therefore that the scheme overcomes all of the points raised by the Inspector in dismissing the appeal, it must follow that the proposal is acceptable in relation to planning policy and site specific matters. In particular, the scheme is to be assessed against the same Local Plan policies as the appeal proposals.

5.5. Notwithstanding this point, it is still necessary to examine how the scheme has taken account of the impact upon the character of the area and residential amenities, through reference to various design and layout considerations. This exercise is undertaken below.

**Principle of Development**

5.5. The application site lies within an established residential area of Sunningdale where the principle of redevelopment for a sensitive but more intensive form of residential development should be acceptable in principle. In dismissing the appeal, the Inspector raised no issue concerning the principle of development and the Local Authority’s refusal was concerned with matters of detail, rather than the principle of flatted development.

5.6. This principle of the development is also reinforced by the Council’s latest AMR which confirms, as noted above, that there is a 5 year housing land supply deficit (4.09 years). A more up to date position suggests a far greater deficit. In this case, paragraph 71 and 69 of PPS3 applies and in this context, the proposal is compliant with the Development Plan and it would provide an appropriate residential scheme, meeting the housing needs of the Borough.

5.7. With respect to PPS3, the proposal is for a high quality housing scheme; reflecting the accommodation requirements of specific groups, in particular families and smaller households. The site is suitable for housing having regard to its part previously developed land status and its location within an existing built up area and it can support the proposed development without harm to the onsite environment.

5.8. The scheme makes effective and efficient use of the land whilst being consistent with the character of the surrounding area. Finally the proposed development is in line with
housing objectives of the Council in prioritising land in existing built up areas, reflecting the need and demand for housing in this part of the Borough which has had limited development approved since 2006. It will not undermine other wider policy objectives, for example addressing market renewal issues. In these circumstances the application should be favorably considered.

**Density**

5.9. As far as density is concerned, as has already been noted, the proposal would result in a density of just under 30 dph, which is not high, particularly when the adjacent Thimble Hall development (45 dph) is taken into account. The density is therefore compatible with the surrounding area, as required by Policy H11 of the Local Plan and the more character led approach in PPS3.

**Impact upon the character and appearance of the area**

5.10. Assessments of schemes solely on density grounds are clearly inappropriate and, it is therefore necessary to consider whether or not the development fits in with the character and appearance of the area. This is the principle requirement of PPS3, whilst the various Local Plan policies are all concerned with issues relating to the impact of development on character and appearance. Set out below is a commentary on the various issues involved.

**Amount of development/footprint**

5.11. As noted above, the scheme respects the Sunning Avenue building line, whilst achieving an appropriate balance between landscape and building on the site, particularly in the context of ensuring the retention of the important frontage trees. The scheme also respects the Devenish Road street scene and locates the building away from the site boundaries, such that the overall impact in these terms is not dissimilar from the development at Thimble Hall, albeit this scheme is for a less dense development.
**Scale and mass**

5.12. The proposal is for a two and a half storey building, reflecting development in the area, including particularly Thimble Hall and nearby houses. Evident from the sketch elevation drawing is that the building would have the appearance of a large detached dwelling. Providing variety in roof ridge heights, as proposed, reduces the overall impact of scale and mass and assists with creating the large detached dwelling character which was considered an important characteristic of the scheme.

**Design and external appearance**

5.13. The street scene is varied in character and external appearance and there is no set style of development that particularly needs to be mirrored. It was considered important to provide a building of sensitive, contemporary design, reflecting the requirements of the Townscape Assessment and taking into account the form of development in the immediate surrounding area.

5.14. The front elevation to Sunning Avenue, which would be the most publicly visible, albeit behind trees to be retained, is active, well articulated and balanced. The high quality of the design would result in a building which would enhance the street scene and character of the area. The elevational return onto Devenish Road will also be well articulated thereby creating a positive frontage on to this road.

**Residential amenity considerations**

5.15. As noted above, care has been taken with the layout to ensure that the building is located away from the common boundary with 3 Sunning Avenue, an issue of concern raised by the Inspector in his consideration of the appeal scheme.

