

**ITEM NO: 14**Application No.  
**17/00477/FUL**

Site Address:

Ward:  
AscotDate Registered:  
22 May 2017Target Decision Date:  
17 July 2017**Tumi Gold Cup Lane Ascot Berkshire SL5 8NP**

Proposal:

**Erection of a single storey rear extension, first floor front roof extension and conversion of loft into habitable space including installation of 2 no. dormers and a lantern, following removal of bay window to front.**

Applicant:

Mrs A Kaur

Agent:

Mr Kashif Bashir

Case Officer:

Olivia Jones, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## **OFFICER REPORT**

### **1. SUMMARY**

1.1 Full planning permission is sought for:

- (i) The erection of a single storey side and rear extension with roof lantern;
- (ii) The erection of a first floor front extension following the removal of a bay window to the front;
- (iii) The erection of a front porch; and
- (iv) A loft conversion, hip to gable roof enlargement, and installation of two dormer windows.

1.2 It should be noted that the majority of the single storey side and rear extension was granted under the prior approval procedure (planning permission 17/00198/PAH). The loft conversion, dormer windows, and the majority of the roof enlargement were granted under 17/00175/CLPUD.

1.3 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle

1.4 Given the fall back position gained by the certificate of lawfulness and the notification of prior approval, the proposed additional development would not have an increased significant impact on the character and appearance of the surrounding area, or the residential amenity of the neighbouring properties, and would be acceptable in terms of highway safety and parking, subject to proposed conditions.

<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 The application has been report to the Planning Committee as more than 5 objections have been received.

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

<b>PLANNING STATUS</b>
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Within settlement boundary
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3.1 Tumi is a detached bungalow located on the south west side of Gold Cup Lane. There is parking available to the front of the dwelling. The surrounding area is predominantly residential, and the application site is not located within any relevant designated area.

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

4.1 The relevant planning history can be summarized as follows:

4808  
1 pair and 2 detached bungalows  
Approved 12.12.1958

5252  
Application for bungalow and garage.

Approved 05.06.1959

604628

Erection of single storey rear extension forming enlarged lounge and new bedroom.

Approved 24.09.1979

17/00198/PAH (not yet implemented)

Prior approval application for the erection of single storey rear and side extension.

Prior Approval Granted 05.04.2017

17/00175/CLPUD (not yet implemented)

Certificate of lawfulness for the proposed erection of a single story side extension and conversion of loft into habitable accommodation with roof enlargement and rear dormer.

Approved 12.04.2017

4.2 There are no conditions restricting permitted development rights on any of the above planning permissions.

## 5. THE PROPOSAL

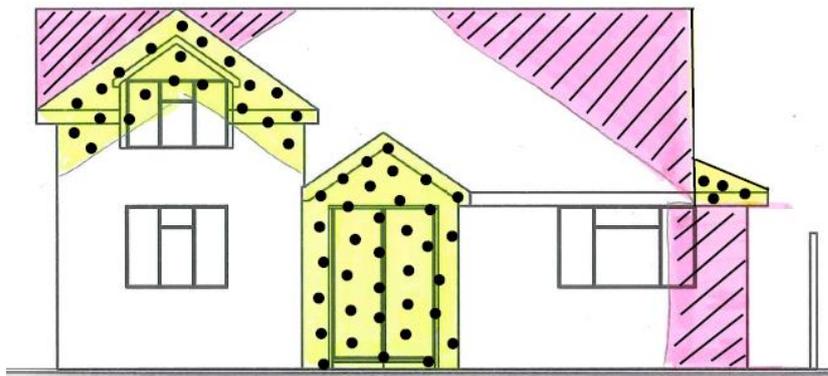
5.1 The proposed single storey side and rear extension would have a maximum depth of approximately 15.1 metres, a maximum width of approximately 10.1 metres, a maximum height of approximately 3.5 metres and a maximum eaves height of approximately 2.8 metres.

