

RU.06/0901      Expiry Date: 26/10/06      Ward: ENGLEFIELD GREEN WEST

LOCATION:      Park Close, Wick Road, Englefield Green  
PROPOSAL:      Part ground part first floor extension of existing dwelling house forming  
                         changing area for outdoor pool and enlarging existing lounge, hall,  
                         kitchen and bedroom at Park Close.  
TYPE:              FULL PLANNING PERMISSION  
APPLICANT:      G Warren

Local Plan:      Policies relevant to the consideration of this application are:

                         Second Alteration April 2001: GB1, NE20, HO1, GB5, GB4

DCREPORT



1.      Site

- 1.1      Park Close is a large estate extending to some 6 hectares on the western side of Wick Lane that lies in the Green Belt. The rear of the site backs onto Windsor Great Park and a Site of Special Scientific Interest (SSSI) and a Site of Nature Conservation Importance (SNCI).
- 1.2      The estate includes the main dwelling with associated outbuildings including a covered swimming pool, a Lodge (gate house), formal gardens including a landscaped lake and paddocks; stables with attached residential accommodation (South Gate) and a number of vacant outbuildings previously used as research laboratories, experimental buildings and workshops. The estate includes two accesses, one leading to the dwelling and gate house and the second some 150 metres to the south providing access to the workshops and stables.
- 1.3      A 2.4 metre high fence has recently been erected separating the existing stables from the northern part of the site including main dwelling, lodge and formal gardens.
- 1.4      The applicant has partially constructed the works applied for under this application.

2.      History

- 2.1      The Park Close Estate has an extensive planning history relating to the extension of the main dwelling including a conservatory and swimming pool. Planning permission has also been granted for the use of rooms in the main house for offices and a conference room; for the erection of an experimental building; use of a building for the design and development of prototype instruments and for the erection of nursery sheds and glasshouses.
- 2.2      The most relevant planning history relating to this application are as follows:

EGH.49/396      Experimental Building                              Grant 18/10/49

EGH.52/1710      Continues use of premises as a                              Grant 17/06/52

Research laboratory.

EGH.52/1835	Retention of experimental building	Grant 16/09/52
EGH.56/3799	Conversion of existing property and garage block into six separate dwellings units and division of approx 2.75 acres into two building plots.	Refuse 09/08/56
EGH.56/3799	Outline permission for conversion of main residence, outbuildings and Garage block into 5 separate dwellings And cottages and coach house into a Further 3 dwellings.	Grant 13/08/56
EGH.57/4273	Use of Park Close as a residence with the use of (i) not more than 2 rooms on the Ground floor of the main house for offices (ii) one room in the main house as a Conference room, (iii) the building, hitherto Known as and referred to hereafter as the Laundry building, for the purposes of design And development of prototype instruments.	Grant 16/04/57
EGH.58/4842	Garden Room	Approve 03/02/58
EGH.71/14446	Erection of a garage to house motor car	Grant 07/04/71
RU.83/0325	Conservatory of 1072sq.ft to contain pool	Grant 17/06/83
RU.85/0420	Covered pool	Grant 05/07/85
RU.85/1083	Single storey extension, indoor pool, roof terrace over and plant room.	Refuse 27/01/86
RU.86/0526	Extension for indoor pool	Grant 26/06/86
RU.90/0691	Continuation of use of office space and car park.	Grant 22/10/90
RU.00/0577	Erection of a detached two storey dwelling and triple garage.	Refuse 19/01/01

### 3. Application

- 3.1 This is an application for full planning permission for a two storey extension to the main dwelling and link to form a courtyard. The application also includes the addition of changing rooms and a plant room following demolition of existing bed bath and storage on the first floor of the main property.

- 3.2 Dimensions include the addition on the ground and first floor of some 3.7 metres by 14.5 metres (includes hall and kitchen on ground floor and bedrooms on the first floor). A further addition includes a width of 2.9 metres and length of some 7.0 metres this is also at both ground and first floor (lounge and bedroom). An additional link is to be developed to form an open courtyard this being some 1.8 metres width and 7.0 metres depth, again at both ground and first floor. These additions will not exceed the existing roof height of the main property this being some 10.5 metres in height. The link to form the open courtyard will be some 7 metres in height with a castellated detail.
- 3.3 The proposal also includes a additional changing room and plant room, this will be in the form of a new extended 'wing' being some 15 metres by 5 metres at a height of approx 6.0 metres.
- 3.4 As part of this application, the first floor element of the main house (above the games room) will be demolished to form ground floor accommodation only, at a maximum height of some 6.5 metres.

#### 4. Consultations

- 4.1 The application have been advertised on the councils weekly list and 12 neighbouring properties have been notified. No letters of objection have been received as of the 12<sup>th</sup> of October 2006.
- 4.2 The County Highways Authority raised no highway objections.

