

ITEM NO: 11

Application No.
17/00087/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
23 February 2017

Target Decision Date:
20 April 2017

**30 Deller Street Binfield Bracknell Berkshire RG42
4UU**

Proposal:

Erection of single storey rear extension and first floor side extension, conversion of garage and loft into habitable space, installation of dormer window to rear roof slope and four rooflights to front roof slope.

Applicant:

Mr & Mrs Spathas

Agent:

Mike O'Farrell

Case Officer:

Shannon Kimber, 01344 352000

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a single storey rear extension and first floor side extension. Further development includes the conversion of the loft into habitable space, with the installation of dormer window to rear roof slope and four rooflights to front roof slope. It is also proposed to convert the attached garage to form habitable space.
- 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 to be considered by the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 30 Deller Street is a two storey, end of terrace dwelling located on the north west side of the highway. The surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

4.1 614307

Outline Application for Residential development, hotel, golf course, balancing pond, construction of distributor road and provision of open space (no garage conversions) (affects all Deller Street).
Approved 1990

4.2 619589

Reserved matters for siting, design and means of access of 42 dwellings pursuant to outline permission 614307 for residential golf course and hotel development (affects all Deller Street).
Approved 1994

5. THE PROPOSAL

- 5.1 The proposed development is for the erection of single storey rear extension and first floor side extension. The rear extension would have a depth of 3.5 metres, a width of 8.1 metres, and a maximum height of 3.3 metres with the eaves at a height of 2.6 metres. It would have a mono-pitched roof with six rooflights and would provide an extended kitchen/family room.
- 5.2 The proposed first floor extension would enlarge an existing bedroom and provide a bathroom. A W.C would be created through internal alterations. There would be a pitched roof over this element of the development. The proposed first floor side extension would

have a depth of 7.9 metres, a width of 2.8 metres, and a maximum height of 7.7 metres (when measured from adjacent ground level) with the eaves at a height of 5 metres.

- 5.3 The loft over the existing dwelling is proposed to be converted into habitable accommodation; this space would be used as bedroom/loft area with an en-suite. The installation of a dormer window to the rear roof slope and four rooflights to the front roof slope would facilitate this conversion. The dormer structure would have a maximum height of 2.7 metres, a width of 5.2 metres and a maximum depth of 3.8 metres. The three western most proposed rooflights would serve the bedroom/loft area and have dimensions of 0.8 metres by 0.8 metres. The eastern most rooflight would provide light to the staircase. This window would have a height of 0.6 metres and a width of 0.8 metres.
- 5.4 The existing attached garage would be converted to form habitable accommodation in the form of a study. The existing garage door would be replaced with a brick wall and a window.
- 5.5 During the course of the application an amended scheme has been submitted. The original scheme included a set of sliding doors to the rear elevation of the proposed dormer structure and a Juliette balcony. The sliding doors have been replaced with a window, which would be obscure glazed, and the Juliette balcony has been removed from the proposed development.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

- 6.1 Binfield Parish Council commented on the application and recommend refusal. The reasons given for this recommendation are listed below:

1. This is overdevelopment of the plot
2. The size and mass of the proposal is unneighbourly
3. The dormer window is unneighbourly and overlooking
4. The proposal is out of character with the street scene

[Officer Note: Following the receipt of the amended scheme, the Parish Council have revised their comments to omit point 3 as the obscure glazing in the dormer window overcomes this point for refusal.]

Other Representations:

- 6.2 Objections were received from: 31, 33 and 35 Boltons Lane, 8 and 10 Hallbrooke Gardens, points raised are summarised below:
- Out of keeping with the character of the area
 - The proposed development would result in a dwelling with potentially 5 bedrooms. The surrounding properties are predominantly 2 or 3 bedroomed dwellings. It is felt that there is not the space for a large house to be squeezed into this plot of land.
 - The size, scale and design of the dormer window. It is disproportionate to the existing dwelling, out of character with the surrounding area and of poor design i.e with a large expanse of flat roof.
 - Overlooking
 - The proposed conversion of the roof space and the erection of the dormer window and Juliette balcony would result in overlooking and a loss of privacy to several neighbouring properties.
 - The 15 metre separation distance to boundary, as stated in the householder guide, for a second floor window should not be breached.
 - There is currently a row of conifers across the back of no. 10 and no. 8 Hallbrooke Gardens that are maintained at gutter height to create a green barrier between

these properties and the application site to ensure privacy for both parties. The proposed development would result in an unacceptable level of overlooking.

