

Heighway Associates Architects Ltd



February 2021

Design & Access and Heritage Statement—Tudor Lodge

Burchetts Green Lane, Burchetts Green SL6 3QP

For Mr & Mrs J Spread




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Site Address

Tudor Lodge, Burchetts Green Lane, Burchetts Green SL6 3QP.



Client

The application site is owned by Mr & Mrs J Spread.

Introduction

This document has been prepared by Highway Associates Architects Ltd as part of a planning application submission in relation to Tudor Lodge, Burchetts Green Lane, Burchetts Green. This application seeks approval for the erection of ground floor extension to rear of existing garage/stores, erection of first floor extension “in roof” space over existing flat roof of garage within the Conservation Area.

The planning application follows our client’s purchase of the property, Pre-application advice request, bat survey, measured survey, sketch designs and development.



Site Description:

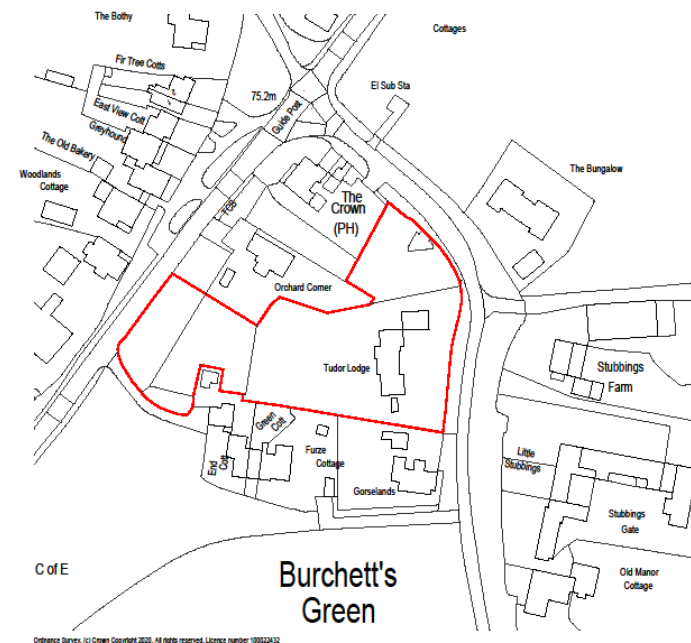
The site falls under the jurisdiction of The Royal Borough of Windsor & Maidenhead and lies in the Green Belt and in the Burchetts Green Conservation Area which is described in the conservation appraisal as “predominantly residential”, with properties dating predominantly from the early 19th century.

The application site is a sizeable plot within the defined residential area of Burchetts Green.

The curtilage sits within a recognised settlement within the Green Belt.

The village of Burchetts Green lies approximately 4 miles to the west of Maidenhead and 1 mile north of the A4. Tudor Lodge is located just south of the village to the south side of Burchetts Green Road. The house is set back from the road within a substantial garden plot and located on Burchetts Green Lane which runs north/south west between Burchetts Green Road and the A4. The A4 Bath Road connects Maidenhead and Reading.

