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Team Leader – North
Planning
Planning Services
Royal Borough of Windsor
and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

28 February 2024

Our Reference: 713801

Dear Ms Long,

Reference: Demolition of existing wooden outbuilding and replacement with detached outbuilding on land at Green Cottage, Burchetts Green Road, Burchetts Green, SL6 6QZ

On behalf of our client – the residents of Green Cottage, we have today submitted a revised planning application for the above proposed works. The application has been submitted electronically via the Planning Portal (reference: PP-12819926).

This application has been prepared to facilitate the demolition of the existing wooden outbuilding on site, which has been in situ for some time, and is now in a state of disrepair. Our client wishes to replace this with an attractive, modern building on broadly the same footprint and of similar scale.

This application is submitted following two previous planning applications on site. The first; application 23/01213/FULL, sought the demolition and replacement of the existing building. This application was withdrawn in response to officer advice that the proposed building was too large (on the basis that it was more than 30% larger in footprint than the existing building).

Following this withdrawal, a further application; ref. 23/02144/FULL was submitted in September 2023. This incorporated a smaller replacement building with a reduced height increase, and a 29% increase in floor area overall (including an additional first floor). This figure was believed to be within the Council's established 'rule of thumb' and was therefore not considered by the applicant to be 'materially larger' than the existing building.

Despite a positive officer's report which confirmed that the proposals would; preserve the character and appearance of the Conservation Area; have no impact on parking arrangements, were sympathetic to the character of the area (according with Borough Wide Design Guidance); and would be in accordance with policy QP3 in terms of neighbouring amenity; the LPA considered that the application would harm the openness of the Green Belt, and as such formed inappropriate development. The application was subsequently refused in November 2023.

The current proposal, now submitted as part of this application seek to take into account the LPA's advice and reasons for refusal on the previous submissions, and sit well within the 30% increase in volume, and floorspace when compared with the existing outbuilding. Additionally, the proposals follow broadly the same roofline, with no material increase in height. The proposed first floor accommodation has also been removed in this iteration.

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Paragraph 154 (Criterion d) of the National Planning Policy Framework (NPPF) (2023) states that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

*d) the replacement of a building, provided the new building is in the same use and **not materially larger** than the one it replaces; **(Our Emphasis)***

Whilst the new proposals do include a 7sqm increase in floorspace when compared to the existing outbuilding, we would assert that given the significant reduction in the height and volume, the new proposals are not materially larger than the existing outbuilding and consequently accord with paragraph 154 (d) of the NPPF, and therefore do not result in inappropriate development in the Green Belt.

The existing outbuilding

The existing outbuilding is a dilapidated wooden structure, set back a considerable distance from Burchetts Green Road and surrounded by a significant amount of screening. This screening means that the existing outbuilding is unable to be seen in any capacity from either the road itself, or by any neighbouring residents. This screening will be protected and maintained in the future in order to prevent the new building from becoming visible.

The existing structure is constructed from wood, with a timber roof and felt. A small lean to is attached to the eastern side of the main structure, giving the building its current 'L' shape. Due to its size and configuration, it is not suitable for the storage of most modern cars.

Our client currently parks their vehicles on the gravelled area adjacent to the front of the existing outbuilding (shown on Drawings: TOR-XX-ZZ-DR-A-P002-A and TOR-XX-ZZ-DR-A-P003-B).

The Proposal (Including Design and Access)

The proposed works seek permission to demolish the existing outbuilding and replace them with a sympathetic new building in the same location. The new building has been designed to be of similar scale to the existing outbuilding, and as aforementioned is of a smaller scale than that submitted via the two previous applications on site (Ref. 23/01213/FULL and 23/02144/FULL).

This building will be constructed on a red brick plinth with black stained horizontal wooden cladding on the exterior, whilst the roof will be made from clay plain tiles with a clay ridge tile, in keeping with both the existing wooden outbuilding, and other recent outbuildings granted permission in the village. Elevations of the proposed building can be seen in submitted drawing: TOR-XX-ZZ-DR-A-P006-B.

The roof will contain two rooflights, both of which will be conservation grade, recessed to sit flush with the roofline, and made with an appropriate but traditional material such as timber or aluminium. These rooflights are proposed to be situated on the western side of the pitched roof, to prevent any possibility of overlooking into neighbouring properties.

The building is not proposed to be externally lit.

The building will be accessed off the existing driveway, in the same manor that the current outbuilding is accessed. No alterations to this driveway are proposed as part of this application.

The existing tree and hedgerows surrounding the site will be protected during construction and maintained in the future. The screening that this vegetation will provide will continue to protect views of the building and ensure that it is not visible from the road and by neighbouring properties. There will be no habitats disturbed by the proposal and there will be no adverse ecological impacts as a result of this replacement building.

There will be no adverse impact on the neighbouring properties residential amenity arising from these proposals, as confirmed by the previous applications on site.

The Application

The submitted planning application consists of:

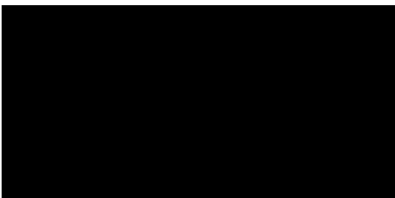
- This covering letter
- The application form and appropriate certificates
- Drawings:
 - TOR-XX-ZZ-DR-A-P001-A – Location Plan
 - TOR-XX-ZZ-DR-A-P002-A – Existing Block Plan
 - TOR-XX-ZZ-DR-A-P003-B – Proposed Block Plan
 - TOR-XX-ZZ-DR-A-P004-B – Proposed Roof Plan
 - TOR-XX-ZZ-DR-A-P005-B – Proposed Floor Plan
 - TOR-XX-ZZ-DR-A-P006-B – Proposed Elevations
 - TOR-XX-ZZ-DR-A-P007-C – Proposed Section and 3D Render View

The requisite application fee of **£322.00** (including Planning Portal Admin fee) has been paid via the planning portal.

The revised proposal responds to the council's concerns in regard to both previous applications, fully accords with local and national planning policy and should therefore be approved without delay.

We trust that the above is acceptable and look forward to hearing from you. If you have any queries or require additional information, please contact me.

Yours sincerely,



Jack Higson
Senior Planner