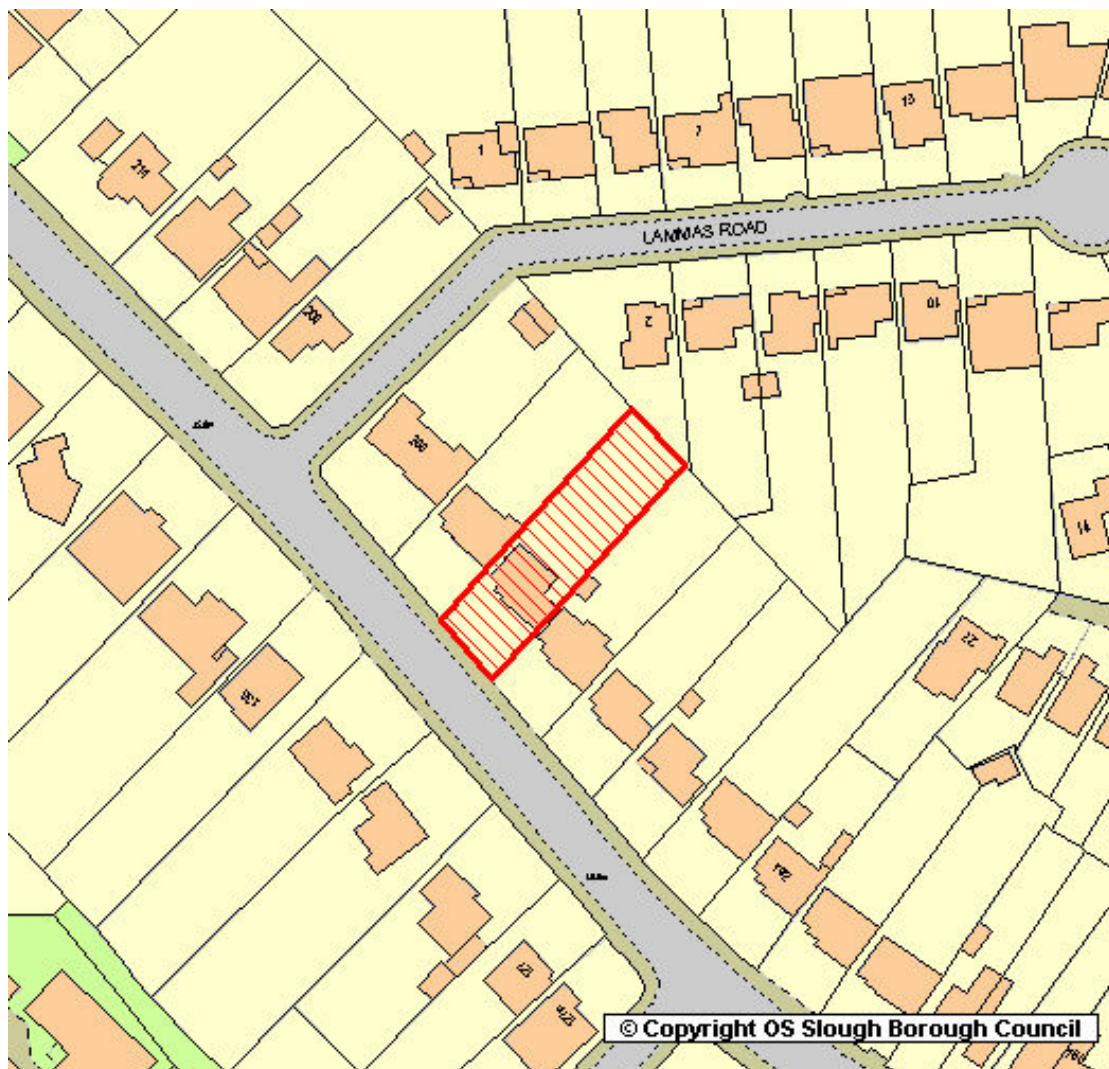


Registration Date:	07-Apr-2011	Applic. No:	P/04213/004
Officer:	Ann Mead	Ward:	Haymill
Applicant:	Mr. Balbinder Randhawa		
Agent:			
Location:	202, Burnham Lane, Slough, SL1 6LE		
Proposal:	ERECTION OF A PART SINGLE STOREY PART TWO STOREY REAR EXTENSION		

Recommendation: Refuse



P/04213/004

1.0 SUMMARY OF RECOMMENDATION

- 1.1 This application is a householder application which would normally be determined by officers under the approved scheme of delegation; however it has been called in for determination by Planning Committee on the request of Councillor Anna Wright for the following reasons:
- Disagree with the conclusion reached regarding poor design and excessive bulk and mass
 - The proposal is to the rear of the property and has no visual/detrimental impact on the character of the residential area.
 - The applicant wants larger bedrooms for his two daughters
- 1.2 Having considered the relevant policies below, the proposed development is considered to be excessive in bulk and mass, with irregular roof forms and a first floor stagger to respect the 45 degree horizontal plane is considered poor design which if permitted would have a detrimental impact on the character of the residential area of exceptional character in which it is located.
- 1.3 The application is being recommended for refusal for the reasons as set out at the end of this report.

