

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 September 2009

Item: 9

Application No.:	09/01656/FULL
Location:	The Coach House Winter Hill Road Maidenhead SL6 6PJ
Proposal:	Two storey side extension single storey side extension, detached double garage and a detached pool house complex
Applicant:	Mr And Mrs Sumroy
Agent:	Mr S Smith - Spratley Studios
Parish/Ward:	Bisham Parish

If you have a question about this report, please contact: Michael Byrne on 01628 796547 or at michael.byrne@rbwm.gov.uk

1. SUMMARY

- 1.1 This application is for the construction of a two storey side and rear extension incorporating a rear balcony as well as a single storey side extension. The application also proposes the replacement of the existing detached outbuildings with new outbuildings of a similar combined footprint and the provision of a swimming pool. The existing large single storey rear extension and the prominent rear conservatory that is close to the rear boundary of the property, would be removed. The proposal would not, when combined with a previous porch that has been added to the dwelling, represent a disproportionate addition to the dwelling, which is located within the Green Belt and it would not be contrary to Policy GB4 of the Local Plan. The design of the proposed extension would reflect the layout of nearby farm buildings and it would harmonize with its rural location. The proposed extension would also complement the existing retained element of the dwelling. The proposal is considered not to conflict with Policy H14.
- 1.2 The property is set back from Winter Hill Road and the extension would be set to the side and rear of the dwelling. The proposal would not appear as a bulky, over dominant or discordant feature on the front or the rear of the house. The proposed detached outbuildings would represent a like for like replacement of the existing outbuildings. The proposal would not, therefore, harm the Green Belt or the Area of Special Landscape Importance and the appearance of the dwelling nor have a detrimental impact on the street scene.

It is recommended the Panel grants planning permission subject to the conditions set out in Section 9 of this report

2. REASON FOR PANEL DETERMINATION

- A previous application ref. 08/02539 was called to Panel and refused due to its impact on the Green Belt and on the host dwelling. It is considered appropriate, therefore, that the revised scheme is also determined by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application property consists of a two-storey detached dwelling that has been extended to the rear and side by a single storey extension and it is set within in a large plot. The property is set back from Winter Hill Road behind a property known as Turpin Lodge of which it once formed the stable block. It is situated on the west side of Winter Hill Road and Turpin Lodge is a Listed Building.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

411959	New access and rear extension	Approved 1980
426934	Rear conservatory	Approved 1993
08/02539	Single and two storey side and front extensions. Demolition of outbuildings and erection of replacement	Refused Jan. 2009

garage, with store over and new swimming pool and poolhouse.

- 4.1 The application is for the construction of a two storey and single storey rear and side extension following demolition of the existing single storey side and rear extension and conservatory. The application also proposes the replacement of the existing detached outbuildings with new detached outbuildings which would have a similar combined footprint as the existing outbuildings. The application also proposes a swimming pool. The materials to be used comprise brick and timber boarding and clay tiles.
- 4.2 The dwelling is not readily visible from the road and the property backs onto open agricultural land. The rear boundary of the property is marked by a low boundary hedge which is maintained to allow views over the open land to the rear. This open land to the rear is designated as an Area of Special Landscape Importance and the rear of the property and the proposed extension would be visible from public footpaths which cross this land.

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
Local Plan	GB1, GB2, GB4, N1, DG1, H14.

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6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i the size of the house in the Green Belt and within the Area of Special Landscape Importance;
- ii the appearance of the house and the street scene; and
- iii the impact on the neighbouring properties.

Green Belt and Special Landscape issues

- 6.2 There are no plans of the original house but the Planning Officer's report on application 411959 for a rear extension and new access noted that the floor space increase would be extremely small and therefore the floorspace resulting from that application is taken as the original floorspace for the purpose of this application. This amounts to some 332sq. metres. A porch has been constructed under permitted development rights and with the current proposal the net increase to the floorspace of the dwelling would be some 141sq. metres or 42.5%. It is considered that, although the original house was not small, this increase would not represent a disproportionate addition to the dwelling in terms of floorspace.
- 6.3 Also to be considered is the bulk and massing that the proposal would add to the house. The proposal would incorporate a glazed element which visually divides the two storey extension into two parts. This visual separation and external materials of the extension help break up its perceived bulk. These extensions, although adding bulk to the dwelling would consolidate the appearance of the dwelling when viewed from the north and from the south. The extension is also further from the rear boundary compared to the previous proposal. In addition the use of

matching materials would visually complement the house. It is considered that the proposal would not appear disproportionate to the existing house in terms of bulk and massing when viewed from the open land at the rear of the property and the separating glazed element would help to reduce its visual impact. It is considered that the proposal would not be contrary to Policy GB4 and therefore it would be appropriate development in the Green Belt complying with Policy GB1.