5.2 The proposed first floor front extension would have a maximum depth of approximately 6.2 metres, a maximum width of approximately 4.2 metres, a maximum height of approximately 5.3 metres and a maximum eaves height of approximately 4.28 metres.

5.3 The proposed porch would have a maximum depth of approximately 2.5 metres, a maximum width of approximately 2.5 metres, a maximum height of approximately 3.4 metres and a maximum eaves height of approximately 2.7 metres.

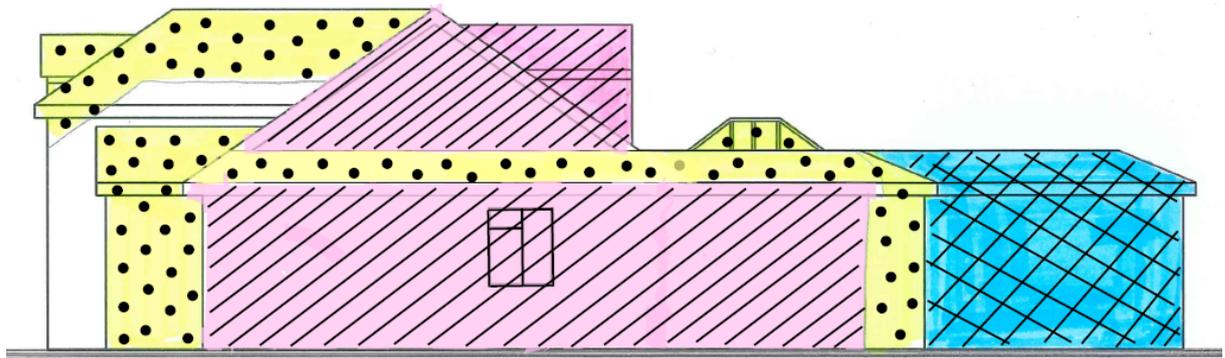
5.4 The loft conversion, hip to gable roof enlargement, and installation of two dormer windows would create additional roof space of approximately 74 cubic metres. The roof enlargement would not increase the height of the existing roof.

5.5 The following plans show the elements previously approved under a certificate of lawfulness (dashed), prior approval notification (hatched) and the proposed new development (dotted):



