

ITEM NO:

Application No.
16/00722/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
9 August 2016

Target Decision Date:
4 October 2016

**Firdis Jigs Lane South Warfield Bracknell Berkshire
RG42 3DP**

Proposal: **Erection of first floor side extension, loft conversion including the installation of three rooflights to the front roof slope and two rooflights to the rear roof slope and erection of single storey outbuilding to rear garden.**

Applicant: Mrs Parveen

Agent: (There is no agent for this application)

Case Officer: Shannon Kimber, 01344 352000
development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a first floor side extension, loft conversion including the installation of three rooflights to the front roof slope and two rooflights to the rear roof slope and erection of single storey outbuilding to rear garden.
- 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.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being considered by the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 Firdis is currently a two storey, detached dwelling located on the east side of Jigs Lane South.

4. RELEVANT SITE HISTORY

4.1 12/00132/FUL

Erection of first floor side extension.

Approved 2012 (not implemented)

4.2 08/00747/FUL

Section 73 application to allow conversion of garage to habitable accommodation without compliance with condition 2 of reserved matters approval 618463 (this states, "The garage(s) hereby permitted shall only be used for the parking of vehicles and for domestic purposes incidental to the enjoyment of the dwelling, and shall not be converted to or used as living accommodation, without the prior written permission of the Local Planning Authority").

Approved 2008

4.3 625394

Erection of first floor side extension (Part PD Removed).

Approved 1999 (not implemented)

4.4 618463

Reserved matters for 13 detached dwellings and erection new garage for lawnswood. (Affects Nos 021Z, 060Z to 064Z on Jigs Lane South)

Approved 1992

4.5 609694

Outline application for a residential Development, local centre and ancillary uses

Appeal allowed 1989.

5. THE PROPOSAL

- 5.1 The proposed first floor side extension element of this development would be constructed over the existing kitchen, utility room and family room on the northern side of the property. The pitched roof would have a gable end and would maintain the ridge line and pitch of the existing roof. There would be a gable to the front as there is a projection in the existing elevation which will be maintained. This extension would provide two additional bedrooms, one with an en-suite, at first floor level and a study/bedroom in the loft space. There would be one side facing window, at first floor level, serving an en-suite.
- 5.2 The proposed first floor extension would have a depth of 9 metres, a width of 2.7 metres and a maximum height of 8.3 metres with the eaves at a height of 4.8 metres.
- 5.3 The proposed loft conversion would not extend beyond the slope of the existing roof. The rooflights to be inserted would measure 0.7 metres by 0.6 metres. The lowest parts of these windows would be no lower than 1.7 metres above the internal floor level.
- 5.4 The proposed outbuilding would be erected in the south east corner of the application site, within the rear garden. It would have five sides and would follow the irregular line of the boundary on 3 sides. It would have a depth of 3.4 metres, a maximum width of 4.4 metres and a maximum height of 3.5 metres with the eaves at a maximum height of 2.5 metres.
- 5.5 The proposed loft conversion of the existing roof space to habitable accommodation would not constitute development in accordance with Section 55 (2) of the Town and Country Planning Act 1990, and therefore would not require planning permission.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

- 6.1 Warfield Parish Council recommend refusal. The reasons given for this recommendation was that the size and mass of the development would be unsightly and not in keeping with the area. Concerns were also raised regarding the privacy of neighbouring properties by the proposed Juliet balcony on the second floor. The outbuilding height is considered obtrusive and overbearing and would be exacerbated by the land drop.

Other Representations:

- 6.2 A general comment was received from Lawnswood, the neighbouring property to the south of the application site. The following points were raised:
- There is no objection to the proposed first floor side extension.
 - The rear dormer and Juliet balcony would not be in keeping with the surrounding area. It would result in a loss of light and privacy through overlooking to the private rear garden.
 - It is not clear what the design and purpose of the proposed outbuilding would be.
- 6.3 Objection comments have been received from: 1 Patrick Gardens, a property to the south east of the application site; 2 Patrick Gardens, the property to the south east of the site and shares a boundary; 3 Patrick Gardens, the property which shares a rear to rear boundary to the east of the application site. A summary of the points raised follows:
- The rear dormer and Juliet balcony would result in an overlooking impact on the rear gardens, bedroom windows and conservatories. The application site is at a high level which would exacerbate the loss of privacy.

