

1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by KR Planning on behalf of Crest Venutres Ltd (hereafter referred to as 'the Applicant') to accompany a planning application to the RBWM in respect of the proposed development at 87-89 High Street, Maidenhead, SL6 1JX.
- 1.2 Full planning permission is sought is sought to redevelop the rear of the site with a three storey building providing six 96) apartments
- 1.3 The overall objective of the scheme is to provide a high quality development at this site whilst safeguarding neighbouring amenity and retaining the character of the area.

2 THE SITE & PROPOSAL.

- 2.1 The building is located in between two 2 storey high buildings, with one having accommodation in the loft space.
- 2.2 87-89 High Street is currently occupied at ground level by a gym and a retail unit, three residential units at first level, and two residential units at second level. Both commercial properties at ground floor extend through to Nicholsons Lane, where they benefit from rear access.
- 2.3 While the elevation towards High Street is compromised of 3 storeys, the building reduces in size towards Nicholsons Lane, having only 1 storey fronting this street.
- 2.4 High Street is a relatively narrow street with large pedestrian access only. It features a variety of building types, ages and scales, creating a vibrant streetscape.

3 PLANNING POLICY

- 3.1 This section of the Statement provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 3.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

National Planning Policy Framework (2021)

- 3.3 On 21 July 2021 the government adopted the revised National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces the previous National Planning Policy Framework published in March 2012.
- 3.4 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: an economic objective, a social objective and environmental objective.
- 3.5 The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 3.6 Where there are no relevant development plan policies, or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.7 The NPPF constitutes a material consideration in determining applications.
- National Planning Practice Guidance (2014)
- 3.8 The Government launched the Planning Practice Guidance web-based resource in March 2014.
- 3.9 Paragraph 001 of Design states good quality design is an integral part of sustainable development. Achieving good design is about creating place, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.
- 3.10 Paragraph 040 of Design states that well designed housing should be functional, attractive and sustainable. It should also be adaptable to the changing needs of its occupants.
- 3.11 Paragraph 002 of Health and Wellbeing states that the decision making process can consider how development proposals can support strong, vibrant and healthy communities and help create healthy living environments.

- 3.12 The Royal Borough of Windsor and Maidenhead Local Plan 1999 (including alterations adopted June 2003)
- 3.13 The Applicant would note the significant changes to the Planning system since the adoption of the Local Plan, including but not limited:
- Three new Planning Acts
 - The cancellation of all Planning Policy Guidance referred to within the Local Plan
 - The publication of the NPPF
 - The publication of the online Planning Guidance
- 3.14 The Applicant would note that the NPPF prescribes a limitation to the weight to be accorded to the Development Plan when there is a conflict between the NPPF and the Development Plan (see para 214-215 of the NPPF).
- 3.15 Saved Policy DG1 (Design Guidelines) sets out a number of guidelines for new development to have regard to. DG1(6) states that development proposals will be expected to include landscaping schemes and provision should be made for the future maintenance of these areas. It further confirms that landscaping proposals should form an integral part of a development's overall layout and design.
- 3.16 Saved Policies R3 and R4 (Open Space Provision in New Developments) states that the Borough Council will require new housing developments to make appropriate provision for public open space in accordance with the minimum standard of 4.3ha per 1,000 population. Furthermore, it states that a minimum of 15% of the gross site area should be public open space.
- 3.17 Saved Policies H8 and H9 (Meeting a range of Housing Needs) states that development/redevelopment proposals will be expected to contribute towards improving the range of housing accommodation in the Borough, including small households, special needs households and accessible units to the disabled.
- 3.18 Saved Policy H10 (Housing Layout and Design) requires new residential development to display high standards of design and landscaping in order to create attractive, safe and diverse residential areas. It sets out a number of aims to achieve including, retaining important views in and out of the site, provision of public open space and equipped children's play areas, necessary arrangements for future maintenance, safe movement of residents, and a clear distinction between public and private areas.