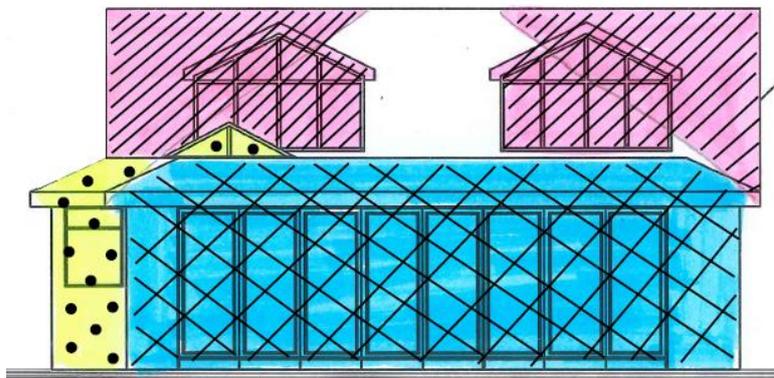
proposed front elevation

5.6



Proposed side elevation

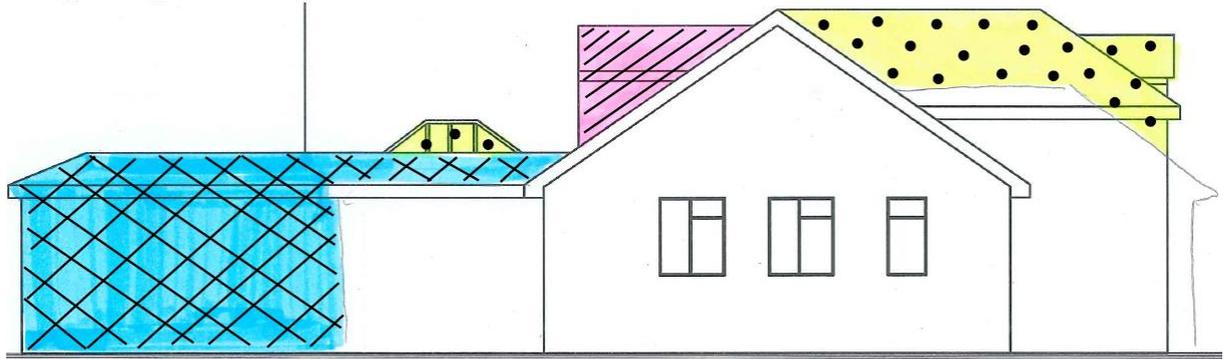
5.7



proposed Rear Elevation

5.8

Single Rear Approved Ref.no. 17/00198/PAH



Proposed side elevation

5.9

**6. REPRESENTATIONS RECEIVED**

Winkfield Parish Council:

6.1 Winkfield Parish Council raised no objections to this application.

Other Representations:

- 6.2 7 Objections have been received that can be summarised as follows:
- i) The proposed rear extension would have an overlooking and overbearing effect.
  - ii) The proposed development would be out of character within the streetscene.
  - iii) The proposed dormer windows would cause overlooking.
  - iv) The proposal would constitute overdevelopment of the site.
  - v) Insufficient off street parking would be provided.
  - vi) The proposed roof enlargement and side extension would cause overshadowing.

6.3 Following the receipt of a parking plan one objection was withdrawn.

6.4 *[Officer Note: The impact of the proposed development on the character of the area is considered in section 9.ii) of this report. The impact of the proposed development on the residential amenity of the neighbouring properties is considered in section 9.iii) of this report. The parking implications of the proposed development are considered in section 9.iv) of this report].*

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority:

7.1 The Highway Authority has raised no objections to proposed development provided that three off-street parking spaces can be provided. These parking spaces would be retained by a planning condition.

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>Other publications</b>		
National Planning Policy Framework (NPPF) Design Supplementary Planning Document 2017 Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (SLPDS) Parking SPD (2016)		

## 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 Tumi 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 proposed single storey side and rear extension would be mostly screened from the streetscene. Given that the side extension would have a shallow lean-to roof, and would only protrude to the side of the existing dwelling by approximately 1 metre, it is not considered that it would have an impact on the streetscene. Concern was raised over the large expanse of low level roof caused by the proposed rear extension, which would be visible from the properties adjoining the rear garden of 'Tumi'. As this element would not be visible from the highway, it would not be considered to have an impact on the streetscene or character of the area. In addition, weight must be given to the fact that the proposed rear element was previously granted under 17/00198/PAH, and the additional roof lantern and side extension would not have a significant impact on the visual impact of the proposed extension.

9.4 The first floor front extension would have an open gable roof which would be a complementary design to the proposed gable roof. In addition, the proposed development would involve the loss of the bay window, which would set the dwelling back from the highway by approximately 0.4 metres. Whilst the proposed front extension would be visible in the streetscene, the streetscene is very varied with a couple of two storey dwellings. In addition, 'Tumi' is located at the end of the cul-de-sac, and due to this location, it is not considered that the proposed extension would have a significant effect on the character of the area.

9.5 The proposed porch would be set back from the proposed first floor front extension, and would appear subservient in height. It is not considered that the proposed porch would have a significant impact on the streetscene.

9.6 The proposed hip to gable roof enlargement would be visible from the streetscene, and would constitute a significant amount of additional bulk. However, the neighbouring property, 'The Chalet' has a similar pitched roof (albeit with hipped ends to reduce the bulk). As 'The Chalet' is significantly taller than 'Tumi', it is not considered that this roof enlargement would appear out of keeping with the streetscene. The proposed dormer windows would not be visible from the highway, and therefore would not have an impact on the character of the area. In addition, weight must be given to the fact that the majority of the roof enlargement would be permitted development, as has been confirmed under the certificate of lawfulness application 17/00175/CLPUD and the lean-to roof would not have a significant impact on the visual impact of the proposed extension.

