

ITEM NO: 07

Application No.
16/01240/FUL

Site Address:

Ward:
Hanworth

Date Registered:
9 January 2017

Target Decision Date:
6 March 2017

48 Ludlow Bracknell Berkshire RG12 7BZ

Proposal:

Erection of two storey side, single storey rear and single storey front extension including a bay window.

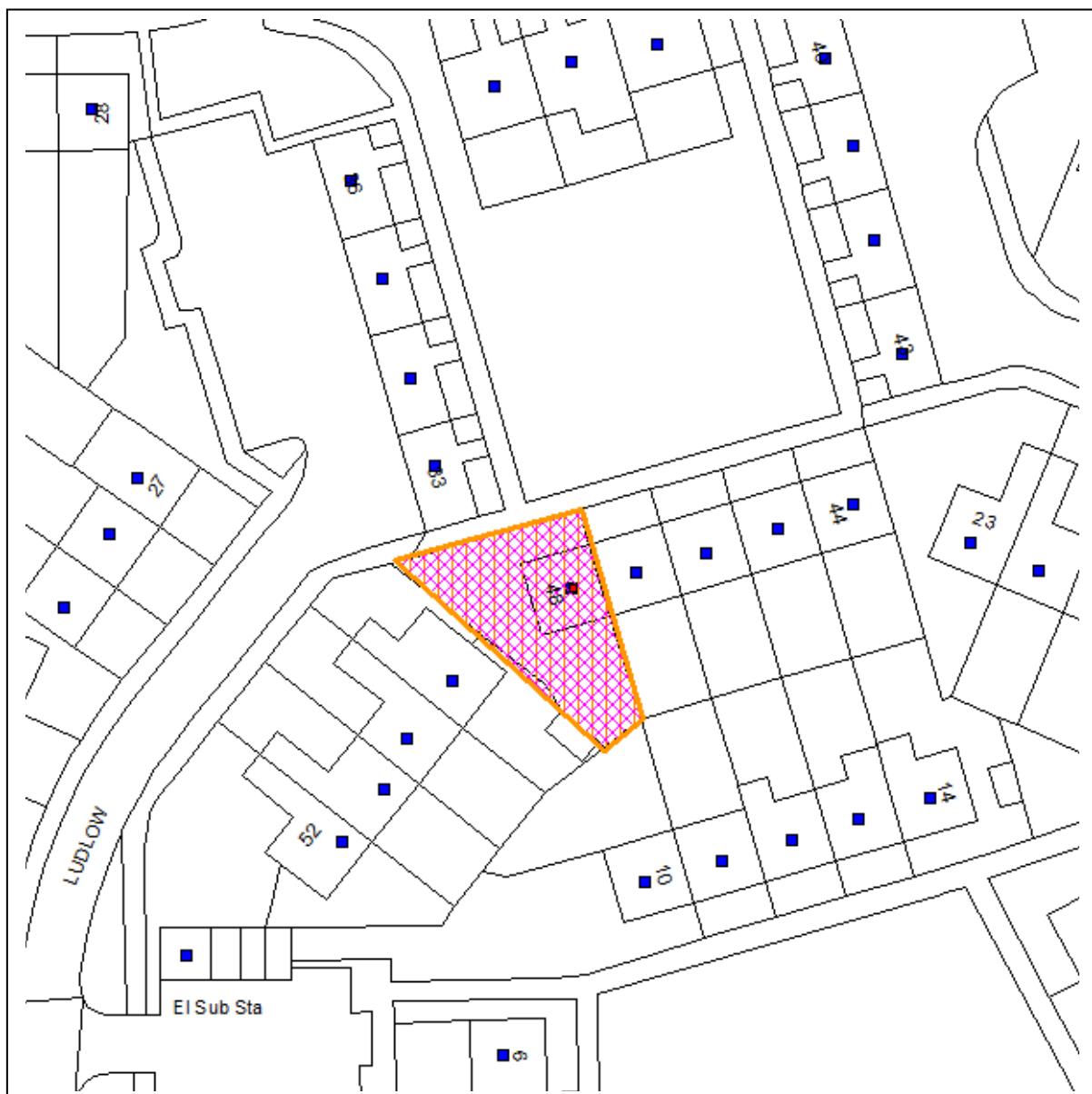
Applicant:
Mr & Mrs Booth

Agent:
Helen Nightingale

Case Officer:
Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Erection of two storey side, single storey rear and single storey front extension including a bay window.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely impact upon the character and appearance of the surrounding area, or the residential amenities of neighbouring properties, and would be acceptable in terms of highway safety and parking, subject to proposed conditions.

