

<b>ITEM NO:</b>			
Application No. <b>16/00656/FUL</b>	Ward: Winkfield And Cranbourne	Date Registered: 12 July 2016	Target Decision Date: 6 September 2016
Site Address:	<b>Woodcote Chavey Down Road Winkfield Row Bracknell Berkshire RG42 7NY</b>		
Proposal:	<b>Erection of part ground floor part first floor extension to the front and rear forming a one and half storey extension with alterations to existing dwelling.</b>		
Applicant:	Mr Richard Bodley-Scott		
Agent:	M Mitchell		
Case Officer:	Shannon Kimber, 01344 352000 <a href="mailto:development.control@bracknell-forest.gov.uk">development.control@bracknell-forest.gov.uk</a>		

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 The proposal is for the erection of a part ground floor, part first floor extension to the front and rear forming a one and half storey extension with alterations to existing dwelling.
- 1.2 There would be no significant effect on the streetscene or on the occupiers of the neighbouring properties as a result of this development. The development would be in keeping with the host dwelling, with the character of the surrounding area and would not result in an over development of the site.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 Following the receipt of one objection, the Local Authority's 1-3 Objection Procedure was undertaken. Councillor Gaw has requested that the application be considered by the Planning Committee due to overdevelopment of the site.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within settlement boundary
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- 3.1 Woodcote is a two storey, detached dwelling located on the eastern side of Chavey Down Road. The land to the rear of Woodcote is outside of the defined settlement. The application site is located within Area D of the Northern Villages Study Area, Character Area Assessments SPD.

### **4. RELEVANT SITE HISTORY**

- 4.1 605662  
Single storey side extension forming kitchen/diner, bathroom and bedroom, erection of garage to side of property.  
Approved 1980
- 4.2 615358  
Conversion of existing roof space to first floor accommodation.  
Approved 1989
- 4.3 617279  
Erection of detached double garage to rear of existing property.  
Approved 1991
- 4.4 619816  
Erection of two storey rear extension.  
Approved 1994 (not implemented)
- 4.5 622550  
Erection of single storey rear extension.  
Approved 1997

4.6 02/00146/FUL

Erection of a first floor rear extension, single storey rear extension forming conservatory and re-location of existing garage.

Refused 2002

4.7 15/00253/FUL

Formation of a dropped kerb for vehicular access.

Approved 2015

## 5. THE PROPOSAL

5.1 The proposed front and rear extension of this development would have a pitched, crown design roof with skylights in the flat roof section.

5.2 The rear extension aspect of this proposal would provide a kitchen/breakfast area on the ground floor and a master bedroom with a Juliet balcony to the rear at first floor level. There would be two side facing rooflights, both serving bathrooms, one in the northern roof slope and one in the southern roof slope. This structure would project 3.5 metres beyond the existing rear elevation of ground floor level, have a width of 6.7 metres and a maximum height of 6.4 metres with an eaves height of 3.8 metres.

5.3 The front extension element of this development would provide an extended porch and bedroom/study at ground floor with a bedroom and en-suite over. This structure would have a depth of 1.25 metres at ground floor level, a width of 6.7 metres and a maximum height of 6.6 metres with an eaves height of 4 metres. There would also be internal alterations.

## 6. REPRESENTATIONS RECEIVED

### Winkfield Parish Council:

6.1 Winkfield Parish Council raised no objections to this application.

### Other Representations:

6.2 An objection was received from Holmstead, Chavey Down Road, which is the neighbouring property to the north. The following points were raised:

- 1) The application site is the neighbouring property.
- 2) The garage to the rear of Woodcote has been shown in the block plan but not the proposed elevations or floor plans.
- 3) The proposed development would block the view to the south. It would be overbearing and result in an enclosed effect on the occupiers of the dwelling to the north.
- 4) The scale of the proposed development would be out of keeping with the adjacent dwellings.
- 5) The proposal would add a disproportionate bulk to the dwelling when compared to the surrounding properties.
- 6) The existing rear garage of Woodcote is outside of the build lines annotated on Drawing No. 1. The proposed extension to the rear would be closing the gap between the dwelling and the outbuilding.
- 7) On drawing No. 06, the photographs for 'The Laurels' and 'Holmstead' have been incorrectly annotated.
- 8) There are also a number of conditions applying to a previous Planning Permission regarding planning application No. 15/00253/FUL, that seem to be currently pending and which may affect this current planning application.