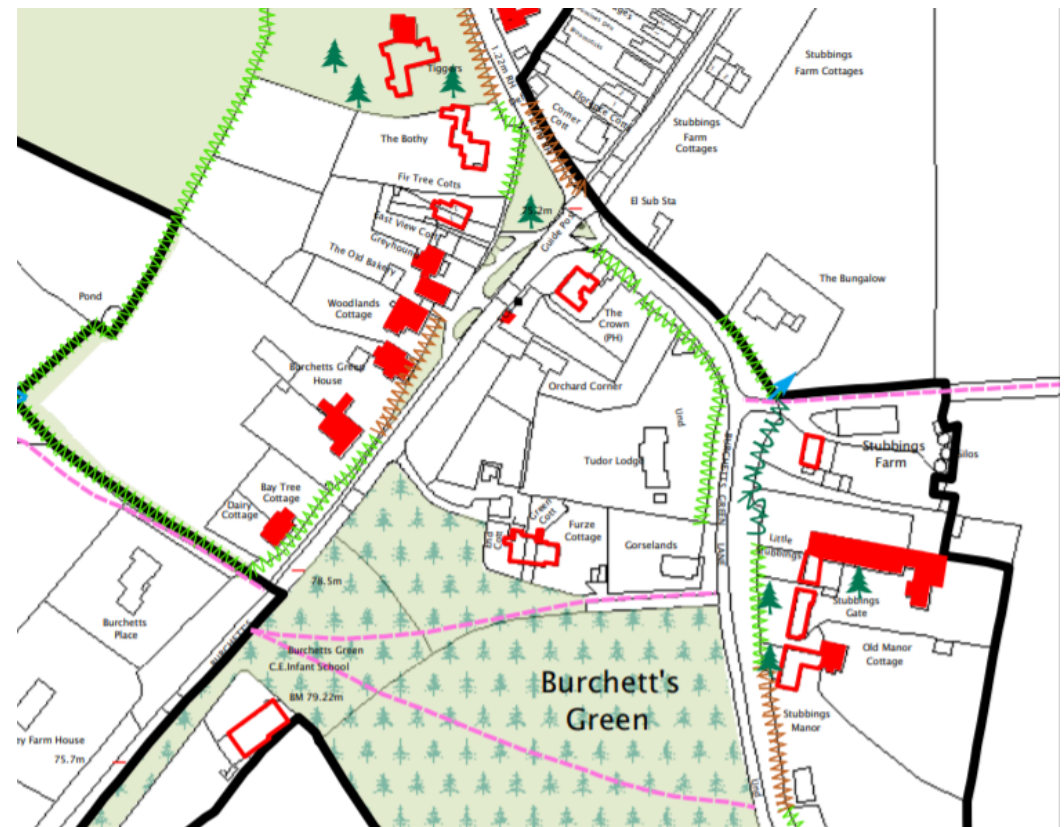
The property is one of many brick & render built detached houses along the street.



Site

Location & Access

The site measures 5186 m² or 0.5186 hectares and is shown within the red line on the site location plan. The site has an east west orientation. Access is from Burchetts Green Lane to the east.





Existing Building

Tudor Lodge is an individual 1960's detached house and stands in attractive established gardens and extending to 1.2 acres in total with a detached double garage.

The 'original' house measures 225 m²

- Ground floor 117 m²
- First floor 108 m²

(Areas—gross internal)



The two storey extension to the South—sitting room and master bedroom extension (circa 1968) measures 98 m²

- Ground floor 50 m²
- First floor 48 m²

Single storey garage extension, stores etc 54 m²

Total of above 50m² + 48 m² + 54 m²

(excluding original house) 152 m²

Front Elevation



Rear Elevation



Percentage additions

Original house	225 m ²
Garage & two storey south extension	152 m ²

- resulted in 67.5% increase

Then add proposals 69.5 m² + 152 = 221.5 m²

- results in 98.2% increase

Note: Pre-application Advice Request (Ref 20/90209/PREAPP) areas.

Ground floor	10.8 m ²
Loft rooms	90.0 m ²
Total	100.8 m ²

- Results in 112.5% increase
- 112.5—98.2 = 14.3% less than originally proposed with the pre app.



NOTES

- Existing
- Proposed
- Demolition
- Roof
- Structure
- Other

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 Project: Tudor Lodge, Burchetts Green Lane, Burchetts Green SLS SGP
 Title: Existing Elevations
 Issue: Planning
 Scale: 1:100 @ A1
 Date: November 2020
 Dwg No: 1832/02 Rev:

Existing Elevations

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Existing Plans

Relevant Planning History



Ref	Description	Decision & Date
7599/67	Alterations & additions	Approved 1967
7754/68	Extension	Approved 1968
402307	Granny Flat	Approved 1975
410991	Garage, stores, new bay window to lounge	Approved 1980
09/00667/CPD	Single storey frton cloakroom extension	Approved

Planning Policy

Local Plan

Relevant Planning Policy appertaining to the development proposals are contained in National Guidance, in the form of the National Policy Planning Framework (NPPF) and the saved policies of RBWM Local Plan 1999.