- Overshadowing
 - The proposed first floor side extension and dormer window would alter the skyline of the existing dwelling. This would overshadow the neighbouring property and block out light.
 - It is suggested that a hipped roof over the proposed first floor side extension would soften the impact on the streetscene and greatly reduce the overshadowing of the rear garden of no. 33 Boltons Lane.
- Overbearing
 - The height of the proposed side extension would be sited too close to the boundary with no. 35 Boltons Lane. The built form would increase close to the boundary. This would be oppressive and overbearing.
 - The proposed single storey rear extension is excessive. It would be higher than the boundary fence and may block light and overshadow the gardens.
- Parking
 - The appearance of the garage conversion would be out of character with the other properties in the road which have a similar development, but better and more in keeping with the characteristics of the area.
 - There is parking for 3 vehicles to the front of the application site. This does not allow for any parking required for additional occupants or visitors. This would put extra strain on the already limited road space available for parking.
- Other
 - The dwelling is in close proximity with the neighbouring dwellings. An increase in the level of noise has also been raised as a concern, due to the possible extra occupants.
 - There is a boiler flue exiting the existing east flank elevation of 30 Deller Street, the occupier of 35 Boltons Lane does not want this closer to their property.
 - Alternative schemes have been proposed by occupiers of neighbouring properties as suggestions to minimise the impact of the proposal.

[Officer Note: The Juliette balcony has been removed from the proposed development and as such is not assessed. The potential overlooking impacts of the proposal is assessed in section iii of the following report. Noise pollution is not a material planning consideration where the proposed development does not produce noise. Any disruption caused by the construction of the development is considered short term and is acceptable. The location of a boiler flue is not a planning consideration. All other points raised as addressed in the following report.]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

- 7.1 The Highway Authority (HA) has raised no objections to the amended plan and recommend that the application be conditionally 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:

	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 Design Supplementary Planning Document 2017		
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. Community Infrastructure Levy

i. Principle of Development

9.2 30 Deller Street is located within a defined settlement as designated by the Bracknell Forest Borough Policies 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 the host dwellinghouse and 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 number of bedrooms a dwelling has would not, by itself, alter the character of the area. The proposed development at 30 Deller Street would increase the floor area, and to a lesser extent increase the footprint. However, it is not considered that the increase in built form would have a significant impact on the visual amenity of the area.

9.4 The proposed single storey rear extension and rear facing dormer would not be visible from the highway, except for glimpses between buildings, as such these aspects of the proposed development would not be considered to have a significant impact on the streetscene.

9.5 The proposed replacement of the garage door with a wall and window would be visible from the highway, as would the four rooflights to be inserted into the front roof slope. These would not be considered to have a dominant effect on the streetscene.

9.6 It is acknowledged that the proposed first floor side extension would be visible from the highway. However, the proposed structure would not exceed the footprint of the existing dwelling. It would maintain the existing ridge height, eaves height and be inline with the existing front and rear elevations. As the design of this element of the proposed

development is considered acceptable, its impact on the streetscene is not considered so adverse as to warrant a refusal.