- The window to window distance of the proposed dormer windows would be less than the current guidelines allow.
- The appearance of the proposed development would not be in keeping with the character of the area.
- The dormer structure would be dominant and overbearing. The flat roof design is not sympathetic to the original design of the house and thus appears an obvious addition.
- The number of bedrooms resulting from the proposed development would be out-of-scale with surrounding neighbourhood.
- The proposal would result in the loss of light to the surrounding neighbouring dwellings.
- The increased occupancy would lead to increased levels of associated sewage.
- There is a covenant which restricts the dwellings to a single family. The size of the proposed development could allow for this covenant to be breached in the future.
- There are discrepancies between the shape of the proposed outbuilding on the submitted block plan and floor plans of the outbuilding.
- The foundations of the outbuilding may impact on the roots of several mature trees along the rear boundary of the application site.
- The size and scale of the proposed outbuilding would be out of keeping the surrounding area. It would be overbearing and an eyesore the residents to the rear of the application site.
- No allowance has been made in the design of the outbuilding for the maintenance of fences.

6.4 [Officer Note: following the comments made by the Parish Council and neighbouring properties, an amended scheme was received which removed the rear facing, flat roof dormer from the proposal.

6.5 It has been confirmed by the applicant that the proposed outbuilding would be used for storage incidental to the use of the main dwellinghouse. The materials used in the construction of the outbuilding would match those in the existing dwelling. Amended drawings have been received of the outbuilding, the floor plans and elevations show the same structure on the block plan

6.6 The impact of the proposal on the character of the area is addressed in part 9ii of the report below, the amenities of the occupiers of neighbouring properties is addressed in parts 9iii, and tree implications in part v.

6.7 The application site is in Flood Zone 2. This is a flood event risk of 1 in 1000 years, this is not considered to be a high risk floorarea. In addition the majority of the proposed works would be contained within the existing foot print; as such there would not be an increase in surface water runoff. Any issue with sewage falls under Building Regulations.

6.8 Covenants are not a planning consideration. Any future development which requires planning permission including the formation of a House of Multiple Occupancy would need to be applied for].

6.9 Following the submission of the amended scheme, the neighbours and contributors were re-notified. A further comment was received from numbers 2 and 3 Patrick Gardens. It was agreed that the amended scheme was an improvement on the original proposals, and no new objection points were raised. However, the previous points raised regarding the dimensions, height and scale and proximity to the boundary of the proposed outbuilding were reiterated. As were the implications of the increased occupancy on the character of the area, overlooking and increased sewage levels.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 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:

	Development Plan	NPPF
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
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 Character Area Assessments, Supplementary Planning Document 2010		
Other publications		
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. Tree Implications
- vi. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 Firdis 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 It is noted that there are examples of other of extensions at first floor level being approved in the surrounding area, including Lawnswood and Salvia in Jigs Lane South and numbers 1, 3 and 11 in Patrick Gardens. It is also noted that there are outbuildings to the rear of Salvia. It is therefore considered that the proposed development would be in keeping with the character of the area.

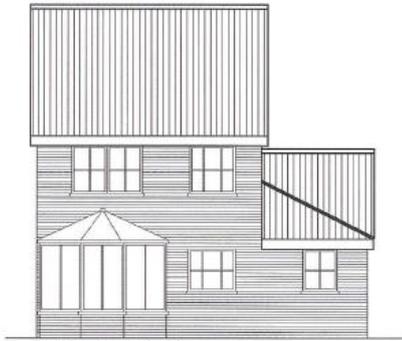
9.4 The materials to be used in both the first floor side extension and the outbuilding would match in appearance those materials used in the construction of the existing dwellinghouse. As such the proposed materials are considered to be in keeping with those of the host dwelling.