PART A: BACKGROUND

2.0 Proposal

- 2.1 The applicant proposes to erect a part single storey rear extension and a first floor rear extension.
- 2.2 The part single storey rear extension measures 2.95m in depth x 2.8m in width with a pitched roof taking the height to 3.5m.
- 2.3 The proposal also consists of a first floor rear extension measuring 2.4m in depth (maximum) x 10.5 in width with three pitched roofs taking the height to 6.7m (maximum). The proposal would be built across the full width of the original dwelling and on top of an existing single storey rear extension.

3.0 Application Site

- 3.1 The proposal site is occupied by a two storey dwelling that is detached from the neighbouring dwellings. The property is located on the north eastern side of Burnham Lane. The front of the property is mainly laid for car parking purposes with gravel with a boundary wall. The property already benefits from several extensions in the form of a single storey rear extension in the form of a part conservatory and part brick built extension. The property is also built with a two storey side extension with front facing dormer and at 0.2m from the side boundary with No: 200.

3.2 The site falls within a Residential Area of Exceptional Character situated within the number range 180 – 214 evens Burnham Lane. These are established areas on main road frontages which have not substantially changed in their original form or features, and sensitive planning control is necessary to ensure extensions do not damage their character or amenity.

4.0 **Site History**

4.1 P/04213/000 – Erection of a single storey rear extension. Approved with conditions 22nd March 1976.

4.2 P/04213/001 – Erection of single storey rear extension. Approved with conditions 25th September 1992.

4.3 P/04213/002 – Erection of a single storey rear extension/conservatory. Approved with conditions and informatives 3rd January 2002.

4.4 P/04213/003 – Erection of a first floor side extension with a pitched roof and dormer. Approved with conditions and informatives 17th July 2003.

5.0 **Neighbour Notification**

5.1 Nos. 204 and 200 Burnham Lane and 2 Lammas Road, Slough were consulted on 11th April 2011.

One e-mail of objection was received highlighting the following points:

- The property is already large having had 4 previous extensions, the last one overshadowing No: 200. They failed to comment due to the neighbours assuring them they would not extend further.
- 2 possibly 3 trees will be affected if the extension is permitted to go ahead.
- If underpinning is required for the two storey extension it will affect the trees.
- No access is permitted during building works.
- Burnham Lane has been designated as an area of local interest and feel another extension at No: 202 will have an adverse impact on the surrounding area.
- The additional extension will result in overlooking of our garden.

PART B: PLANNING APPRAISAL

6.0 **Policy Background**

6.1 The application is considered in relation to:

- National Planning Policies: Planning Policy Statement 1 (Delivering Sustainable Development)
- Core Policy 8 (Sustainability and the Environment) of Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008;

- Policies EN1, EN2, H12, H15 and T2 of Local Plan for Slough, 2004; Council's Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.

7.0 **Design and Appearance/ Impact on Street Scene**

- 7.1 The proposed part single storey rear extension would be built to a depth of 2.95m with a hipped and pitched roof, to a height of 3.5m. The proposed extension would measure 2.8m in width and be set in from the boundary with No: 204 Burnham Lane by 1.1m.
- 7.2 This element of the proposal infills a small corner of the series of extensions and is not visible from the street scene. Whilst this element is a secondary extension taking the overall depth to 5.4m, it is unlikely to be objected to as the majority of the conservatory which measures 7.35m in width was approved under planning permission ref: P/04213/002.
- 7.3 The proposed first floor rear extension would measure 2.4m in depth, with three individual pitched roofs with varying heights; two at 6.7m and one at 6.2m, with single rear facing windows proposed for each bedroom. This part of the proposal fails to comply with guidelines contained in the Residential Extensions Guidelines in that, at 10.5m in width it is proposed at 0.2m from the shared boundary with No: 200 Burnham Lane and is proposed with a stagger to comply with the 45° line of sight, resulting in an extension which is not subordinate to the original dwelling adding more than 50% of the width of the original dwelling in extensions.
- 7.4 The 3 individual pitched roofs are considered poor design with the irregular roof line and adding to the scheme no sense of proportion or balance resulting in an overbearing and bulky extension. Two are the same height and one is smaller resulting in a scheme which is designed to be at odds with the host dwelling having the appearance of a contrived and discordant scheme, maximising the development potential of the site rather than respecting the Area of Exceptional Character and failing to comply with basic principles contained within DP3 of the Residential Extensions Guidelines, Adopted January 2010. This part of the proposal fails to comply with DP3, EX26, EX28 and EX29 of the Residential Extensions Guidelines and EN1, EN2, H12 and H15 of the Local Plan for Slough: 2004 and Core Policy 8 of the Local Development Framework, Development Plan Document, December 2008.