- 9.7 Alternative roof designs over the proposed first floor side extension have been suggested by the occupiers of one of the neighbouring dwellings. These included a hipped roof design. Whilst there are examples of half-hipped roofs in the streetscene, there are no examples of hipped roofs close to the application site. The host dwelling forms part of a terrace, the opposite end of the terrace has a gable. A hipped roof would appear discordant in the streetscene. The proposed design, with a gable end, is more sympathetic to the host building.
- 9.8 Another suggested design was the proposed first floor side extension being set back from the existing front and rear elevations and having a ridge line lower than the original ridge line. Whilst this would result in the proposed extension appearing subordinate to the host dwelling, due to the staggered elevations on the existing terrace, it could be difficult to match the pitch of the roof and location of the ridge line over the proposed extension to result in a design in keeping with the terrace. In any event these schemes have not been proposed by the applicants.
- 9.9 It is acknowledged that the design of the proposed dormer is not visually appealing. However, it would not be readily visible from the streetscene and therefore not have a dominant impact on the character of the area. There is a fall back position of Permitted Development (PD) rights, whereby the proposed dormer window with the same design, installed on the existing dwelling would be PD. The current application is not PD by virtue of the cubic content of the roof space resulting from the proposed development, (dormer window and roof over the first floor side extension).
- 9.10 It is noted that there are garage conversions at nos. 3 and 4 Deller Street, and several examples of single storey rear extensions, including at no. 23 Deller Street and no. 35 Boltons Lane. There are also examples of first floor side extensions at no. 8 Deller Street and no. 14 Hallbrooke Gardens and dormer windows exist on several dwellings along Jocks Lane, to the south of the application site. It is also noted that there is a front facing dormer at 25 Hallbrooke Gardens. As such, no part of the proposed development would be considered out of keeping with the character of the surrounding area.
- 9.11 It has been confirmed via email (received 29.03.2017) that the materials to be used in the proposed development would match in appearance those used in the existing dwelling. As such, the proposal would be considered in keeping with the host dwelling.
- 9.12 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.13 As the site is predominantly level, windows at ground floor level would not result in undue levels of overlooking.
- 9.14 The proposed windows at first floor level would be flush with the existing front and rear elevations. The additional, rear facing window at first floor level would be closer to the eastern boundary of the site. There is an obscure angle between this window and the residential properties to the north east (31, 33 and 35 Boltons Lane). As such, this would mitigate the potential overlooking impacts. The first floor side extension is considered acceptable in terms of overlooking.

- 9.15 The proposed dormer would have obscure glazing to the rear facing windows. The bedroom in the loft area would be served by three front facing rooflights. These rooflights are sited over 25 metres from the dwellings on the opposite side of the road. Therefore, it is not considered that there would be any unacceptable levels of overlooking from proposed loft conversion.
- 9.16 The Householder Guide has been superseded by the recently adopted Design SDP. Whilst the proposed dormer window would not comply with the separation distance for second floor windows, as set out in the Design SDP, the window in this instance would be obscure glazed, and as such would not cause overlooking, and this would be secured by condition.
- 9.17 The proposed garage conversion would not increase the footprint of the dwelling, as such this aspect of the proposed development would not have any impacts in terms of overshadowing or being overbearing.
- 9.18 The proposed single storey rear extension, by virtue of its modest dimensions is not considered to have a negative impact on the amenities of the occupiers of the neighbouring properties in terms of overbearing.
- 9.19 The application site is located within a terrace. The row is comprised of four dwellings with the middle two properties set further back in their plots than the end two dwellings. Therefore, the proposed dormer window would be set behind the rear elevation of the attached neighbouring dwelling, 29 Deller Street. As such, this aspect of the proposal would not have an overbearing impact in this neighbouring dwelling.



- 9.20 The proposed dormer structure would be sited 26.5 metres from the southern elevation of 8 Hallbrooke Gardens and 14.8 metres from the western elevation of 33 Boltons Lane. Due to these separation distances, the proposed dormer window would be considered acceptable in terms of bulk and massing. The additional bulk of the dormer window would not have a negative impact on the residential amenities of the surrounding dwellings.
- 9.21 It is acknowledged that the proposed first floor side extension would result in an increase in built form adjacent to the boundary with no. 35 and 33 Boltons Lane. However, the existing separation distance of 1 metre from the boundary would be maintained. The maximum height of the side projection would increase from 5 metres to

7.75 metres (the height of the existing dwelling). Whilst this increase is not insignificant, it is also not considered unacceptable when compared to the existing situation. The impact of the first floor side extension on the amenities of the neighbouring occupiers would not be so adverse to warrant a refusal.