- 9) The occupier of the neighbouring property would like further notification if the application were to be approved.
- 10) Could the various telephone and other cables to Woodcote from a telegraph pole be better re-routed.
- 11) Could it be conditioned to regulate reasonable and acceptable times for building works.

6.3 *[Officer Note: Points 1) and 7) have been noted. Point 10) is not a planning consideration. Point 3) is addressed in section 9.iii. Points 5) and 6) have been addressed in section 9.ii.]*

6.4 *In response to the remaining points:*

- 2) *The garage is an existing structure on the application site. It forms no part of the proposed development, with no changes to it proposed, and as such the floor plans and elevations of the garage are not required. However, the case officer has noted its presence when assessing the impact of the proposed extension.*
- 4) *The neighbours view is noted. Under the Council's planning policies the impact of the proposed development on the character and appearance of the local area, and its appropriateness in terms of scale, mass, design, materials and siting will be carefully considered.*
- 8) *An amended plan has been submitted which includes a parking plan and demonstrates that the northern entrance will be closed. The highway implications are considered in full in section 9.iv of this report.*
- 9) *Neighbours are notified if an application is called to the Planning Committee. No further consultations would be considered necessary in line with Council procedures.*
- 11) *Given the scale of the proposed development it is unlikely that, in the event of planning permission being granted, that a condition restricting construction hours would be imposed. Notwithstanding this, the Council's Environmental Health section can be contacted in the event that there is undue noise and disturbance from building works.]*

#### Support comments

6.5 A comment has been received from The Brambles, a property on the opposite side of Chavey Down Road, which supports the proposed development at Woodcote. The proposal is considered by this neighbouring property to improve Woodcote, it easily complements and fits with the eclectic style of both vernacular and polite architecture in the area and suits the most immediate neighbouring developed houses. The frontage will be improved and the overall balance it will bring to the house is a significant improvement.

6.6 A comment of support was received from Larkfield, the property which shares a boundary with application site. The occupiers of this dwelling support the application as it would enhance the property and is in keeping with the neighbourhood. There are no additional overlooking windows so no problem for neighbours.

6.7 A comment was received from the occupiers of Venture, a property to the south of the application site. The comment supported the amelioration of the existing property, as the proposed development is considerate and well designed.

6.8 A comment of support of this application was received from the occupiers of Westwood, a dwelling to the north of the site. The occupiers of this property believe that the house would remain in keeping with other improvements being made in Chavey Down Road.

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Highway Authority:

7.1 The Highway Authority (HA) was consulted on this application. The HA has raised no objections to the amended plan and recommend that this planning application be approved.

7.2 No other statutory or non-statutory consultations have been required.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 39 refers to LPAs setting their own parking standards for residential development
<b>Supplementary Planning Documents (SPD)</b>		
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 Character Area Assessment, Supplementary Planning Document 2010		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) Bracknell Forest Borough Council 'Extending your home: A Householder's Guide' (2003) Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Community Infrastructure Levy

### i. PRINCIPLE OF DEVELOPMENT

9.2 Woodcote is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), SC2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

### ii. IMPACT ON CHARACTER AND APPEARANCE OF SURROUNDING AREA

9.3 The rear extension element of this proposal would be screened from Chavey Down Road by the existing dwelling to the west. It would also be partially screened by the existing, single storey rear extension to the south, where it would be partly visible from the existing access track, but not dominant.

9.4 The proposed front extension would be visible from Chavey Down Road. However, due to its modest projection of 1.25 metres from the front elevation, and the hipped roof design, this element of the development is not considered to have a negative, overbearing impact on the streetscene.