The local authority is in the process of preparing a new Borough Local Plan. The Borough Local Plan Submission version was published in June 2017. The Borough Local Plan was going through its Examination in Public (EIP). Stage 1 was completed in June 2017. Public consultation ran from 30th June to 27 September 2017. The submission version of Borough Local Plan did not form part of the Development Plan. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors need to attach significant weight to its Policies.

In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV which were out to public consultation until Sunday, 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. In due course, the Inspector will resume the Examination of the BLPSV.

The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above, both should be given limited weight. We are led to believe that there are some serious issues with the housing numbers which has led to a further delay and that the Inspector's report is now awaited.



Burchetts Green Conservation Area

We acknowledge that the property is located in a Conservation Area and as a consequence there is nothing abnormal in the proposed designs. The scheme is of a traditional design and infact makes a positive contribution to the conservation area with the proposed removal of the flat roof. Materials used will be traditional and appropriate. There is no historical value or interest in the property. The property is not Listed.

NPPF

Chapter 2 of the NPPF reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraphs 10 and 11 confirm that at the heart of the Framework there is a presumption in favour of sustainable development and that sustainable development should be pursued in a positive way.

Chapter 4, Paragraph 38 puts the onus on local planning authorities to approach decisions on proposed development in a positive and creative way.

Chapter 12, Paragraph 124 deals with the issue of design, it states

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Chapter 12, paragraph 127 outlines that planning policies and decisions should ensure that developments

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- are sympathetic to local character and history.
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- optimise the potential of the site to accommodate and sustain appropriate development (including green and other public spaces) and support local facilities.
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.





A review of the original 1999 Local Plan and emerging Local Plan establishes that the application site-

Within the established settlement boundary of Burchetts Green

- Is within a Conservation Area.
- Tudor Lodge is not listed.
- Is not within an Area of Outstanding Natural Beauty.
- Is not a Site of Special Scientific Interest.
- Is not a designated gap between settlements.
- Is not within Environment Agency flood zones 2 or 3.
- Contains no trees which are the subject of a TPO.
- Is within the Metropolitan Green Belt.
- Is not within the setting on the River Thames.

Policy GB1— within the Green Belt, as defined on the proposals maps, approval will only be given, save in very special circumstances, for

A) the construction of new buildings for the following purposes:

1. development for agriculture or forestry;
2. Essential facilities for outdoor sport and outdoor recreations, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
3. Residential development in accordance with policies GB3-GB5;
4. Redevelopment of redundant hospital sites, in accordance with policy GB9;



- 5. Limited infilling or redevelopment of major sites in existing further or higher education use in accordance with policies GB9-GB10;
- B) The change of use of buildings in accordance with policy GB8;
- C) Engineering and other operations and the making of material changes in the use of land which maintain openness and do not conflict with the purposes of including land in the Green Belt.

Policy GB2—permission will not be granted for new development or the redevelopment, change of use, or replacement of existing buildings within the Green Belt if it would:

- A) have a greater impact on the openness of the Green Belt or the purposes of including land in it than an existing development on the site;
- B) Harm the character of the countryside because of:
 - 1. The scale, siting or design of the development or the materials employed; or
 - 2. A material intensification in the level of activity on the site; or
 - 3. A material increase in the scale of development on the site; or
 - 4. The permanent loss of grade 1, 2 or 3A agricultural land or of woodlands; or
 - 5. Harm to residential amenities in the locality; or
 - 6. Conflict with any other policies of the plan.



Policy GB 4—the Borough Council will only approve proposals for the extension of an existing dwelling where it would not cause a disproportionate addition over and above the size of the original dwelling.

