

3rd April 2024

Planning Department
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

Dear Madam or Sir

Proposed Extensions to 1 Tudor Lane, Old Windsor, SL4 2LF

On behalf of my client, Mr D Hanson, I am pleased to attach herewith a householder application for extensions to the above property comprising four components as follows:

The erection of a two-storey extension to the south side of the existing dwelling. This component of the scheme has the exact same proportions as the two-storey side extension approved in October 2022 under reference 22/01671.

Conversion of the existing attached double garage into living accommodation and construction of a single storey extension to the rear thereof.

Erection of a first-floor extension above the converted garage.

Alterations to the resultant front elevation to provide 4 x bay windows (ground floor only)

The policy tests for these proposals are set out in adopted local plan policy QP3 and Old Windsor Neighbourhood Plan policy OW8.

Policy QP3 of the adopted Borough Local Plan (BLP) states that new development will be expected to contribute towards achieving sustainable high-quality design in the Borough. A development proposal will be considered high quality design and acceptable where it achieves certain design principles including respecting the local character of the environment with particular regard to scale, bulk, massing, proportions and materials.

Neighbourhood Plan policy OW8 relates to the villages townscape and requires that development proposals reflect the character of the surrounding area and protect the amenity of neighbours. In

particular development proposals must demonstrate how they are in keeping with and contribute positively to the respective townscape classification area, as defined by the RBWM Townscape Assessment, or any successor document. Opportunities for enhancement of the townscape through high quality design which reinforces the local distinctiveness of Old Windsor is encouraged. In particular, development proposals shall (inter alia) have a similar form of development to properties in the immediate surrounding area.

The RBWM Townscape Character assessment referred to in NP policy OW8 places Tudor Lane in the Late 20th Century Suburbs character typology and Tudor Lane exhibits many of the key characteristics identified therein.

The two-storey extension proposed to the south side of the dwelling is the exact same proportions and in the exact same position as the extension approved in 2022 under reference 22/01671. That proposal was considered to be policy compliant and acceptable in all other regards. The permission that resulted will remain extant until October 2025 and thus there can be no reasonable objection to this application in respect of this component of the scheme.

The first-floor addition to the northern side of the dwelling rightly replicates the position and proportions of the garage upon which it will sit. In other circumstances there might be an expectation that the first floor would be set back from the main front elevation and the roof above it to follow that lead – however in this particular circumstance that would result in a mis-match with the approved extension to the southern side of the dwelling and not have the consistency with neighbouring dwellings that is required by the above local plan and neighbourhood plan policies. In that regard, of the five dwellings in this initial stretch of Tudor Lane (i.e. nos. 1, 2, 3, 12 and 13) all except the subject property have been the subject of two storey side extensions. None of those other extensions have the set back that might have been anticipated. Three of those other dwellings (nos. 3, 12 and 13) are all wider than the proposed dwelling at 17m, 19.8m and 17.2 metres respectively. The proposed extensions would result in no. 1 having a width of 16.9m.

Support for the acceptability of the adopted approach comes in the form of the appeal decision which approved the now constructed extensions to number 13 (exactly opposite the application site). That Inspector [APP/T0355/D/18/3197832] acknowledged that the extensions were large – but they were similar in size to extensions approved to nearby houses in the avenue and a set down of the roof was unnecessary in this scenario. The design, spacing, materials and detailing were all found to be sympathetic. This proposal follows that lead and will be equally sympathetic.

The appeal decision referenced above was then material in the consideration of subsequent similar proposals – this time at number 10 Tudor Lane (application ref. 21/02228). That officer's report states at para. 4.2 that;

“The proposal would comprise a similarly designed first floor side extension above the existing garage with a similar pitched roof above. Whilst the extension is not subservient as required by the June 2021 Borough Wide Design Guide SPD an appeal at 13 Tudor Lane (Application 17/04024/FULL – Appeal APP/T0355/D/18/3197832) accepted that such a

scheme (a similarly proposed non-subservient side extension) represented an integrated roof form that would maintain the symmetry of the house. Furthermore, with other similar extensions approved at no's 3, 5, 11 and 12m and with the weight to be afforded to the appeal decision, it is considered that, in this instance, the scheme represents an appropriate design, similar to others within the street, that will respect the street scene".

Hence, the proposed extension in terms of its external manifestation meets the policy aspiration to "respect the local character" (LP policy QP3) and have "a similar form of development to properties in the immediate surrounding area" (OWNP policy OW8). It is demonstrably policy compliant.

The single storey extension behind the converted garage projects rearwards from the garage by 7.2m which is in turn 6m beyond the existing rear elevation of the main dwelling. It is therefore of proportions that might be available as a PDXL permitted development extension. It is set 1.5m away from the common boundary and is deliberately flat roofed to reduce its visibility from the neighbouring garden. The proposed flat roof with surrounding parapet ensures appropriate detailing. Neighbouring amenities are thus not materially impacted.

The location of the application site in flood zone 2 is acknowledged and the application is accompanied by a Flood Risk Assessment as required. The submitted FRA demonstrates no adverse impacts in respect of flooding issues and incorporates appropriate mitigating measures.

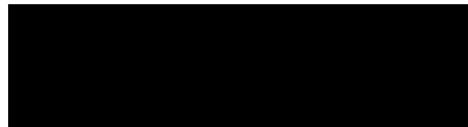
Two parking spaces will be retained on site which is sufficient for the applicant's needs. Space for a third parking space exists in the site frontage if required – but there is no shortage of on street/visitor parking in the avenue.

There are no trees likely to have any material impacts nor any other landscape features which might be relevant. There are no known ecological interests which might be adversely affected.

In light of the foregoing we believe that this proposal is well-considered and an appropriate response to the constraints identified. The applicant intends that this be the forever home for him and his family and has no desire other than to present a remodelled dwelling of the highest quality.

I trust that you will not hesitate to contact me should any clarification be required.

Yours sincerely,

A solid black rectangular box used to redact the signature of the consultant.

Duncan Gibson B.A. (Hons) M.R.T.P.I.

Chartered Town Planning Consultant