5.16. Care has also been taken with the internal layout of the development to ensure that windows on the north elevation of the building do not serve habitable rooms (and/or are secondary windows) thereby avoiding the Inspector's concerns about loss of light and poor outlook. This also means that there would be no threat to the screening along the boundary with Thimble Hall which provides a very effective scheme in terms of the residential amenities of both the existing and proposed developments. The Thimble Hall
scheme was designed, in terms of window orientation, to ensure that there was no significant overlooking of 2 Sunning Avenue.

5.17. The spacious nature of the scheme, in terms of the balance between buildings and landscape means that there would be ample amenity space for the occupiers of the flats.

Trees

5.18. The proposed development has been located away from the site boundaries, in order to maintain the spacious character and grain of development in the area. The proposed siting also respects the important trees and their respective root protection zones, and hedges, as noted above. This means that the threat to trees highlighted by the Inspector would not arise with this scheme, thereby ensuring that the sylvan character of the site and area is maintained, consistent with the requirements of the Townscape Assessment.

5.19. The application will be accompanied by a tree survey and arboricultural method statement to demonstrate how the scheme ensures the future retention of the trees on the site.

Access and parking considerations

5.20. The existing access which is to be used to serve the development has good sight lines to Sunning Avenue, such that the access proposed is entirely acceptable in highway terms. The flats would be provided with sufficient parking space (including provision for cycles) appropriate to the needs of the occupiers and visitors and the internal layout of the development will take account of the needs of disabled access. The underground car parking plan is attached.

Sustainability

5.21. The scheme will be designed to achieve Code Level 3 for sustainable homes. A sustainability statement will form part of the application submission.
SPA

2.1. The Council is in the advance stages of designating a SANG at Allen’s Field. This has been discussed with Natural England who confirm that the site will serve the avoidance function of a SANG. This together with a SAMM payment will provide a comprehensive suite of habitat compliant Avoidance measures. The applicant is happy to make the SAMM contribution as part of the S106 Agreement. Subject to the Council finalising a SANG contribution within the determination period of a future application, this too can be included within the S106.

2.2. Alternatively the legal agreement could include a Grampian style clause stating that the scheme will not be occupied until the Allen’s Field SANG is open and operational following receipt of the appropriate SANG payment. The Council’s assessment of the Allen’s Field project indicates that all necessary works to the site will be completed by spring 2012, well within the lifetime of a future planning permission and before any anticipated occupations. Accordingly, such an approach would be an appropriate and lawful way forward.

Planning Obligations

5.22. A Draft Section 106 Agreement securing an appropriate level of community infrastructure contributions forms part of the submission will be provided as part of the application submission.
Conclusions

5.23. The proposal takes account of the appeal decision, which highlighted the important issues to address. The scheme has also been designed such that the layout and external appearance takes account of important townscape and character issues, such as the spatial relationships with adjoining development, the form and scale of development in the area and the importance of maintaining boundary trees. In this context, the scheme is consistent with the Townscape Assessment and in turn Local Plan policies DG1, H10 and H11.

5.24. By responding to the character of the area, the scheme is clearly consistent with PPS3, whilst the contribution towards the Local Authority’s housing land supply is a considerable benefit and material consideration. The scheme is also consistent with emerging national planning policy.
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

28 November 2011

Dear Mr Bond - Woolf Bond Planning

Town and Country Planning Act 1990 (as amended)
Acknowledgement of Receipt of Pre-application Enquiry

Date Received: 31 October 2011
Planning Officer: Sarah Ellison
Proposal: Redevelopment to provide 10 apartments with basement parking
Location: 2 Sunning Avenue Sunningdale Ascot SL5 9PN

Thank you for your pre-application enquiry that was received on 24 October 2011 and the accompanying fee of £804.50 for the time taken to provide the pre-application advice on your proposal.

Please find enclosed the Planning Officer's report on your enquiry which I trust you will find a comprehensive, balanced and hopefully valuable response.

Whilst writing I would very much like to introduce you to the Council's Building Control Consultancy (BCC). Details of the BCC services can be found on the Council’s website at http://www.rbwm.gov.uk/web/building_control.htm

I trust that this information is of assistance.

