

WINDSOR DEVELOPMENT CONTROL PANEL

30 September 2009

Item: 3

Application No.:	09/01534/FULL
Location:	Rozal 16 St Andrews Crescent Windsor SL4 4EL
Proposal:	Rear extension and alterations to roof to form front and rear gables and side dormers for first floor accommodation
Applicant:	Mr Jones
Agent:	Mr M Pugsley - MP Building Plans Ltd
Parish/Ward:	Clewer South Ward

If you have a question about this report, please contact: David Johnson on 01628 685692 or at david.johnson@rbwm.gov.uk

1. SUMMARY

- 1.1 No. 16 St Andrews Crescent is a detached bungalow and the proposal is to extend the bungalow to the rear by adding a 4.7m long extension at ground floor level and extending the roof to create first floor accommodation with front and rear gables and a dormer on each side of the extended roof. It is considered that the proposal is acceptable and would not be harmful to the amenities of the neighbouring residents, the appearance of the existing bungalow or the character and appearance of the street scene.

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 James Evans on the grounds that it would be constructive for the planning process to have a transparent and public debate and resolution on this application as it is contentious in the neighbourhood.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is rectangular in shape measuring 11m wide by 40m long with the existing one bedroom bungalow set back about 6m from the front boundary. The site is typical of the type of properties in St Andrews Crescent and the planning history indicates that a number of the bungalows in the street have been extended to provide family sized accommodation. In this case the extension into the roof would provide for perhaps a three bedroom property.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

09/00323	Rear extension and alterations to roof with front and rear gables and side dormers plus replacement single garage	Withdrawn 17.4.2009.
09/00981	Rear extension and alterations to the roof to form front and rear gables and side dormers	Refused 15.7.2009 under delegated powers as it was considered that the side dormer the window of which faced towards no. 14 would give rise to an unacceptable degree of overlooking and loss of privacy to the rear garden area of no. 14.

- 4.1 The application would extend the kitchen and dining area by about 4.7m to the rear of the bungalow. The existing single bedroom would become a games room. The extension to the roof

would create perhaps three bedrooms. There would be two dormer windows (one on each side of the roof) to an en suite, landing and separate toilet on one side and a small one to a bedroom on the other.

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	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 existing dwelling and the street scene;
- ii the impact on the living conditions of neighbouring residents; and
- iii the adequacy of parking and the impact on highway safety in the area.

Impact on the character and appearance of the existing dwelling and the street scene

6.2 Policy DG1 of the Local Plan gives design guidelines for all new developments. Policy H14 of the Local Plan advises that extensions should not have an adverse impact on the character or appearance of the original property nor have an adverse affect on the street scene.

6.3 There are numerous examples of roof extensions and dormer windows nearby in St Andrew's Crescent and a very similar example to that proposed has been built at no. 28. Although in that particular example the dormer windows have not been set down from the main ridge line and the front gable is not set back or hipped above the front window as is the case with the current application. Planning permission was granted for no .28 in December 2008 under application ref. 08/02576 and it is noted that the plans for no. 28 indicate that the proposed ridge height is approximately 5.6 metres above ground level (the current proposal would have a ridge height of 5.4m).

6.4 It is considered that, in terms of the impact on the character and appearance of the street scene the proposal for no.16 is acceptable. It is noted that the original hipped roofs to no. 18 and no. 14 remain, although it is considered that, given the set back of the front gable and the setting down of the side dormers below the ridge, it would be difficult to sustain an objection to the proposal on the grounds that it significantly harms the character and appearance of the street scene in St Andrew's Crescent and taking into account the other roof extensions that have been constructed in the street.

Impact on the living conditions of occupiers of neighbouring properties

6.5 To the rear of no. 14 there is a single storey rear extension that has patio doors to its side which would face towards the rear extension to no. 16. There would be a separation distance of about 8 metres from the side wall of the extension to no. 16 and these side patio doors. There is also another window to no. 14 in the rear wall (facing down the garden). It would be difficult to argue that there would be a significant loss of light or outlook to no. 14 to a degree that would warrant a refusal of the application.