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 has been reported to the Planning Committee at the request of Councillor Ingham following concerns over the development resulting in an adverse impact on residential amenity, and on the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 48 Ludlow is a two storey, three bedroom end-of-terrace dwelling located in a predominately residential area. The dwelling does not appear to have been previously enlarged. The property benefits from a soft landscaped front garden and an enclosed rear garden. The site level of the property slopes downwards from west to east, and north to south.

3.2 Access to the property is via adopted public footpaths connecting to the main highway of Ludlow. There is a communal parking area to the northwest, with a garage space owned by the applicant underneath the first floor apartment of 44 Ludlow.

4. RELEVANT SITE HISTORY

4.1 The site history of the property can be summarised as follows:

16/00959/FUL

Erection of single storey front and rear extension and two storey side extension.
Withdrawn (2016)

5. THE PROPOSAL

5.1 The proposed development is the erection of two storey side, single storey rear and single storey front extension including a bay window.

5.2 The proposal is a re-submission of withdrawn application 16/00959/FUL which was for a two storey side extension of a different design, and for more significant front extensions. The

proposal was withdrawn over concerns regarding the impacts of the proposal on the character of the area through its design.

5.3 During the process of this application the proposal has been amended to reduce the width and depth of the two storey extension and to standardise its design.

5.4 The amended two storey side extension would measure 2.8 metres in width, 6.7 metres in depth, and 6.6 metres in height. It would have a dual-pitched roof, with two front-facing roof windows.

5.5 The single storey rear extension would measure 6.9 metres in width, 3.0 metres in depth and 3.6 metres. It would have a mono-pitched roof with three roof windows.

5.6 The single storey front extension would measure 3.8 metres in width, 1.0 metre in depth, and 3.6 metres in height. It would have a mono-pitched roof with two roof windows.

5.7 Cumulatively at ground floor level the proposal would form an entrance hall, WC, family room, study, and enlarged kitchen and living room areas. At first floor level it would form an enlargement to an existing bedroom, with an en-suite bathroom.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 No comments have been received from Bracknell Town Council within the advised time frame.

Other representations:

6.2 No comments have been received from occupants of neighbouring properties within the advised time frame.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Officer raises no objection.

7.2 No further 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 the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Supplementary Planning Documents (SPD)		

Parking standards SPD (2016)
Design SPD (2017)

Other publications

National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)

BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).
CIL Charging Schedule

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

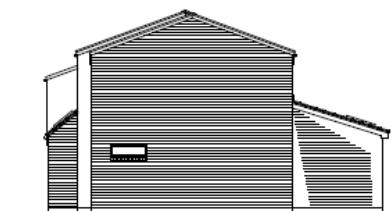
9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF, subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

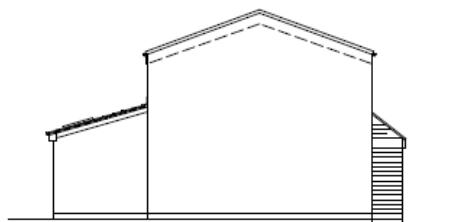
9.3 As stated in Section 5 of the report above, the proposal has been significantly changed from that initially submitted in the previous application (16/00959/FUL), and within the current application, to address concerns raised over the impact on the character of the area.



Front Elevation



Side Elevation



Side Elevation

9.4 The proposed two storey side extension would have a subordinate appearance, through its lower height to the main dwelling, its set back from the main dwelling of 1.0 metres, and its overall width, which has been significantly reduced. The resulting subordinate appearance would accord with the guidance contained within the Design SPD (2017), and is considered to constitute an appropriate bulk and massing for a side extension. The architectural layout of the host dwelling has been reflected through the proposed side extension.

9.5 The proposed front extension, is considered appropriate in scale, bulk and massing to the existing dwelling and to the other proposed extensions. Initially the applicant proposed to physically attach the front extension to the side extension, and to also add a second front extension through a bay window. The proposal has therefore been revised to provide a more harmonised and consolidated design.

9.6 The proposed front and side extensions would be visible in the street scene. When viewing the proposal cumulatively they would involve significant additions to the host dwelling. However, this is not in itself inappropriate, or does constitute overdevelopment, when considering the built-up urban setting. The extensions have design merits and the character and visual presence of the host dwelling remains prominent.

9.7 The separation space between the dwelling and that of 49 Ludlow to the west (which is orientated at an angle to no. 48) would be reduced. A separation distance of approximately 5.8 metres would be retained at the front, reducing to approximately 1.9 metres at the rear. While the proposal would result in a narrowing of the separation between nos. 48 and 49 particularly at the rear, a minimum 1.9 metres separation distance is not considered unacceptable within a built-up residential area, with the built form opening up at the front of the dwelling.