Yours sincerely

Planning & Development
Pre-application Officer Report

Date Received: 31 October 2011  Planning Officer: Sarah Ellison
Proposal: Redevelopment to provide 10 apartments with basement parking
Location: 2 Sunning Avenue Sunningdale Ascot SL5 9PN

1. SUMMARY

1.1 In summary, and following our meeting on the 9th November 2011, I would advise:

i on the basis of the information provided I am of the view that the layout and design of the ten flats would enable it to integrate satisfactorily with the appearance of the area. Care will need to be taken with the design of the elevation facing Devenish Road and Sunning Avenue, and the internal layout will need to be carefully considered to ensure that habitable rooms and balconies do not face towards Thimble Hall and no. 3 Sunning Avenue. In order to ensure that the scheme has a satisfactory impact on highway safety, highway improvement works to the junction of Devenish Road and Sunning Avenue may need to be carried out; and

ii the site is within 5km of the Thames Basins Heath Special Protection Area. I agree that in a short time the Council will likely be able to grant planning permission with the SANG and SADD contributions secured in a legal agreement towards the Allen’s Field SANG, and if necessary subject to a Grampian condition restricting the commencement of the development until the Allen’s Field SANG has been provided. However, until the Council has agreed the SANG contribution required it would not be possible to complete the legal agreement at this time, albeit that the figure is expected to be agreed shortly, and we have yet to understand Natural England’s position on their acceptability of a Grampian condition.

For these reasons I would support the proposal if the above can be satisfactorily addressed, if an application were made.

Should you require further advice I would welcome the opportunity to be of further assistance, and I refer you to the scale of fees set out in the Council’s Customer guide which can be viewed at: http://www.rbwm.gov.uk/web/dc_customer_guides.htm

Pre-application advice is given ‘without prejudice’ and does not bind the Council to a particular outcome.

1.2 Should you decide to make an application following this advice then the easiest way to do so is electronically by registering on the Planning Portal at:
http://www.planningportal.gov.uk/PpApplications/loginRegister.jsp

1.3 Any planning application will need to be accompanied by specific information before it will be registered. In the absence of any of these requirements your application will be returned to you and no progress will be able to be made on the application. Please take the time to view the requirements on the Council’s website at: http://www.rbwm.gov.uk/web/dc_local_validation_reg.htm before you submit an application.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site comprises a broadly rectangular shaped plot of land on the corner of Sunning Avenue and Devenish Road. The area is characterised by large detached dwellings in large plots in a strongly sylvan setting. The extensive, mature trees, hedges and bushes provide an attractive setting for the houses, most of which are set well back from the public highway. The landscaping is an important and dominant setting of the townscape and helps to soften and assimilate the large houses into their setting. Within the vicinity of the site, notable Thimble Hall and Fircroft, large houses have been demolished and replaced with buildings containing flats.

3. RELEVANT PLANNING HISTORY

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4. MAIN RELEVANT STRATEGIES AND POLICIES

Local Area Agreement

4.1 The recommendation would contribute to the achievement of these selected priorities of the Council and its partners:

More information on these priorities can be found at: http://www.rbwm.gov.uk/web/partnerships_laa.htm

The Development Plans

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

Local Plan

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<th>Local Plan</th>
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4.3 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
4.4 Other strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at:

5. EXPLANATION

5.1 The key issues for consideration are:

i the impact upon the Thames Basins Heaths Special Protection Area (SPA);

ii whether the proposed redevelopment to provide 10 apartments is acceptable in this locality and would have a satisfactory impact upon the appearance of the area;

iii whether the proposal would have a satisfactory impact upon trees protected by a Tree Preservation Order;

iv whether the proposal would have a satisfactory impact upon the amenities of adjacent residents and the amenities of future occupiers;

v whether the proposal has a satisfactory impact upon highway safety; and

vi whether the proposal complies with the Council's SPDs on Sustainable Design and Construction and Planning for an Aging Population.

