

WINDSOR DEVELOPMENT CONTROL PANEL

10 June 2009

Item: 3

Application No.:	09/00465/FULL
Location:	Edgeley Fold Devenish Lane Sunningdale Ascot SL5 9QU
Proposal:	Amendment to application 07/02778 to allow for additional rooflights. Revised internal layout to include seven bedrooms and the omission of the pedestrian gates at the front entrance
Applicant:	Bluespace Property Group Ltd
Agent:	Mr J Powell - Jeffrey Powell Associates
Parish/Ward:	Sunningdale Parish

If you have a question about this report, please contact: on 01628 796697 or at alison.long@rbwm.gov.uk

1. SUMMARY

- 1.1 Edgeley Fold is a new two storey detached house with an attached double garage that is currently close to completion having been approved in 2007 under application ref. 07/02778. The current proposal is to amend the approved application by the introduction of three additional roof lights in the southwest facing elevation together with two roof lights in the northeast facing elevation, a revised internal layout to include seven bedrooms, and the omission of the pedestrian gates at the front entrance. It is considered that the amended proposal is acceptable in terms of the appearance of the dwelling in the street scene and in terms of the impact on the neighbouring properties.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- This application was discussed at the Panel meeting on the 13th May 2009, at the request of Councillor Bateson who advises that the roof lights have been incorporated within the roof slope without the proper planning permission and with no consideration of privacy as it is believed that the roof lights, which are very large, would result in a loss of privacy to the neighbouring property, Lynwood Chase.

At the 13th May meeting, the determination of the application was deferred for a Member's site visit to both the application site and the neighbouring property of Lynwood Chase. At the time of writing this report the site visit was due to be carried out on the 3rd June.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located in Devenish Lane, a residential road in Sunningdale. Edgeley Fold comprises a new, two storey, five bedroom detached house with an attached double garage that was granted planning permission under application ref. 07/02778. The house is at an advanced stage of construction.
- 3.2 The surrounding area is characterised by detached properties set in substantial plots, and of a variety of forms and architectural styles.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 07/01837 Construction of a five bedroom detached dwelling with bonus accommodation in roof space, alterations to access incorporating 1.8m high fence, 2.1m high brick piers and gates following demolition of existing dwelling. Withdrawn 03.09.2007
- 07/02778 Construction of a 5 bedroom detached dwelling with bonus accommodation in roof space, new 2.1m brick piers and gates with 1.8 m side wing fencing following demolition of existing dwelling. Approved 10.12.2007

- 4.1 The proposal is an amendment to application ref. 07/02778 to allow for three additional roof lights on the southwest facing elevation and two roof lights on the northeast facing elevation to accommodate a revised internal layout that would include seven bedrooms. In addition the omission of the pedestrian gates at the front entrance is also proposed. The three roof lights would serve bedroom 6 and bedroom 7, and a bathroom to the southwest facing elevation, and the two roof lights would serve bedroom 5 on the northeast facing elevation.

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Berkshire Structure Plan and Royal Borough Local Plan

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

	Within settlement area
	✓
Local Plan	DG1, H14, P4, T5

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i the impact on the character and appearance of the original dwelling and the street scene; and
- ii the impact on the living conditions of the neighbouring properties.

The character and appearance of the original dwelling and the street scene

- 6.2 The street scene is characterised by detached properties set in substantial plots, of a variety of different forms and architectural styles, many of the properties with gates to the frontage. It is considered that the omission of the pedestrian gates to the front entrance and the additional roof lights would be in-keeping with the character of the existing property and the street scene.

The living conditions of the neighbouring properties

- 6.3 It is considered that the roof lights on the northeast facing elevation would not result in any significant additional overlooking to the neighbour as they overlook the roof of the attached garage only.

6.4 With regards to the impact of the roof lights to the southwest facing roof slope, concern has been raised over a loss of privacy from these three roof lights to the neighbouring property, Lynwood Chase. The three roof lights would be to bedroom 7, a bathroom and bedroom 6 respectively. Whilst the roof light windows are clear glazed and the cill height of the roof lights are quite high, there is a small degree of overlooking, both real and perceived, to Lynwood Chase from the two roof lights to the rear of the side elevation (bedroom 6 and the bathroom respectively). Whilst it is noted that concern has also been raised that the roof lights are large, it is nevertheless considered that the degree of overlooking would be small and could be further reduced by these two roof lights being fitted with obscure glass. A condition requiring these two roof lights to be obscure glazed can be attached. It is not considered that it is necessary to condition the roof light that serves bedroom 7 as there is a restricted view of the rear of the neighbouring property due to a chimney and as such any impact on the residential amenities of Lynwood Chase would not be so significant to warrant a condition on this roof light (Members may wish to note that this is the only light source for bedroom 7, although this of itself is not determinant on the recommendation).

Other Material Considerations

6.5 The amendments would increase the number of bedrooms at the property from five to seven. A seven-bedroom property would require the same number, three parking spaces, and sufficient space would remain to the front of the property, and in the attached double garage, to park at least five vehicles. As such it is considered that there is sufficient space 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.

6.6 Condition 6 of the approved application ref. 07/02778 states that the first floor window(s) in the southwest facing elevation shall be of a permanently fixed, non-opening design with the exception of an opening top light that is a minimum of 1.6 m above the finished internal floor level, fitted with obscure glass and shall thereafter be maintained as such. The roof lights that are the subject of the current application are in the roof slope rather than at first floor level and Condition 6 would not relate to the roof lights.

6.7 The concerns of the Parish Council (see section 7 below) have been considered and it is the view of Officers that there is no significant harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise for the reasons given in para.s 6.3 and 6.4 above.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Nine occupiers were notified directly of the application.

No letters were received supporting the application.

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

Comment		Where in the report this is considered
1.	The roof lights are clear glazed and allow an unobstructed view into the neighbouring garden and conservatory of Lynwood Chase.	Para. 6.4
2.	The roof lights are in fact large windows.	Para. 6.4
3.	Reference is made to Condition 6 of application 07/02778 which states that the windows in the western elevation should be of a permanently fixed, non-opening design.	Para. 6.6

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	This is a retrospective application. The proposal relates to two large Velux windows low on the roofline that results in overlooking to the neighbouring property, Lynwood Chase.	Para. 6.7

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations and plans
- Appendix C – Photographs of some of the roof lights taken from within the house

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies/proposals of the development plan are Local Plan DG1, H14, P4 and T5

1 The two roof lights serving bedroom 7 and the bathroom in the southwest facing elevation of the roof slope, as shown on plan number 2008/755/14, shall be of a fixed, non-opening design, fitted with obscure glass and shall thereafter be maintained as such.

Reason: To prevent overlooking and loss of privacy in the interests of the residential amenities of the neighbouring property.