9.8 The proposed single storey rear extension would be of a standard design and massing for an extension of its type. It would not be readily visible in the street scene due to its location, but in any case rear extensions are a common feature within the area.

9.9 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.10 In association with the assessment of potential loss of light and overshadowing, guidance within the Design SPD (2017), utilising the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is used as a standard for assessing acceptable levels of light.

9.11 The proposal would be visible from the rear garden of 49 Ludlow. While the side extension would not project past the rear elevation of its host dwelling, concerns have been raised as to the creation of a tunnelling impact, which would reduce light reaching the rear garden from the north, and would also be overbearing to the occupants of no.49.



9.12 While it is acknowledged that the siting of the side extension in such a position may result in some loss of light reaching the garden from the north, it is not considered that the loss would amount to an adverse reduction which would result in a significant impact on residential amenity, or otherwise provide justification for refusing a planning application in its own right. Furthermore, it is not considered that the side extension would be unduly overbearing to the occupants of no.49 as it would not project past the rear elevation. The outlook from the rear-facing windows of the dwelling of no.49 would not be directly affected by the side extension.

9.13 The two storey extension would include a rear facing window at first floor level. Due to the angled relationship between the host property and the neighbouring dwelling of 49 Ludlow to the west, the rear elevation of the host dwelling does prominently face no.48's rear garden.

9.14 Weight is given to the fact that there are existing rear-facing first floor windows on the host dwelling of no.48. While the proposed window would be sited closer to the rear garden of no.49 in comparison to the existing windows, it would serve an en-suite bathroom, and would therefore be required to be obscure-glazed and non-opening (and secured by condition). This would therefore serve to limit any impacts of the proposal on the occupants of no.49 in terms of overlooking and loss of privacy. This also applied to the neighbouring residential properties to the south, namely 9 and 10 Liscombe, from which the extension would be visible.

9.15 In terms of the resulting perception of overlooking the window would create, when giving weight to the existing windows on this elevation it is not considered that one (obscure-glazed) additional window would result in adverse harm in comparison to the existing situation.

9.16 It is noted that the proposed rear extension would, in isolation from the remainder of the proposed development, constitute permitted development (Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). Therefore the applicant would be able to erect this rear extension without the need for submitting a planning application. Significant weight must be applied to this fact.

9.17 In any case, the proposed rear extension would accord with the guidance contained within the Design SPD as to loss of light. The single storey height and 3.0 metre depth would not be considered to be either unduly overbearing or result in an adverse loss of light to the neighbouring dwellings of 47 and 49 Ludlow, including when considering the site level changes.

9.18 It is not considered that the proposed front extension would result in an adverse impact on the amenities of the occupants of the neighbouring properties in view of its height and depth, and its siting in relation to the neighbouring properties.

9.19 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv Impact on Highway Safety

9.20 The proposal would not result in a net increase in bedrooms (three existing), but would instead enlarge an existing bedroom. The Highway Officer has been consulted on the proposal and raises no objection.

9.21 While it is acknowledged that Ludlow does experience significant on-street parking pressures due to the absence of dedicated off-street parking to many individual properties, the proposal does not give rise to additional parking pressure.

9.22 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBBLP 'Saved' Policy M9, the Parking Standards SPD (2007), and the NPPF, subject to the recommended condition.

v Community Infrastructure Levy (CIL)

9.23 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.24 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. Extending the existing dwelling at this site is not development that is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or surrounding area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. 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.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

 B-2234 Rev. B 'Existing Plans and Elevations' received on 4 April 2017
 B-2234-1 Rev. B 'Proposed Plans and Elevations' received on 22 March 2017

 REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. 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 windows at first floor level or above shall be installed on either the west- or south-facing elevation of the development hereby approved, with the exception of those shown on the approved plans.
REASON: In the interests of the residential amenity of the neighbouring property of 49 Ludlow.
[Relevant Policy: BFBLP 'Saved' Policy EN20].

05. The 1no. window the first floor on the south-facing rear elevation of the development hereby permitted, serving the en-suite bathroom, 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. Any replacement window shall be glazed and fixed to this standard, and retained as such.
REASON: In the interests of the residential amenities of the neighbouring properties of 48 Ludlow, and 9 and 10 Liscombe, Bracknell.
[Relevant Policy: BFBLP 'Saved' Policy EN20].

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and discussing these with the applicant. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved Plans
 3. Materials
 4. Rear windows
 5. Obscure-glazing

03. 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.

Doc. Ref: Uniform 7/DC/Agenda

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