SPA

5.2.1 The site is within 5km of the SPA. As you are aware the Council is progressing the provision of a SANG (Allens Field) to mitigate for the impact of additional dwellings upon the SPA. As you are aware this has not yet been completed and the capacity of the SANG and the contributions payable are being finalised. The Council's SPDs on developer contributions and the SPA sets out the framework for taking SANG and SAMM payments. At this point in time the Council is not currently in a position to take SANG payments. Once the provision of the SANG and the SANG payments have been finalised and we are in a position where we are reasonably certain that the SANG can be secured then it is my opinion that we would be able to grant permission with a Gramplan condition ensuring the development does not proceed until the necessary works to form the SANG have taken place. The most up to date Local Policy guidance can be found using these links:

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


The Councils report to cabinet on the adoption of Allen's Field as a SANG can be found here:

http://www.rbwm.gov.uk/micsys3.nsf/2afdb4dab4d0de668025765b005eaf12/68cd9ca5ce6aad06802578730051b4c6/$FILE/meetings_111027_cab_allens_field.pdf

The appearance of the area

5.3 The site is located in an area that is characterised by large detached dwellings in large plots and in a sylvan setting. The extensive, mature trees, hedges and bushes provide an attractive setting for the houses, most of which are set well back from the public highway. The landscaping is an important and dominant setting of the townscape and helps to soften and assimilate the large houses into their setting. I note from the Planning Statement submitted with this pre application scheme that you have examined the Council's Townscape Assessment and have identified that it is
an area characterised as ‘Villas in Woodland Setting’. The existing house dates from around the 1960’s/70’s and the dwellings surrounding the site are from a similar era.

5.4 As you are aware planning permission to redevelop the site to provide 13 x 2 bedroom flats and 2 x 3 bedroom houses was refused by the Council, and also upheld on appeal. The appeal Inspector concluded that the development represented an overdevelopment of the site and because of its size, scale and bulk it would appear cramped and out of keeping with its setting. The Inspector also considered that it would harm the character and visual amenity of this attractive residential area, unduly emphasising the built form at the expense of the sylvan character. Additionally, due to its size it would put at considerable risk the trees and hedge planting that is so important to the character and appearance the area, and have an unacceptable impacting upon the living conditions of nearby residents. Lastly, the proposal would also have an unacceptable impact on the SPA. Page 19, paragraph 5.2 of your Planning Statement the diagram you have provided summarises the appeal Inspector’s conclusions succinctly, and I agree with your interpretation. The Inspector specified that the principle of redeveloping the house to form flats itself was not objectionable. Since the appeal decision the definition of previously developed land in PPS3 has been amended, effectively to remove gardens. As the proposal is a comprehensive redevelopment of the site I am of the opinion that this change in definition does not significantly alter the Inspector’s consideration that the principle of flats on the site is acceptable.

5.5 The scheme as is now proposed is for a lesser number of flats and a smaller building in line with no. 3 Sunning Avenue, and brought away from the boundaries with both Thimble Hall and no. 3 Sunning Avenue when compared to the appeal scheme. The design is for a building of an Arts and Crafts style and on page 19 of your Planning Statement you have summarised the alterations.

5.6 In my opinion the building as is now proposed better respects the pattern and the form of development in the surrounding area, and increases the space around the building from the existing situation which is also considered to be an improvement. The basement parking is welcomed and the amount of hard standing at the front has been reduced from the appeal proposal. The trees and hedges on the boundary of the site, which were identified by the appeal Inspector as being so important to the character of the area, are to been retained and the building pulled further away from them. A tree survey and arboricultural impact assessment, together with a comprehensive landscaping scheme, would be helpful to accompany the application so that the new building can be considered in its intended sylvan setting.

5.7 The elevation provided in on page 10 of your Planning Statement indicates a 2 / 3 storey building, with the third floor provided partly in the roof space. The building is of an Arts and Crafts style and would have quite a varied roof space. The design of the building is more characteristic of the types of dwellings identified in the Townscape Assessment, more so than the existing building on the site, and I have no objection to the design. The building is fairly simplistic in its form, although there are levels of detailing such as stone surrounds around the windows and elaborately designed chimneys and railings which are welcome and create a building with a pleasing appearance.

5.8 Due to the siting of the building in line with 3 Sunning Avenue and set back from Devenish Road it is it likely to be no more prominent in Sunning Avenues street scene than the existing building and as the building is set further from the boundary with 3 Sunning Avenue the proposal is considered likely to have a pleasing and acceptable appearance. However care will need to be taken with the design of the basement access ramp to ensure this does not detract from the appearance of the building.

