

WINDSOR DEVELOPMENT CONTROL PANEL

17 March 2010

Item: 8

Application No.: 10/00254/FULL

Location: 2 The Worple Wraysbury Staines TW19 5NY

Proposal: Part two storey part single storey rear extension with single storey side extension, extension to front former and proposed front entrance canopy with alterations to front boundary including additional crossover and construction of a new double garage/ancillary outbuilding following demolition of the existing garage.

Applicant: Mr Sahota

Agent: Mr Kevin D'Austin

Parish/Ward: Wraysbury Parish

If you have a question about this report, please contact: Brian Benzie on 01628 796323 or at brian.benzie@rbwm.gov.uk

1. SUMMARY

- 1.1 No. 2 The Worple is a detached dwelling within a small cul-de-sac of 5 similar dwellings. The application is for the erection of a part two storey/part single storey rear extension, a single storey side extension, an extension to the front entrance canopy, alterations to the front boundary, including an additional crossover, and the erection of a new double garage/ancillary outbuilding following the demolition of the existing garage. It is considered that the proposal is acceptable and would not significantly harm the amenities of the neighbouring residents, the appearance of the existing dwelling or the 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 Rayner so that the local residents and the applicant can see it is a fair process and can air their views at the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 No.2 The Worple is a detached dwelling within a small cul-de-sac of 5 similar dwellings off Station Road.
- 3.2 The property is centrally located within a plot of approximately 0.095 hectares and there is a detached double garage located to the front, in the northern corner of the plot. There is also an extensive area of parking between the dwelling and the garage.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 There is no planning history for the application site.
- 4.2 There were a number of discrepancies within the plans as they were originally submitted (see Section 7 below), although amended plans have removed these discrepancies and these were received on the 2nd March. It is on the basis of these amended plans that the application should be determined.
- 4.3 The application is for the erection of a part two storey/part single storey rear extension, a single storey side extension, extension to the front entrance canopy, alterations to the front boundary including an additional crossover and the erection of a new double garage / ancillary outbuilding following the demolition of the existing garage.

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	Protected Trees
Local Plan	✓ DG1, H14, P4, T5	✓ N6

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i the impact on the appearance of the existing dwelling and the street scene;
- ii the impact on the living conditions of neighbouring residents;
- iii the adequacy of parking and the impact on highway safety in the area; and
- iv the impact on the health and amenity value of trees within the area covered by a group Tree Preservation Order.

The impact on the appearance of the existing dwelling and the street scene

- 6.2 Policy DG1 of the Local Plan gives general design guidelines for all new development whilst Policy H14 advises that extensions in particular 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 The proposed extensions to the dwelling are sympathetic to the existing style of both the host property and to the other properties within The Worple. Similar extensions (not including the proposed side extension) were permitted at no.4 The Worple under ref. 98/77409. It is not considered that the proposed extensions will have an adverse impact on the character or appearance of the street scene or the area in general.
- 6.4 The proposed garage / ancillary outbuilding will replace an existing double garage. The eaves height of the proposed building is 2.5 metres with a hipped roof over which has a ridge height of 4.0 metres. The garage is to be positioned close to the north and east boundaries of the property and notwithstanding that its footprint will be substantially larger than the existing garage taking into account the design and relatively low ridge height it is not considered that the proposal will have an adverse impact on the character or appearance of the street scene or the area in general.
- 6.5 The proposal includes changes to the front boundary treatment at the property which is currently a mixture of ranch style fencing backed with a variety of deciduous shrubs which are sparse in places. It is proposed to replace the fencing / shrubs with a wall 1 metre in height with open railings 800mm in height above the wall. The wall is to be built in brick which is to match that of the dwelling and a sliding gate is proposed to the existing access. The plans show that an additional access is proposed which will give direct access to the new garage. As The Worple is not a classified road the proposed access does not require planning permission however, a highway crossing licence would have to be sought from the Council's Highway's department.
- 6.5 The front boundaries to properties within the Worpole are marked in a number of ways namely, low railings, ranch style fencing, hedges and shrubs. The fencing being in the region of 1 metre in height maintains an open feel to the small development of houses.