- 6.6** In the rear elevation of no. 14 there is a kitchen window and a bathroom window. There is also a door in the rear elevation of a side lean-to extension nearest to the boundary with no. 16. There would be no breach of the light angle guidelines of 60 degrees (for a single storey extension) and 45 degree angle (for a 2 storey extension) taken from the centre of the nearest habitable window (in this case the kitchen).
- 6.7** There is a private patio/sitting out area to the rear of no. 14. It is considered that the proposed extension to no. 16 would not have such an overbearing and over dominating impact on the outlook from either the rear garden area.
- 6.8** Planning application ref. 09/00981 was refused because it was considered that the side dormer the window of which faced towards no. 14 would give rise to an unacceptable degree of overlooking and loss of privacy to the rear garden area of no. 14. The current application shows the dormer to be 'blind' on the side facing towards no. 14 with a bespoke window in the front facing dormer cheek looking towards the road. It is considered that the previous reason for refusal has been addressed.
- 6.9** In the side elevation of no. 18 are two small obscure glazed bedroom windows. From plans of a previous extension to no. 18 it would appear that these windows are the sole bedroom windows. The windows are right on the boundary with no. 16 and currently face the side wall of no. 16 and its drive. The driveway is approximately 2.4m in width and the windows in the side of no. 18 face eastward. It is considered that the larger dormer window facing towards no. 18 and the roof extension would not give rise to a significant reduction in outlook from these windows (taking into account that they are obscure glazed windows) and it is considered that there would not be such a significant reduction in the light reaching these windows to warrant refusal on this ground.
- 6.10** No. 18 has been extended quite substantially to the rear and there are 3 roof lights in the rear extension to that property. The windows proposed on the west facing side of no. 16 would serve a bathroom, landing and a toilet. The bathroom windows appear to be shown to be obscure glazed. It is considered that these windows would not give rise to any significant degree of overlooking subject to obscure glazing, together with a restriction on the opening of these windows (Condition 2 in Section 9 refers). The windows in the front and rear gable ends are not considered to give rise to any unacceptable overlooking to the properties on either side, to the rear, or to properties on the opposite side of the road.

Other Material Considerations

- 6.11** The application proposes 3 bedrooms on the first floor and has been assessed by the Highway Officer on that basis. As is the case with other properties there is the potential for additional rooms to be used as bedrooms (in this case the games room). In this particular case one parking space is shown on the submitted drawing in the front garden, although there is scope for an additional parking space to be provided (Condition 3 in Section 9 below refers). It is considered that sufficient space exist on the site to accommodate the parking in compliance with the parking standards.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

7 occupiers were notified directly of the application.

A non-statutory notice advertising the application was visible on the site at the time of the Planning Officer's visit on the 10.8.2009.

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

	Comment	Where in the report this is considered
1.	Would result in overlooking of properties on either side and opposite the site.	Para. 6.5 to 6.10

2.	Visually overbearing and is out of keeping with the majority of properties on St Andrews Crescent.	Para. 6.3, 6.4
3.	Would increase parking problems on road if property used for multiple occupation.	Para. 6.11
4.	There is insufficient parking space for a 3 bedroom dwelling.	Para. 6.11
5.	Loss of light to amenity area and lounge.	Para. 6.5 to 6.7

The agent has written to advise that precedent is very important in planning terms and draws Member's attention to extensions at no. 4, 22, 26, 28, 38, 58 and 70 St Andrew's Crescent, particularly to no. 22. The agent suggests that the application is not contentious and that the views expressed by neighbours on the opposite side of St Andrew's Crescent are spurious.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Highway Officer	No objection subject to conditions.	Para. 6.11

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Layout, floor and elevation plans

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 windows in the west facing elevation of the extension shall be of a fixed, non-opening design with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, 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.
- 4 No part of the development shall be occupied until vehicle parking space has been provided for two vehicles in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. 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 would be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 5 No other part of the development shall commence 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.

- 6 No part of the development shall be occupied until the parking area has been surfaced with a permeable bonded material across its entire width and for a distance of at least five metres measured back from the highway boundary.
- Reason: To avoid spillage of loose material onto the carriageway which could adversely affect conditions of highway safety. Relevant Policies - Local Plan T5.