9.7 The proposed materials would be similar to those used on the existing dwelling.

9.8 The cumulative impact of the proposed development would result in a dwelling significantly larger than the original dwelling. However, the majority of the proposed works could be built under permitted development. The addition of the first floor extension, and the side extension would not have a significant additional impact on the

design of the dwelling and it is therefore considered that the proposed development would not be unacceptable in terms of its impact on the character and appearance of the area.

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

### **iii. Impact on Residential Amenity**

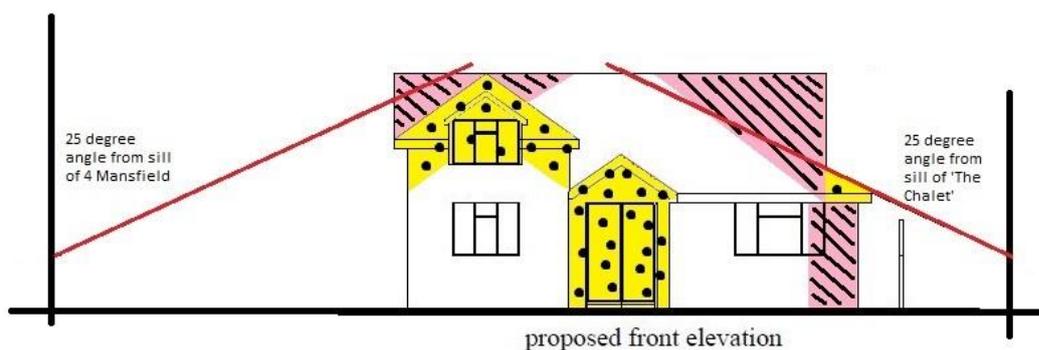
#### Single storey side and rear extension

9.10 The proposed single storey side and rear extension would be located approximately 28.5 metres away from 11 Darwall Drive. The proposed extension includes windows to the rear, which would be 5 metres closer to 11 Darwall Drive than the existing windows. As the proposed development would be single storey, it is considered that a sufficient separation distance would remain and there would be no significant increase in the potential for overlooking. As the proposed development is single storey, the proposal would not appear unduly overbearing to 11 Darwall Drive. Due to the position of the proposed development, there would be no potential for overshadowing of 11 Darwall Drive.

9.11 The proposed development would be located approximately 3.5 metres away from 'The Chalet'. Whilst there would be an additional ground floor window facing 'The Chalet', the separation distance and the presence of a 1.8 metre boundary fence ensures that there would not be a significant overlooking impact. Due to the single storey nature of the proposed development, it is not considered that the extension would appear significantly overbearing. 'The Chalet' has a rear extension (planning permission 14/00823/FUL) which extends to approximately 1 metre from the existing garage of 'The Chalet'. This garage extends further than the proposed extension at 'Tumi'. As this element of the proposed development is single storey in nature, it is not considered the proposal would be adversely overbearing to 'The Chalet'.

9.12 The proposed development would be located approximately 9 metres away from 4 Mansfield Close. There would be no additional windows in the elevation which faces 4 Mansfield Close and therefore there would be no impact in terms of overlooking. In any case, there is a 1 metre timber fence and 2 metre hedging on the boundary between 'Tumi' and 4 Mansfield Close which would screen the proposed development. A condition would be imposed to restrict side windows on the extensions. Due to the single storey nature of the proposed development, it is not considered to be significantly overbearing.

9.13 A loss of light assessment was undertaken to assess the impact of the proposed development on the side windows of 4 Mansfield Close and 'The Chalet'. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 25 degree line is drawn on the horizontal plane from the sill height of the closest window serving a habitable room at the affected residential property.



9.14 The lines intersect the proposed development and therefore there would be some loss of light caused by the proposed development. The impact onto 4 Mansfield Close and 'The Chalet' would be caused solely by the certificate of lawfulness element, and therefore this can only be given limited weight.