5.9 On the basis of the layout and front elevation proposed the proposal appears to satisfactorily address the objections to the previous scheme on the site and it is my opinion that the layout, and indicative bulk and mass indicated on the front elevation proposed are acceptable. The ultimate desire should be to provide a ‘Villa in Woodland Setting’ and perhaps you could consider this further in progressing the detailed design and the hard and soft landscaping.

5.10 No elevations of the building from the west have been provided. This elevation will be visible from Devenish Road and care needs to be taken to ensure that the building is designed so that this elevation is not too dominating in the street scene.

The impact upon trees protected by a Tree Preservation Order
5.11 The site is covered by an Area Tree Preservation Order. A tree constraints plan has been submitted and it appears that the development would be outside the root protection area of the trees. An application should be informed by a BS5837: 2005 Tree Survey and an arboricultural impact assessment to demonstrate that the trees, and hedges, on the site would not be adversely affected. On the basis of the information submitted to date it does appear that this would be feasible.

The amenities of neighbouring residents and the amenities of future occupiers

5.12 I encourage you to discuss your proposals with all neighbours with a boundary with your site, as we will advise them of any application. The proposal would be set away from the boundaries of the site and the existing tall, mature dense conifer hedging on the northern and eastern boundaries would remain. I concur with the opinion of the appeal Inspector who concluded that if this vegetation were to remain there would be no adverse impact upon the amenities of neighbouring occupiers.

5.13 I am however mindful that hedging does have a limited lifetime that is likely to be less than the lifetime of the development. As such I would suggest that were possible non habitable rooms do not face towards Thimble Hall or 3 Sunning Avenue and that balconies should be avoided on these elevations.

5.14 No floor plans have been provided however in view of the setting of the building with a garden area and the location of the site that the scheme could be designed to ensure that future occupiers have a satisfactory standard of living.

Highway safety

5.15 The Highways Officer advises that the site lies on the corner of Sunning Avenue and the A330 Devenish Road. Sunning Avenue is a residential road with a 30mph speed limit. Sunning Avenue is part adopted, part private street; to the west of Pinecote Drive the road is adopted whilst to the east the road becomes a private street. The A330 Devenish Road is a primary district distributor road with a 40mph speed limit.

5.16 The application site has an access off Sunning Avenue that provides visibility splays of 2.0 x 60m to the right (west), by 25m to the left. However, during the spring and summer periods the splays tend to be obstructed by the boundary vegetation. The current visibility splay requirement is set at 2.4 x 43m in both directions.

5.17 The visibility splays at the junction of A330 Devenish Road and Sunning Avenue are 4.5 x 48m to the right (north), by 23m to the left. This is below the current standard set at 4.5 x 120m. In response to previous development proposals in the area improvements to this junction have been sought.

5.18 The applicants propose retaining the use of the existing access, visibility splays should comply with the standard currently set at 2.4 x 43m in both directions with a minimum entrance and access width of 4.8m.

5.19 Any application will need to include details of the refuse/recycling facility which should be within the maximum carry distance of 30m from the adopted highway. The cycle parking is located in the basement area. Further detailed information is required, cycle parking standard is set at 1 space per dwelling.

5.20 The 10 apartments are provided with 23 parking spaces; 21 spaces in the basement area plus 2 at ground level. This level of parking provision would satisfy the current parking requirement if the development comprised 1 / 2 bedroom units.

5.21 No indication is given of the gradient to the basement car park; this must be a maximum of 1:12, preferably 1:20 to cater for the needs of those with a disability in the event of the lift not working. The applicants are advised to submit a swept path analysis, demonstrating that the ramped access to the basement can accommodate two way vehicle flows.
5.22 Depending upon the size of the units the development has the potential to generate between 40 and 80 vehicular trips per day. In view of the number of trips generated by the proposal the Highway Authority recommends improvements to the junction.