2.1.26 A disproportionate addition could occur through one large extension or through the cumulative impact of a series of small ones. The size of the extension relative to the original dwelling (or 1947 for dwellings built before this date) will be an important consideration. Each case will be considered on its merits and in relation to the following factors: (i) the size of the original house, (ii) the size of the plot, (iii) the nature of the surrounding area, (including its topography, tree-cover, proximity and character of any neighbouring properties), (iv) the design and position of the proposed extension in relation to the view from public places, especially the appearance from the road, and (v) the history of development at the site.

2.1.27 Floorspace will be a guiding factor in assessing whether a proposal is in accordance with the policy. However, percentage increases are not the sole determining factor. The bulk and scale of the proposals, their effect on the openness and the purposes of the Green Belt and their impact on the general appearance of the area as well as the individual property will all be considered in assessing a proposal.



Policy H14 applies to ensure:

- No adverse effect on the character of the area
- Should not cause loss of light or privacy to adjacent properties
- Not lead to inadequate parking
- Should not link properties

Policy DG1 is applicable and provides design guidelines for all forms of development.

Policy SP1 is applicable. Policy SP1 of the Borough Emerging Local Plan 2013-2033 Submission Version provides the spatial strategy for the Borough.

Policy SP2 is applicable. Policy SP2 aims to ensure that all new developments contribute positively to the places in which they are located and that they are sustainable.

Policy SP3 is applicable. Under Policy SP3 new development is expected to contribute towards achieving sustainable high quality design in the Borough. It sets out a number of design principles to achieve high quality design.

Pre-application Advice Request submitted September 2020—ref 20/90209/PREAPP

Proposal: Single storey side extension, loft conversion and alterations to fenestration.