#### 5. Planning Considerations

- 5.1 Permission is sought for additions and extensions to the main house. The primary policy considerations relate to the appropriateness of the development proposed and the likely harm caused to the Green Belt by reason of the siting and size of the additions and alterations.
- 5.2 Policy GB6 of the Runnymede Borough Local Plan, Second Alteration April 2001 makes provision for extensions to dwellings in the green belt which do not result in an increase in built form which is likely to have a harmful affect on the green belt. The Authority seeks to prevent a cumulative increase in the size of dwellings in the Green Belt by setting a base figure (total floor area measured externally) for the property in May 1986, this is when the Green Belt was formally designated in Runnymede. An enlargement of 30% above this base figure would be allowed provided that the proposal does not materially reduce distances to boundaries or result in a material increase in height thus making the dwelling more prominent.
- 5.3 It is understood that in the late 80's early 90's Dower House and part of the canopy area attached to it was used as office use for a research business developed by the owner of Park Close at that time. This business enterprise ceased operations in the early 1990's and now Dower House are unused buildings, however no application has been received to vary the use of Dower House back to that of residential, therefore the lawful use of these buildings remain B1 business use. As such the floor area of Dower House

and associated canopy area can not be used as part of the residential base figure for Park Close (amounting to some 1000 sqm).

- 5.4 Therefore Park Close has a base figure of some 3400 square metres. This includes the main house, a garage block, and a further 'open' canopy structure to the rear, all these structures being present as of May 1986. According to the planning history held, a shed with a floor area of 50 sqm has been erected post May 1986, which represents a minor 2.5 % floor area increase.
- 5.5 The proposed additional floor space amounts to some 255 sqm, however the proposal also includes demolition of an existing first floor bedroom and storage space, the first floor main bedroom bathroom and a shower room on the ground floor off the lounge. This demolition results in a reduction of the original floor space of some 55 sqm, therefore the total addition of floor space results is some 200 sqm which represents a 4.8% floor area increase. This in combination with the existing shed results in a total floor space increase of 7.3% over and above the size of the property in May 1986. As such proposed floor area increase complies with the reasoning of policy GB6 constituting appropriate development within the green belt context.
- 5.6 The majority of the works are confined to within the existing 'courtyard' area, and is therefore not viewed from the main entrance, nor can it be said to be significantly spreading development across the site. The additional changing room area however does increase the projection of the house out to the west by creating an additional 'limb'. However this is considered minimal particularly given that it is single storey in nature and could not reasonably be argued to be significantly spreading the built form in this particular location, given the linear nature of the existing house and associated outbuildings. In addition the areas of the property to be demolished are largely at first floor level and will aid to reduce the mass of the proposal.
- 5.6 Furthermore the proposal matches the height of the original dwelling in the main and , this coupled with the location of the works being behind the main clock tower/courtyard is not therefore prominent in its situation and can not be seen from any public place.
- 5.7 The addition of a further outdoor pool is not considered to be contrary to Green Belt policy, given the significant open nature of the site and that the pool is not covered, the hard surfacing to formalise the pool area, forms part of the immediate curtilage of the house and again does not cause concern in Green Belt terms.
- 5.8 Significant separation distances and existing mature vegetation negates any effects upon the amenities of neighbouring properties.
- 5.9 Human Rights issues have been taken into consideration.

#### Officers' Recommendation

**GRANT** subject to the following conditions:

1. Full Application – Standard Time Limit (C004)
2. External Materials – Samples Required (C006)
3. The pool area hereby approved shall not be enclosed, covered or otherwise altered without the <sup>prior written</sup> consent <sup>of</sup> ~~in writing~~ of the Local Planning Authority.

Reason: To protect the openness of the Green Belt and to comply with Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.

4. C040 \* 10.5m (Second floor extension) \*6m (Pool House Extension)
5. C26 \*Park Close

Informatives:

1. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

<u>Drawing Number:</u>	<u>Date Received:</u>
Land Use Plan	31 Aug 06
KJT/PKCLS/01	31 Aug 06
KJT/PKCLS/02	31 Aug 06
KJT/PKCLS/03	31 Aug 06
KJT/PKCLS/01	31 Aug 06
KJT/PKCLS/11	31 Aug 06
KJT/PKCLS/12	31 Aug 06
KJT/PKCLS/13	31 Aug 06
KJT/PKCLS/14	31 Aug 06

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

2. The development hereby granted consent has been assessed against the following Development Plan policies - Policy LO4 of the Surrey Structure Plan 2004 and Policies BE1 and NE20 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of

this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.

**Report Checked:** .....  
Team Leader (Initials)

Authorised:..... *cu* .....

Date *13/10/06* .....

**Note:** This form can only be authorised by the Borough Technical Services Officer, The Deputy Borough Technical Services Officer (Planning), or the Development Control Officer.

Expiry date