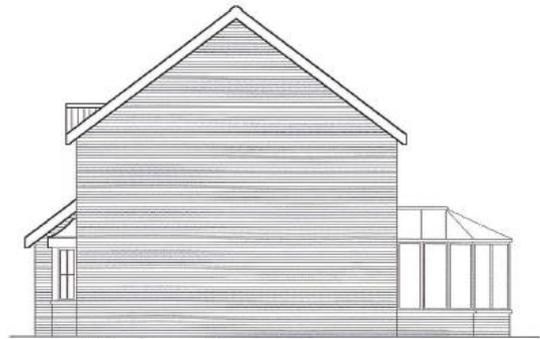
Existing Front Elevation (1:100 Scale)



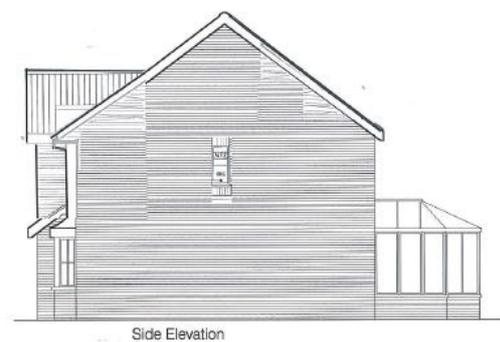
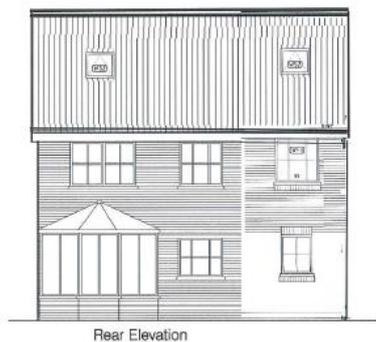
Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation



9.5 The existing roof has a gable at both the northern and southern ends. The proposed extension would include a gable to the new northern end. The existing window serving bedroom 2 has a gable feature above. The existing family room and downs stairs W.C. form a front projection. The proposed first floor extension over this would maintain the front projection and would include a gable feature to the front. This is a feature on the existing dwelling and other surrounding properties, as such the roof design is considered acceptable.

9.6 The proposed outbuilding would be screened by the existing dwelling from the front. The proposed first floor side extension would be visible from the highway. However, as the roof design is considered in keeping with the existing dwelling and the proposed works would be no closer than 9 metres from the near-side edge of the highway, the development would not have a dominant impact on the streetscene. It would be mostly screened from Patrick Gardens by the by the hedge of Lawnswood.

9.7 The external appearance of the proposed development is considered sympathetic to the host dwelling.

9.8 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20 and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.9 The proposed first floor side extension would maintain the existing building lines. Due to the front projection, the additional first floor front facing window would be 1 metre closer to the highway. Due to the large separation distance between the front elevation of Firdis and the highway, and the fact that the dwelling opposite (The Hedgerow) has its side elevation facing on to Jigs Lane South, there would not be significant overlooking as a result of the proposed first floor front facing window. The proposed rooflights to be inserted into the front roof slope of the dwelling are considered acceptable.