Planning Officer: Sheila Bowen

Pre-application Officer Report issued 29th September 2020

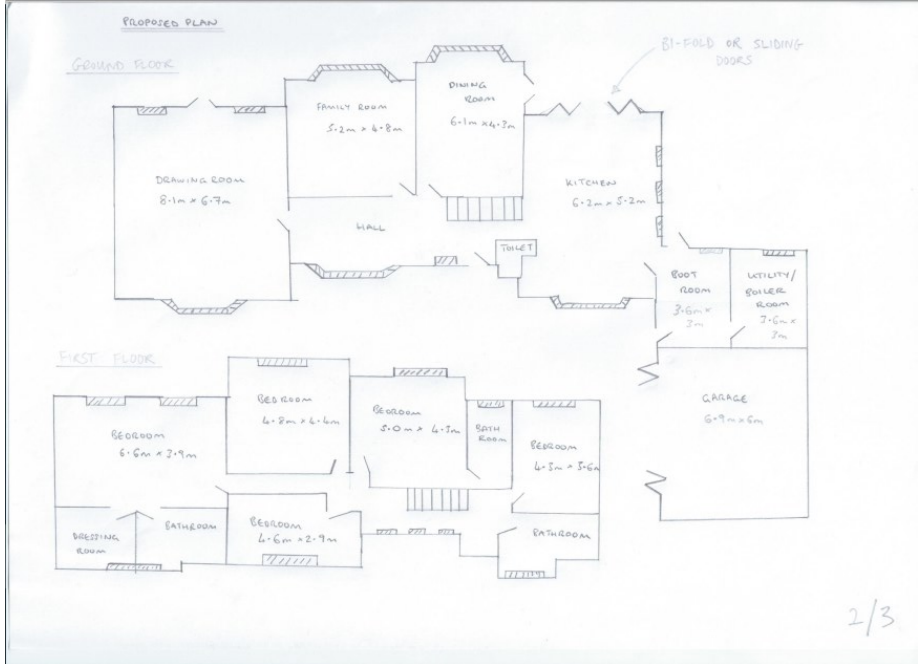
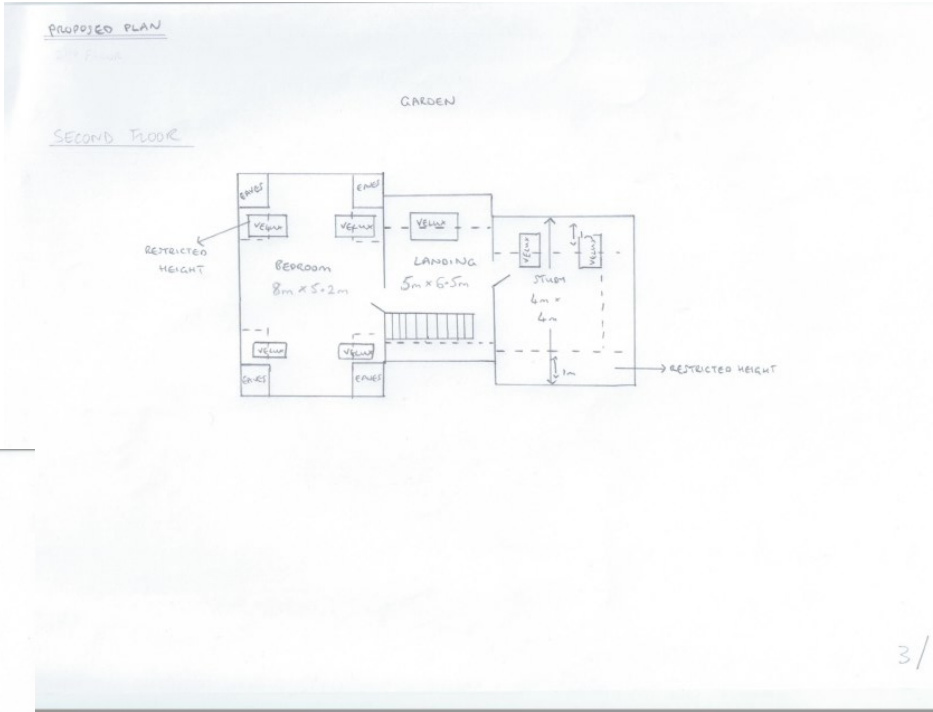
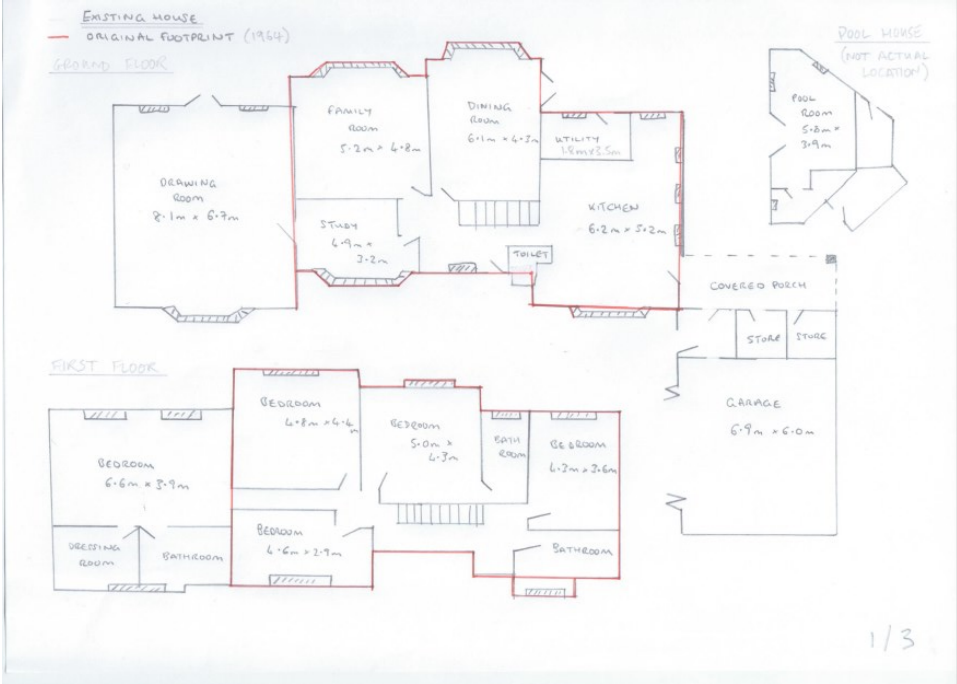
Summary advised:

- proposed extension would not be disproportionate to the original house
- The conversion of the loft with rooflight windows would be acceptable
- The alterations to the fenestration would be acceptable





Pre-application advice request (RBWM ref 20/90209/PREAPP) sketches submitted



Proposal

Ground floor extension to rear of garage to provide utility & boot room and first floor extension set within a pitched roof over existing garage flat roof to provide bedroom, bathroom and study. Relocation of front door & new porch.

Ground floor 16.5 m²

First floor 53 m²

Total 69.5 m²





East Elevation

South Elevation

West Elevation

North Elevation

NOTES:

- New wall
- Existing wall
- Existing window
- Existing door
- Existing roof
- Existing floor
- Existing ground

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Client: MR & MRS GERRARD

Project: Tudor Lodge, Burchells Green Lane, Burchells Green SL4 3QP

Title: Proposed Elevations

Issue: Planning

Scale: 1:100 @ A1

Date: January 2021

Draw No: 1832/04

Scale: 1:100

Proposed Elevations

Block Plan 1:500

Ground Floor Plan

First Floor Plan

Roof Plan

NOTES:

- New wall
- Existing wall
- Existing window
- Existing door
- Existing roof
- Existing floor
- Existing ground

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Title: Proposed Plans

Issue: Planning

Scale: 1:100 @ A1

Date: January 2021

Draw No: 1832/03

Proposed Plans

Proposed Materials

Roof—clay tiles

Walls—brick, render & cladding

Windows—softwood, painted.

Note: materials to match and enhance existing.



Conclusion

It is acknowledged that Tudor Lodge is situated in the Green Belt however the property is located on a very large plot of some 1.2 acres or 0.5186 hectares.



The footprint currently measures 260m² which equates to 5% site coverage. The small proposed rear extension of 19m² is unseen and represents an increase in site coverage of 0.36%.

We are proposing to build on top of an existing garage structure which currently has a large incongruous flat roof. The proposed roof is pitched to match in with the host dwelling. The reader will note that it has been designed to sit down and lower than the main roof thereby being subservient to it.

The East elevation is the front elevation and faces Burchetts Green Lane. The reader will note that the first floor extension is in effect 'end on' and the impact on the visual form minimal.

Two dormer windows are proposed for the South facing elevation. This elevation addresses the drive at the front of the property and the reader will note that this elevation is 'all roof' above the existing ground floor eaves to ridge level. The proposed sloped roof has been designed to reduce mass, bulk and volume.

We would draw the reader's attention to the proposed first floor / roof plan and specifically the connection of the two structures which can be described as 'delicate' and 'minimal'. The proposed roof pitches back against the side wall of the main house and is wholly subservient to it.

The results of the pre application enquiry (20/90209/PREAPP) made by our client were positive. These represented an increase of 112.5% on the original building. The proposals before the local authority reduce this by 14.3% which is acknowledged as a 98.2% increase on the original building.

Originally our clients were considering converting the roof space of the house, however a visual inspection quickly discovered the presence of bats. This has been further confirmed by the professional bat survey. There are no bats present in the flat roof of the garage so the decision was taken to explore the possibility of extending here. Improving the design of the house, removing the unsightly flat roof and leaving the bats well alone in the main roof space.

We believe that aside from the fact that the proposed extension is subservient exceptional circumstances should be considered because of the presence of bats and our clients desire not to disturb them. We note the local authorities desire to restrict extensions in the Green Belt and the term disproportionate is often used. There is no percentage figure in the 1999 adopted Local Plan. We are below the 100% calculation of increase and the property is situated on a very large plot. All of these are material considerations to be looked at when considering a planning application and we would ask the local authority to look upon the proposals favourably.



Jonathan Heighway RIBA

End.