8.0 **Impact on Neighbours**

- 8.1 Application P/04213/003 was considered against the Residential Extensions Guidelines 1994 and the side extension was permitted on the boundary in this instance. However an additional extension on this boundary would in the overdevelopment of the site.
- 8.2 No: 200 Burnham Lane is the neighbouring property to the application site, and has objected to any further development on the shared boundary, stating that the property is already overly large having applied for and gained planning

permission for four different extensions and that further extensions would have an adverse impact on the special designation (Area of Exceptional Character) that this part of Burnham Lane has been allocated.

8.3 No: 200 Burnham Lane has 3 trees along the boundary with No: 202 and expressed concern as to the likely impact on the trees. Whilst no TPO's are in existence for the three trees it is accepted that they add to the character of this part of Burnham Lane and should be retained. No: 200 expressed concern that should the original single storey extension need underpinning to accommodate the first floor extension on top, the trees would be affected and maybe even their property. However this does not form a material planning consideration.

8.4 No: 200 claims that the proposed first floor rear extension would result in a loss of privacy within the garden, but it is considered that the proposed windows would not result in a situation markedly different from the existing situation.

9.0 **Amenity Space**

9.1 The Council's Residential Extensions Guidelines, under EX48 sets out criteria for a 4 bedroomed dwellinghouse a minimum amenity area of 15m or over 100 square metres is to be provided. The rear extension will measure 5.4m in depth leaving over 23m of rear amenity space which complies with the requirements in the Council's approved Guidelines and criteria contained within policy H14 of the Local Plan for Slough 2004.

10.0 **Parking**

10.1 The Council's parking standards require that for a four bedroomed dwellinghouse applications should provide a minimum of 3 on site parking spaces. The proposal is capable of providing 3 on site car parking spaces which meets the requirements in line with the integrated transport strategy. This is considered to be acceptable as it is in keeping with Parking Standard (November 1998), policy T2 of the adopted Local Plan for Slough, 2004 and Core Policy 7 Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document. In light of the above no objections are raised on grounds of parking.

11.0 **Summary**

11.1 It is considered that the proposed erection of a part single storey rear extension and a first floor rear extension when combined with the size and scale of the existing dwelling with its series of extensions would result in an overly large bulky extension that would detract from the character and appearance of the original dwellinghouse and the character and appearance of the residential area of exceptional character. It would appear overly dominant when viewed from the neighbouring amenity land.

11.2 As such the proposed part single storey rear extension and first floor rear extension by virtue of its cumulative size (depth and width), in close proximity

to the boundary line with the neighbouring dwelling at No: 200 and contrived design is not considered to be acceptable. The proposal therefore is considered to be contrary PPS1, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, Development Plan Document, December 2008, Policies EN1, EN2, H12 and H15, of the Adopted Local Plan for Slough (2004), Council's adopted Residential Extensions Guideline, Supplementary Planning Document, 2010, therefore not acceptable and is recommended for refusal for the following reasons.

PART C: RECOMMENDATION

11.0 **Recommendation**

11.1 Refuse.

12.0 **PART D: LIST OF REFUSAL REASONS**

Reason(s)

1. The proposed two storey rear extension, by reason of its excessive bulk and mass, irregular roof forms and first floor stagger to respect the 45 degree horizontal plane is considered poor design which is out of character with the original dwelling and would have a detrimental impact on the character of the residential area of exceptional character in which it is located. As such the proposed development is contrary to Policies H12, H15, EN1 and EN2 of The Adopted Local Plan for Slough, 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, PPS1 and the Residential extensions Guidelines, Supplementary Planning Document, Adopted January 2010.

Informative(s)

1. The development hereby refused was submitted with the following plans and drawings:
 - (a) Drawing No. 2331-10-01, Dated Feb 2011, Recd On 07/04/2011
 - (b) Drawing No. 2331-10-02, Dated Feb 2011, Recd On 07/04/2011
 - (c) Drawing No. 2331-10-03, Dated Feb 2011, Recd On 07/04/2011