- 9.10 It is recommended that the proposed first floor, side facing window, serving an en-suite is obscure glazed to minimise the potential for overlooking to the rear amenity area of the property to the north of the application site, The Bramleys.
- 9.11 The proposed first floor, rear facing window, serving bedroom 5 would not project any further to the rear than the existing windows in the rear elevation. There would be a distance of 10.5 metres from the proposed window to the rear boundary and 22 metres to the rear elevation (at first floor level) of the property directly to the rear, 3 Patrick Gardens. Therefore this window is considered acceptable.
- 9.12 The proposed rooflights to be inserted into the rear roof slope of the dwelling would be 24 metres from the rear elevation of 3 Patrick Gardens. Whilst this distance is closer than the 30 metres which is used as a guideline for a separation distance for second floor windows, the lowest part of these rooflights would be no lower than 1.7 metres above the internal floor level, as such they would be considered high level windows.
- 9.13 The proposed extension to the main dwellinghouse would be within the footprint of the existing dwelling. The materials, design and appearance of the scheme are considered acceptable. As such, this aspect of the development is not considered to have an overbearing impact on the occupiers of the neighbouring dwellings.
- 9.14 The proposed first floor side extension would not project to the front of the closest neighbouring property, The Bramleys. However, the proposal would project to the rear of The Bramleys. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 45 degree line was drawn on the horizontal plane from the midpoint of the closest window serving a habitable room at the affected residential property. This line did not intersect the development; as such it is considered that the development would not have an adverse impact on the neighbouring property with regards to loss of light.
- 9.15 The proposed outbuilding has one proposed window. This would be facing Firdis and would be at ground floor level, as such no significant overlooking would occur.
- 9.16 There is screening provided by the existing 1.8 metre high timber fence. The maintenance of the boundary treatment is a civil matter. Additional screening is provided by vegetation on the boundary. Whilst there is a change in site levels, with the application site situated on higher ground than the dwellings to the east, the proposed outbuilding would be a minimum of 7 metres from the surrounding dwellings. Due to this separation distance, the proposed outbuilding is not considered to result in any undue overbearing or overshadowing significantly harmful to the amenities of the occupiers of the neighbouring dwellings.
- 9.17 Due to the siting of Firdis within its plot, there is a greater amenity area to the front of the dwelling, than to the rear. Whilst this is unusual, the presence of both the existing conservatory and the proposed outbuilding would not result in an overdevelopment of the site. An outbuilding used for storage incidental to a dwellinghouse is a common place feature in this residential area. This aspect of the proposal is therefore considered acceptable.

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

iv. TRANSPORT AND HIGHWAYS CONSIDERATIONS

- 9.19 The existing dwelling has 3 bedrooms. The dwelling, following the proposed development, would have 5/6 bedrooms. A plan has been submitted which demonstrates that parking for three vehicles can be accommodated on site which complies with the Council's parking standards.

9.20 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. TREE IMPLICATIONS

9.21 There is an Oak tree to the front of Lawnswood, the property to the south of the application site. This tree is protected by a Tree Preservation Order (TPO 1154, T1) and it is sited approximately 2 metres from the boundary of the site. As the proposed first floor extension would be to the northern side of the existing dwelling, and would not project beyond the existing footprint, this aspect of the proposal would not have a negative impact on the health of the near-by protected tree. The proposed outbuilding, to the rear of the existing dwelling would not have an effect on the protected tree.

9.22 The trees located on, or close to, the boundary between Firdis and the properties to the east are not visible from Jigs Lane South. As such, they do not significantly contribute to the character of the area. The health of these unprotected trees is a civil matter.

9.23 Subject to the recommended condition, the proposal would be in line with CSDPD Policy CS1 and 'Saved' BFBLP Policy EN1.

vi. COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.24 Following the introduction on the 6th 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 have an unacceptable impact on the residential amenity of the neighbouring properties, or on highway safety or on the health of protected trees. It is therefore considered that the proposed development complies with 'Saved' policies EN1, M9 and EN20 of the BFBLP, Policies CS1, 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:
Site Location, Block Plan and Parking Layout, Received 05.09.2016
Proposed Floor Plans, Received 05.09.2016
Proposed Elevations, Received 05.09.2016
Proposed Floor Plan and Elevations of Outbuilding, Received 08.08.2016
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 lowest part of the rooflights to be inserted into the eastern roof slope of the development hereby permitted shall 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. The first floor window in the northern elevation 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). It shall at all times be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.
[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. Rooflight 1.7m and over
 5. Obscure glazed side facing window
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