

OFFICER DELEGATED REPORT

Reference No.: 21/02789 **Full**
Proposal: First floor rear extension.
Location: 23 Pierson Road Windsor SL4 5RJ
Applicant: Mr And Mrs Sheppard
Agent: Martin Pugsley
Date Received: 15 September 2021
Case Officer: Edward Vaudin
Recommendation: Application Permitted
Parish/Ward: Windsor UnparishedClewer And Dedworth West

SUMMARY REPORT ON APPLICATION

1 INTRODUCTION

- 1.1 The Council receives around 4000 applications under the Planning Acts each year and it is not therefore practical for all to be determined by Councillors in a public meeting. In addition many applications are fairly straightforward and do not involve complex issues of wider public interest where the time and resources needed to enable a formal public discussion is necessary. The Council's Constitution therefore delegates authority to determine many applications to the Council's Head of Planning. This enables Councillors to spend more time considering the cases of wider public importance and helps the Council to maximise the availability of resources for issues of greatest importance to the community.
- 1.2 This application is of a nature where the Council's Constitution delegates the authority to make the decision to the Head of Planning rather than it being determined by a Panel of Councillors.
- 1.3 Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge, nearby residents and a Parish or Town Council where there is one. These comments are all available on the application file at:
- <https://www.rbwm.gov.uk/home/planning/find-planning-application>
- 1.4 By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2 MAIN POLICIES RELEVANT TO THE DECISION

National Planning Policy Framework 2021

- Chapter 12: Achieving well-designed spaces

Adopted Local Plan

Issue	Local Plan Policy	Compliance	
Design in keeping with character of area	DG1	Yes	

Acceptable impact on appearance of area	H14	Yes	
Acceptable impact when viewed from nearby occupiers	H14	Yes	
Maintains acceptable level of privacy for nearby residents	H14	Yes	
Maintains acceptable level of daylight and sunlight for nearby occupiers	H14	Yes	

The Council's planning policies in the Local Plan can be viewed at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/adopted-local-plan>

Borough Local Plan: Submission Version and Proposed Changes

Issue	Submission Version	Proposed Changes
Design in keeping with character and appearance of area	SP2, SP3	QP1, QP3

- 2.1 Paragraph 48 of the NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to:
- a. *“the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
 - b. *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - c. *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*
- 2.2 The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. The plan and its supporting documents, including all representations received, was submitted to the Secretary of State for independent examination in January 2018. 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. Public consultation ran from 1 November to 15 December 2019. All representations received were reviewed by the Council before the Proposed Changes were submitted to the Inspector. The Examination was resumed in late 2020 and the Inspector's post hearings advice letter was received in March 2021. The consultation on Main Modifications closed in September 2021.
- 2.3 The BLPSV together with the Proposed Changes are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF.

These documents can be found at: <https://www.rbwm.gov.uk/home/planning/planning-policy/emerging-plans-and-policies>

Windsor Neighbourhood Plan

Issue	Policy	Compliance
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Design in keeping with neighbourhood guidance	DES.01	Yes	
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3 COMMENTS FROM INTERESTED PARTIES

- 3.1 No letters were received from the neighbouring properties directly notified.
- 3.2 The Parish Council made no comment on the proposals.

4 MATERIAL CONSIDERATIONS

Impact on the character and appearance of the host dwelling and the surrounding area

- 4.1 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Achieving Well-Designed Places) and Local Plan Policy DG1, advises that all development should seek to achieve a high quality of design that improves the character and quality of an area.
- 4.2 Following the submission of amended drawings, the proposal consists of a first floor rear extension with a hipped roof, matching the neighbouring roof form. The proposal would extend up to the line of the existing single storey element, matching the two storey element at no. 21 Pierson Road. The materials are proposed match those existing on the host dwelling. Overall, the proposal is considered to be subservient in nature and in keeping with the host dwelling.
- 4.3 Several properties on Pierson Road have been extended in similar forms such that this proposal would not be out of character for the area. Due to its siting and context, the rear extension would not have any significant impact on the street scene. Therefore, the proposal is considered to be in keeping with the character of the area.

Impact on neighbour amenity

- 4.4 No windows are proposed on the side of the first floor rear extension. Overall, due to its siting, scale and form, the proposal is not considered to present any significant harm to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

5 RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with the NPPF.

In this case the issues have been successfully resolved.

Grant planning permission with the following conditions

Conditions

- 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 be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.