#### First floor front extension

9.15 The proposed first floor extension would be located approximately 10 metres from 'The Chalet' and 8.5 metres from 4 Mansfield Close', and would have no side facing windows. Concern was raised that this element would have an overbearing and overshadowing effect on 4 Mansfield Close. The footprint of the dwelling would not be sited any closer to 4 Mansfield Close than the existing dwelling, and the ridge height would not increase. In addition, the proposed extension would not extend any further forward than the existing front elevation; it is not considered that the proposed front extension would have a significant overbearing impact onto 4 Mansfield Close.

9.16 With regards to loss of light, an assessment was undertaken. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 25 degree line is drawn on the horizontal plane from the sill height of the closest window serving a habitable room at the affected residential property. Due to the separation distance between the two properties, this line does not intersect the first floor front extension. It is therefore considered that there would not be a significant overshadowing impact on 4 Mansfield Close.

9.17 The proposed first floor extension would be located approximately 20 metres from 'Foulis'. However, 'Foulis' is currently a bungalow with no first floor windows, and therefore it is not considered that the additional window in the first floor extension would have an adverse overlooking impact on 'Foulis'. Given that 'Foulis' is located on the opposite side of the road, it would not be affected by the proposed first floor extension in terms of overbearing or overshadowing.

#### Porch

9.18 The proposed porch would be located approximately 7.5 metres from 'The Chalet'. Given the single storey nature and the separation distance between the proposed porch and 'The Chalet', and that no side windows are proposed, it is not considered that the proposed porch would have an adverse impact on 'The Chalet' in terms of overlooking, overbearing or overshadowing. The location of the proposed porch in relation to the other neighbouring properties means it would not have an adverse impact on their residential amenity.

## Roof enlargement

9.19 The proposed loft conversion, hip to gable roof enlargement, and installation of two rear facing dormer windows, would not cause an overlooking issue onto 4 Mansfield Close because no side windows are proposed in the roof. Additionally, the additions to the roof would not appear overbearing to 4 Mansfield Close due to the separation distance between the two properties, and that the ridge height would not be increased.

9.20 Whilst the proposed side extension would bring the roof closer to 'The Chalet', as 'The Chalet' is taller than 'Tumi' it would not appear unduly overbearing. There are no proposed windows in the roof that would cause overlooking into 'The Chalet'. The proposed roof enlargement would cause an overshadowing impact onto 'The Chalet' as discussed in 9.14. However, as the roof enlargement would be considered permitted development this cannot form a reason for refusal.

9.21 Concern was raised that the proposed dormer windows would cause an overlooking impact onto 11 Darwall Drive. The proposed dormer windows would be located approximately 38 metres from the rear elevation of 11 Darwall Drive, which is considered a sufficient separation distance that there would not be a significant overlooking impact. In addition, it must be considered that the two dormer windows were granted under 17/00175/CLPUD; therefore the fall back position would include these two dormer windows. The addition of the side extension and the first floor front extension would not cause additional harm in terms of overlooking.

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

### **iv. Transport and Highways Considerations**

9.23 The existing dwelling has 3 bedrooms. The dwelling would have 4 bedrooms following the development. As such the residential standards in the SPD require 3 parking spaces.

9.24 A parking plan was submitted which shows three parking spaces within the curtilage of the dwellinghouse, which would be considered acceptable. A planning condition would be imposed to ensure that these parking spaces are provided before the development can be occupied, and that they are retained.

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

### **v. Community Infrastructure Levy (CIL)**

9.26 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 result in a negative impact on 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 by the LPA on 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 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 development hereby approved shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.  
REASON: 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, Core Strategy DPD CS23]
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the extension 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]

### 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. Parking layout

## 5. Windows

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.
5. Please Note: 4 Mansfield Close is incorrectly labelled as 8 Mansfield Close on the submitted plans.

### 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)