- 6.4 The house is set back from the road from which it is obscured by mature landscaping. At the rear of the property there is a low boundary hedge which would allow long views of the rear of the house from the public footpaths which cross the open land at the rear of the property. At present one of the existing outbuildings appears prominent in longer views from the footpath. From closer views the existing upvc conservatory appears a garish and very prominent addition to the property. The extension would have a subordinate roof height to the retained element. When on the footpath at its closest to the property the demolition of part of the existing building means that the bulk of the building as perceived would be appreciably diminished because of the tree cover on the western boundary.
- 6.5 The use of traditional materials, the dividing glazed element and the consolidating of the built form would limit the visual bulk that the proposal would add to the house and it would not cause actual harm to the openness of the Green Belt by reason of the increased bulk of the building or harm the character of the countryside so complying with policy GB2 and N1. It is recognised, however, that although the proposal complies with Green Belt policies the proposal would add to the bulk and massing of the existing dwelling. It is considered that any additional development on the site would be detrimental to the openness of the Green Belt and it is, therefore, considered that permitted development rights should be removed for Classes A,B and E development (extensions and detached buildings).
- 6.6 Detached outbuildings are not recognised within Policy GB1 as being appropriate within the Green Belt unless very special circumstances exist to override the harm caused by inappropriateness and any other harm. The combined floorspace of the existing detached outbuildings is some 134.5sqm. The garage has the highest ridge height of some 4 metres. The combined floorspace of the proposed outbuildings would be some 96sq. metres and the proposed garage, which would be the highest building, would have a ridge height of some 5.9metres. This building, however, would be obscured by the proposed extension from the open land to the west of the property. The reduced floorspace between the existing outbuildings and what is proposed and the similarity in height, is considered to represent the very special circumstances that are required to make the detached outbuildings comply with Policy GB1. It is considered that the proposal has overcome the reasons for the refusal of the previous application.

The appearance of the street scene

- 6.7 It is considered that the proposed rear extension would not have any appreciable impact on the front of the dwelling. The proposal attempts to replicate the style and the layout of traditional farm buildings and this theme is enhanced by the use of traditional external materials which includes wooden featherboarding on the external elevations of the building. It would integrity with the original building which was built as a stable block for Turpins Lodge. The proposal would not appear overlarge nor represent a discordant feature on the rear elevation of the dwelling by reason of its siting, shape, design and materials. The proposal is considered, therefore to be acceptable in terms of its design in relation to the character and appearance of the original dwelling. The proposed detached outbuildings would be a replacement of the existing outbuildings and would not have any appreciable impact on the property or neighbouring properties.

The impact on the neighbouring properties

- 6.8 The property is well screened on the side boundaries and 'Foxholes' is set some distance from the 'The Coach House'. 'Turpin Lodge' occupies an elevated position to the east adjacent to the access of 'The Coach House'. There is mature planting consisting of a line of conifers of some 12 metres high that extend along the northern boundary of 'Turpin Lodge' adjacent to the access to 'The Coach House'. In addition a further line of trees, varying between 4 metres and 6 metres in

height are located just to the west of 'Turpin Lodge'. These trees would significantly obscure the views from 'Turpin Lodge' towards the northwest in the direction of where the proposed extension would be located. Although the planning system cannot protect views of proposed development, it is considered that the visual impact of the proposal on Turpin Lodge would not be significant. The proposed extension and the proposed detached outbuildings would be some distance from 'Turpin Lodge' and the degree of separation means the proposal would not have any materially detrimental impact on 'Turpin Lodge' in terms of being visually intrusive or overbearing.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Bisham Parish Council object to the proposal as they consider that the position and the style of the building in close proximity to 'Turpin Lodge', which they consider to be an important Listed Building, is unacceptable. In addition, the Parish considers that the long glazed windows in this location are inappropriate and the Pool House is in the wrong place.

The 5 adjoining occupiers on Winter Hill Road were notified directly of the application. One letter has been received from the occupier of 'Turpin Lodge' objecting to the application on grounds that can be summarised as:

Comment	Where in the report this is considered
The modern court yard design of the proposal would be inappropriate and it would ruin the setting of the property, the view from the Area of Special Landscape Importance and be within the setting of a Listed Building. Also the huge increase in footprint (which is the same as previously) and the mass of the proposal would have a detrimental impact on the openness of the Green Belt.. Modern materials inappropriate. No historical precedent for the proposed design.	6.2-6.8
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8. APPENDICES TO THIS REPORT

Site Location Plan
Block Plan
Elevation

9. CONDITIONS TO BE ATTACHED 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 those shown on the approved plans no. 09.285.230 and 09.285.231 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 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 dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, GB4.
- 4 Within one month of the substantial completion of the development the buildings shown to be removed on drawing no. 09.285.200 shall be demolished and all materials resulting from such

demolition works shall be removed from the site.

Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2,

- 5 No tree or hedgerow shown to be retained on drawing no. PS.SU.L02 shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.