- 3.19 Saved Policy H11 (Housing Density) states that in established residential areas, planning permission will not be granted for schemes of incompatible density that will damage the character and amenity of the area.
- 3.20 Saved Policy T5 (New Developments and Highway Design) states that all development proposals will be expected to comply with the Council's adopted Highway design Standards.
- 3.21 Saved Policy P4 (Parking within Development) states that all development proposals will be required to provide car parking in accordance with the adopted standards as set out in Appendix 7 to the Local Plan.

Housing Land Supply

- 3.22 In having regard to all material considerations as they relate to the proposal, it is also relevant to have full regard to the LPA's current housing land supply position as it stands at the current time.
- 3.23 The Supreme Court judgement handed down on 10th May 2017, in the case of Suffolk Coastal District Council v Hopkins Homes Ltd; and Richborough Estates Partnership LLP v Cheshire East Borough Council; confirmed that the primary purpose of paragraph 49 of the NPPF is to act as a trigger to the operation of the 'tilted balance' under paragraph 14, the general effect of which is reasonably clear, i.e. in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects, or where specific policies indicate otherwise.
- 3.24 In this instance, the LPA cannot demonstrate a five-year supply of housing land. This is confirmed at paragraph 6.1 of the Five Year Housing Land Supply Statement and the Borough needs to write an Action Plan.

4 MATERIAL CONSIDERATIONS

Principle of development

- 4.1 The upper part of the site is in residential use at present, so there can be no in-principle objection to additional residential use on the site, subject to considerations of matters such as good design and the quality of the development.

Housing Mix

- 4.2 The proposal will result in the creation of 1x2 bedroom units and 5x1-bedroom units. Policy CP 5 of the Core Strategy is provided in full below:

The Council will seek to ensure that new developments offer a range of housing sizes to meet

- 4.3 Given the town centre location, this area is deemed better for the supply of smaller units, as that demographic is more likely to live in the town centre than family units

Quality of Accommodation

- 4.4 The National Technical Housing standards requires minimum floorspace areas and this is achieved. The proposed size of the single and double bedrooms all exceed the minimum nationally described space standards of 7.5sqm and 11.5sqm respectfully.
- 4.5 All units are dual aspect and as such the proposed units will comprise high quality accommodation for future occupants through sufficient floorspace, outlook and privacy.

Amenity Space

- 4.6 Amenity space is provided for as balconies. In town centre locations, with limited site area, such provision is deemed to be appropriate. No adverse comment was received at pre-app stage

Height and Scale

- 4.7 There are a number of redevelopment schemes within Nicholson Lane of a similar height and scale. At pre-application stage it was commented:

There are no objections to this raising of the roofline to the building facing Nicholsons Lane, given the heights of the neighbouring buildings and recently approved applications (such as 18/03412/FULL at no.91A). As a result of the proposal the rear building would represent a

contemporary architectural addition to the streetscape, which would replicate the existing double-gabled roof form, but with a raised level. The proposal is therefore likely to offer a visual improvement along the Nicholson Lane streetscene, due to the provision of higher quality of design. The proposed increase in mass and form would not adversely impact on any of the adjacent non-designated heritage assets or the adjacent mixed-use buildings to the rear. It is however subject to submission of the elevation plans.

- 4.8 The elevations are deliberately designed to be a contemporary additional so as not to compete with the traditional features that can be seen within the immediate context.

Transport – car & cycle parking

- 4.9 The development proposes no car parking spaces, which is considered appropriate in a town centre setting. 8 cycle parking spaces area proposed

Refuse

- 4.10 The refuse and recycling store is collected from kerbside collections, and this arrangement is intended to be the way forward. A condition can control this matter.

5 CONCLUSION

- 5.1 The proposal will provide 6 residential units, which will contribute to the housing need in the borough.
- 5.2 Each residential unit will benefit from meeting the internal space standards as prescribed in the nationally described space standards.
- 5.3 Overall the proposed development will provide a high quality development at this site whilst safeguarding neighbouring amenity and retaining the character of the area.
- 5.4 The proposal is considered acceptable with regards to the relevant policies of the Development Plan and with regards to the NPPF and therefore planning permission should be granted.