The Council's SPDs on Sustainable Design and Construction and Planning for an Aging Population

5.23 The proposal is a major development, which will need to comply with the SPD on Sustainable Design and Construction. I have attached a link for your information: http://www.rbwm.gov.uk/web/pp_sustainable_design_and_construction_spd.htm This sets out a checklist that needs to be met. Where possible developments are encouraged to exceed the requirements of the SPD. I would encourage the provision of in excess of 10% on site renewable energy provision. I understand that you are proposing to meet Code for Sustainable Homes Level 3, if Code 4 can be met this would be welcomed. Additionally the development should provide biodiversity measures such as bat / bird boxes and the use of native plants to encourage wildlife. The development should be designed to minimise water use with the use of energy efficient appliances and the use of water butts. The use of SUDs is also encouraged.

5.24 Developments should also meet the requirements of the SPD on Planning for an Aging Population. A link to the SPD is here: http://www.rbwm.gov.uk/web/pp_ageing_population_spd.htm I would encourage the development to be designed to Planning for an Aging Population standard.

6. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

6.1 This development would place additional pressure on local services and infrastructure. The Council requires local services and infrastructure to be improved alongside development and to be funded by the developer in accordance with its Supplementary Planning Documents setting out the relevant costs (see paragraph 4.3). In this case these improvements can be secured through an undertaking under S106 of the 1990 Planning Act completed before planning permission is granted. A breakdown of the size of the proposed units has not been provided as such I am currently unable to provide details of the figures. There is a link on our web site which you can use to calculate the amounts: http://www.rbwm.gov.uk/web/pp_planning_obligations.htm If you are able to provide me with the details of the size of the proposed units I can provide details of the amounts that would be sought.

7. CONSULTATIONS THAT OUGHT TO BE CARRIED OUT

I encourage you to discuss your proposals with all neighbours with a boundary with your site, as we will advise them of any application, along with the owner/occupier(s) of other nearby properties at a scale appropriate to the proposed development that have a boundary adjoining the site. Section 7 of the Council's Statement of Community Involvement gives advice on the scale appropriate for different types of development and can be viewed at: http://www.rbwm.gov.uk/web/pp_sci.htm
Planning & Development

Planning Infrastructure and Transport Policy

Pre-application Consultation Response

To: Sarah Ellison
From: Highways Development Control
Date: 14 November 2011
Ref: 11/90512/PREAPP

DC Ref: 11/90512/PREAPP

Subject: Redevelopment to provide 10 apartments with basement parking

Highways Authorities Comments:

Advice is sought to erect 10 apartments following the demolition of the existing house. The site has been the subject of various redevelopment proposals ranging from a nursery to flatted development.

The site lies on the corner of Sunning Avenue and the A330 Devenish Road. Sunning Avenue is a residential road with a 30mph speed limit. Sunning Avenue is part adopted, part private street; to the west of Pinecote Drive the road is adopted whilst to the east the road becomes a private street.

The A330 Devenish Road is a primary district distributor road with a 40mph speed limit.

The application site has an access off Sunning Avenue that provides visibility splays of 2.0 x 60m to the right (west), by 25m to the left. However, during the spring and summer periods the splays tend to be obstructed by the boundary vegetation. The current visibility splay requirement is set at 2.4 x 43m in both directions.

The visibility splays at the junction of A330 Devenish Road and Sunning Avenue are 4.5 x 48m to the right (north), by 23m to the left. This is decidedly below the current standard set at 4.5 x 120m. In response to previous development proposals in the area the Highway Authority has always insisted on improvements to this junction. A recent application for the erection of a Day Nursery included the relocation of the site boundary fronting the A330 Devenish Road [10/01730/FULL].

The applicants propose retaining the use of the existing access. This being the case the applicants are required to ensure that the visibility splays comply with the standard currently set at 2.4 x 43m in both directions with a minimum entrance and access width of 4.8m.

Details of the refuse/recycling facility are absent from the submission. The refuse storage facility must be within the maximum carry distance of 30m from the adopted highway. The cycle parking is located in the basement area. Further detailed information is required, plus the applicants should note that the cycle parking standard is set at 1 space per dwelling.

The 10 apartment are provided with 23 parking spaces; 21 spaces in the basement area plus 2 at ground level. This level of parking provision would satisfy the current parking requirement if the development comprised 1 / 2 bedroom units.