- 9.5 The proposed development would increase the volume of Woodcote. However, due to the siting of the proposed extensions in a central position on the existing dwelling, the proposal would have a limited impact on the amenities of the occupiers of the neighbouring properties. It would also limit the impact of the proposal within the streetscene.
- 9.6 The proposed extensions would be within the build lines of the neighbouring dwellings, as demonstrated on the submitted plans (drawing number: 01). The garage to the rear is an existing structure and is not affected by the extensions. In any event, the proposed extensions in conjunction with the existing layout are not considered to amount to an overdevelopment of the site and as such are considered to be acceptable.
- 9.7 It is noted that similar developments have been approved at near-by residential properties, including The Brambles, Larkfield and Venture. In addition, there have been replacement dwellings permitted where the resulting dwelling is larger than the original, these include Holmstead and The Laurels. As such it is considered that the proposed development would be in keeping with the character of the area.
- 9.8 The application site is located within Area D of the Northern Villages Study Area, Character Area Assessments SPD. This area consists predominately of a linear development either side of Chavey Down Road. There is variety in the architectural styles of the dwellings along this road. Carnation Hall, opposite the application site, provides a break in the linearity of the main road. The proposed development would not have a negative impact on the character of the area.
- 9.9 The materials to be used in the proposed extensions would match in appearance those used in the existing dwelling. Therefore the proposal would be considered in keeping with the host dwelling.
- 9.10 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20 and the NPPF.

### **iii. IMPACT ON RESIDENTIAL AMENITY**

- 9.11 The existing detached garage to the rear of Woodcote has been raised in a number of the points included in the objection comment received from the neighbouring dwelling to the north, Holmstead. This garage is located 7 metres from Holmstead, at the closest point. This structure does not form part of the proposed development, however the presence of the existing garage has been taken into account in making this assessment.
- 9.12 The inset map below demonstrates the existing relationship between the application site and Holmstead, with a separation distance of 4.93 metres. The proposed rear extension would be 8.44 metres from Holmstead, at the closest point and approximately 7 metres from the boundary. This is considered to be an acceptable separation distance given the nature of the extension. Holmstead and Woodcote are both located on generous plots and therefore, due to the siting of the proposal, it is not considered that the proposed development at Woodcote would have an overbearing effect on the neighbouring property to the detriment of the occupiers.



9.13 The proposed development would be sited 5.2 metres from the southern boundary of the application site. The neighbouring property to the south, Larkfield, is orientated further to the east than Woodcote. As such the proposed development would not result in an overbearing impact on the occupiers of this dwelling. Nor would the additional rear facing windows result in any significant overlooking impact on the private amenity land of Larkfield.

9.14 There is a potential for overlooking to occur from the side facing rooflight, on the northern roof slope, serving the en-suite bathroom to bedroom one. Whilst the existing dormer window would screen the most private amenity area of Holmstead, it is recommended that this rooflight be obscure glazed and non-opening below 1.7 metres above the internal floor level, to prevent overlooking in the event that the dormer window is removed.

9.15 The proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

#### iv. TRANSPORT AND HIGHWAYS CONSIDERATIONS

- 9.16 The existing dwelling has 5 bedrooms. The dwelling would have 4/5 bedrooms following the development. As such the parking requirements would not change. In any event a plan has been submitted (drawing no. 07) which demonstrates that parking and turning for three vehicles can be accommodated on site.
- 9.17 The submitted parking plan also demonstrates that there would be only one entrance from Chavey Down Road, with the existing access retained. Therefore this drawing is in compliance with the previous application at Woodcote (reference: 15/00253/FUL).
- 9.18 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

#### **v. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 9.19 Following the introduction on the 6<sup>th</sup> April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is a householder application, it will not be liable for a charge.

#### **10. CONCLUSIONS**

- 10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area. The development would not adversely affect the residential amenity of the neighbouring properties, or on highway safety. It is therefore considered that the proposed development complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD and the NPPF.

#### **11. RECOMMENDATION**

- 11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:  
Proposed Floor Plan, Elevations and Block Plan, Drawing number: D1564-02, received 17.09.2015  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in appearance those of the existing dwelling.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, CSDPD CS7]
4. The rooflight to be inserted into the northern roof slope of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room in which the window will be installed.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the side elevations of the dwelling at first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
  1. Time limit
  2. Approved plans
  3. Materials match existing
  4. Obscure glazed rooflight
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
4. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

Doc. Ref:

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)