9.22 The Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A loss of light assessment has been conducted for the attached neighbouring property, 29 Deller Street. 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. As this line intersected the proposed development, a 45 degree line was drawn on the vertical plane from the point of intersection towards this window. This line does not intersect more than half of the window; as such this assessment concludes that the single storey rear extension would not result in an adverse loss of light to the kitchen/diner at the rear of no. 29 Deller Street.

9.23 A BRE SLPDS loss of light assessment has also been conducted for the rear of both no. 33 and 35 Boltons Lane. A 25 degree line was drawn on the vertical plane from the mid point of the effected ground floor habitable room towards the proposed first floor side extension. As this line intersected the proposed development, it would result in an adverse amount of overshadowing.

9.24 Whilst it is acknowledged that the loss of light assessment concludes that the proposed first floor side extension would lead to an unacceptable loss of light to the ground floor, habitable rooms of 35 Boltons Lane, the same assessment concludes that the existing situation also results in an unacceptable level of loss of light.

9.25 A further loss of light assessment was then undertaken. The 25 degree line was plotted on the horizontal plane, drawn from the mid point of the effected window towards the north east elevation of 30 Deller Street on both the existing plans and proposed plans. This assessment concluded that there would be no adverse loss of light for either 33 or 35 Boltons Lane.

9.26 There is a separation distance of 10 metres between the eastern flank elevation of 30 Deller Street and the rear elevation of 35 Boltons Lane, at ground floor level, at the closest point. The shadow of the proposed first floor side extension would fall in the garden 35 Boltons Lane, and rooms served by rear facing windows when the sun is in the west. This is normally evening time, when shadows are at their longest. The shadows caused by the proposed extension would not be a significant addition to the shadows caused by the existing dwelling. As such, it is not considered that the proposed development would result in an increase of overshadowing which would result in an adverse impact on the amenities of the occupiers of the surrounding dwellings.

9.27 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

9.28 30 Deller Street takes access off an adopted residential cul-de-sac and there are no parking restrictions. The proposed development would not restrict external access to the rear garden for bin and cycle storage.

9.29 The application site is currently a three bedroomed property; it would become a four bedroomed dwelling following the proposed development. The garage space would be

converted into a study. A parking plan has been submitted demonstrating that there would be space within the frontage for three parking spaces each measuring 2.4m by 4.8m, with pedestrian access to the front and rear of the property around parking spaces. This parking plan complies with the Council's Parking Standards. No alterations are required to the dropped kerb. It is recommended that this parking plan be secured by planning condition.

9.30 Due to the size and scale of the proposed development, it does not require visitor parking spaces. As it complies with the Parking Standards SPD, it would be unreasonable to request additional spaces.

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

v. Community Infrastructure Levy (CIL)

9.32 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 not for the implementation of a net increase in dwellings, this application 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 or on highway safety. The impact of the development would not result be so detrimental on the residential amenity of the neighbouring occupiers to warrant refusal. 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:
Site Location Plan, Received 30.01.2017
Block Plan, Received 30.01.2017
Parking Layout, Received 01.03.2017
Proposed Floor Plans, Roof Plan and Elevations, Drawing number: 2017/1B/TR B, Received 23.03.2017
Existing and Proposed Left Elevation, Drawing number: 2017/1B/TR A, Received 13.03.2017
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 be similar 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 windows to be inserted into the northern elevation of the dormer structure 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 north eastern elevation of the development hereby permitted at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

6. The vehicle parking spaces, as set out in the approved parking layout, shall be kept available for parking at all times.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority, and to ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, CSDPD CS23]

11.2 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 dormer window
 5. No additional windows in
 6. Parking layout
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