- 6.6 It would appear that no condition was attached to the original planning permission for the development which controlled the erection of boundary treatments within the site. This being the case a wall of 1 metre in height could be erected in the position proposed under the dwellings permitted development rights. Taking this into account and notwithstanding that the railings would increase the overall height to 1.8 metres, it is considered that the railings would maintain the open feel of the existing development. In addition being at the head of the cul-de-sac the proposed wall will be seen against the matching brickwork of the dwelling behind which will lessen its impact.
- 6.7 Taking the above into account and the variety of other boundary treatments within the development it is considered that the erection of the wall and railings would not have an adverse impact on the street scene.

The impact on the living conditions of neighbouring residents

- 6.8 The two storey element of the proposal is to be constructed on the southeast corner of the existing dwelling and given its position and the separation distance of the neighbouring properties it is not considered that this extension will have any significant affect on the residential amenity of the neighbouring properties.
- 6.9 The single storey side extension which is approximately 15.5 metres in depth and 2.6 metres in height is to be built up to the boundary with the adjacent property no.3 The Worple. However, the garage of no.3 will overlap part of this extension and the main part of the dwelling (no.3) which includes a secondary kitchen window will be approximately 8 metres from the extension. Taking the above into account it is not considered that the proposed side or rear extensions will result in a significant loss of light to the neighbouring property no.3 The Worple.
- 6.10 The proposal includes a rear balcony at first floor level of approximately 3 metres in depth which will replace an existing balcony of approximately half that depth. The proposed balcony as does the existing balcony will give unrestricted views over the private area and the side facing kitchen window of no. 3 The Worple. Notwithstanding the views offered by the existing balcony it is considered that given the additional depth of the proposed balcony it is more likely to be used on a more frequent basis than the existing. This being the case, should planning permission be granted a condition relating to the submission of details for the erection of a suitably designed privacy screen along the side of the balcony facing no.4 should be considered.
- 6.11 It is considered that proposed wall and garage would not have a significant adverse affect on the amenity of the neighbouring properties and given the overall size of the plot the proposal as a whole does not represent overdevelopment of the site.

The adequacy of parking and the impact on highway safety in the area

- 6.12 Sufficient space would remain on the site 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.
- 6.13 The submitted plan also shows that an additional vehicular access is to be constructed close to the eastern boundary of the property. As The Worple is not a classified road planning permission is not required for the crossing itself, although a licence should be sought from the Council's highway section.

The impact on the health and amenity value of trees within the area covered by a group Tree Preservation Order

- 6.14 A group Tree Preservation Order ref. no.21 of 1976 covers part of the site however, none of the trees covered by this order are close enough to the proposed development to be adversely affected by it.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

4 occupiers were notified directly of the application.

The planning officer posted a non-statutory notice advertising the application at the site on the 25th February 2010.

1 letter was received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. Loss of privacy and overdevelopment of the site.	6.8, 6.9
2. Plan of no.4 is inaccurate and with the proposed extension the occupiers of no.3 will be enclosed on both sides.	6.9
3. Loss of light.	6.7
4. Double garage / ancillary outbuilding is a dominant feature together with the size of the extended house will destroy the appearance of the area.	6.4, 6.9

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Proposed extension plans and elevations
- Appendix C – Proposed wall and garage plans and elevations

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 dwelling 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 Notwithstanding the details shown on the approved plan ref. 2TW/P02A, a 1.8m high privacy screen is to be erected along the southwest side of the balcony. The privacy screen shall be erected within one month of the substantial completion of the development in accordance with a scheme that has been previously submitted to and approved by the Local Planning Authority and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to protect the privacy of the adjoining properties. Relevant Policy - Local Plan H14.