

ITEM NO: 15

Application No.
17/00603/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
12 June 2017

Target Decision Date:
7 August 2017

**27 Top Common Warfield Bracknell Berkshire RG42
3SH**

Proposal:

Erection of two storey rear extension, replacement windows and front door, three additional windows in the northern side elevation and extension of existing driveway.

Applicant:

Mr & Mrs Barnard

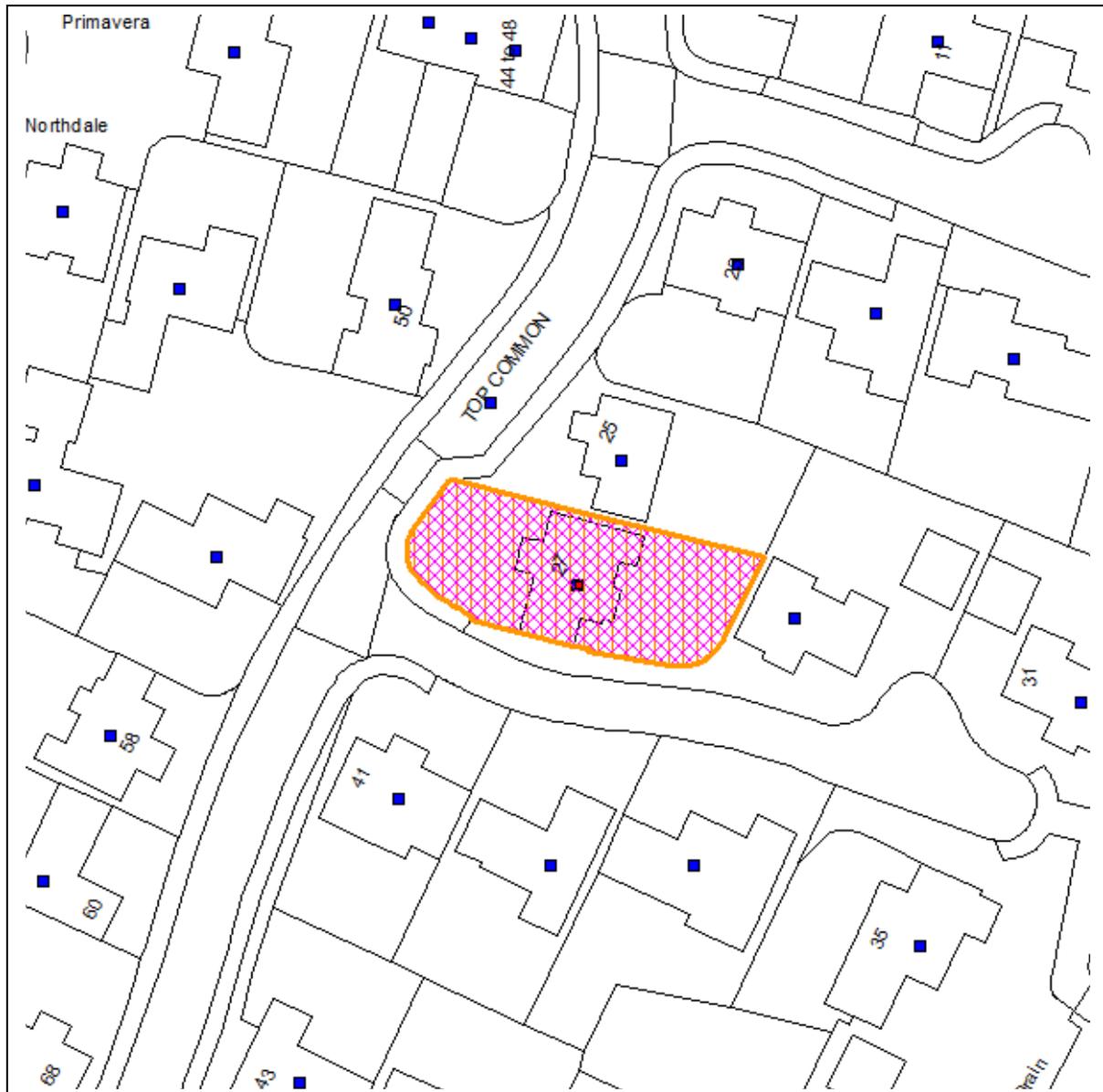
Agent:

Girard-McMullen

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 two storey rear extension, replacement windows and front door, three additional windows in the northern side elevation and an extension of the existing driveway.
- 1.2 The proposed development would be acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the surrounding area. The development would not result in a negative impact on the residential amenity of the neighbouring occupiers, or on highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The applicants are both Parish Councillors for Warfield Parish Whitegrove Ward. In addition, Dr Barnard is a Borough Councillor for Warfield Harvest Ride Ward. As the application has been submitted by a Borough Councillor and their spouse, the application must be determined by the Planning Committee, in accordance with the Council's Constitution.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 Number 27 is a two storey, detached dwelling located on the eastern side of Top Common. It is sited on a corner plot, to the north of a cul-de-sac within Top Common. The application site is located 40 metres from Whitegrove Copse which is classified as an ancient woodland, and protected by a group Tree Preservation Order, reference TPO 186. 47 metres to the west of the application site is Area J of the Bracknell Character Area. The surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

609695

Outline application for residential development, local centre and ancillary uses.
Refused 1985 (allowed by appeal)

616867

Reserved matters in respect of siting, design, external appearances and means of access for the erection of 164 dwellings (Affects 5-91 odds and 101Z on Top Common).
Approved 1991

5. THE PROPOSAL

- 5.1 The proposed two storey rear extension would provide an extended kitchen at ground floor level, with an enlarged bedroom 4 at first floor level. The roof over the proposed extension would be pitched on all three sides. It would have a maximum depth of 4.3

metres, a width of 5.9 metres and a maximum height of 7.4 metres with the eaves at a height of 5 metres.

5.2 Through internal alteration a utility room would be created downstairs and an en-suite and relocated bathroom upstairs. Each of these rooms would be served by a window inserted into the northern flank elevation of the existing dwelling.

5.3 The existing driveway is laid with tarmacadam; it is proposed to replace this with a porous, resin bound surface. A section of the front garden, currently soft landscaped would also be laid with a porous, resin bound surface in order to extend the driveway.

5.4 Further development includes replacing the existing timber framed, double glazed windows with uPVC frames with a wood effect.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Warfield Parish Council raised no objections to this application, but made the following observation:

- The driveway should be porous.

[Officer Note: The agent has confirmed in writing (emailed received 04.07.2017) that the proposed hardstanding would be laid with a permeable resin bound finish. As the proposed extension to the drive would be considered Permitted Development under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it would be unreasonable to condition this.]

Other Representations:

6.2 No representations were received from neighbouring properties or other third parties.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The Highway Authority (HA) was consulted on this application and has no objection.

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 main policies and associated documents when determining an application for planning permission 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 Design Supplementary Planning Document 2017		
Other publications		

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 Number 27 Top Common 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), CS2 (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 similar two storey developments have granted permission at 10, 42 and 53 Top Common. Therefore the proposal is considered in keeping with the character of the surrounding area.

9.4 The submitted application form and plans confirm that the materials to be used in the proposed development would be similar in appearance to those used in the existing dwelling. As such, it would be considered that the proposal would be in keeping with the host dwelling.

9.5 The proposed increase in the driveway would result in the loss of an evergreen tree currently to the front of the property. The tree is not protected and its removal would be considered acceptable.

9.6 The proposed two storey rear extension would be screened from Top Common by the existing building. However it would be visible from the cul-de-sac to the south. The proposed development would be sited 5.5 metres from the southern boundary of the application site, at the closest point. The application site is located on ground significantly higher than the properties to the east and south. Whilst the proposal would be visible from the highway, due to its set back position and the use of matching materials it is considered not to have an overly dominant impact on the streetscene.

9.7 The pitch of the roof over the two storey element of the proposal would match the pitch of the roof over the existing dwelling. The ridge line over the proposed extension would be set at a lower level than the ridge line over the host dwelling, therefore given the appearance of a subordinate extension. In addition, the proposed development would not project beyond the side elevation of the existing dwelling. As such the proposal would comply with the guidelines set out in the Design SPD.

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 window to serve the proposed utility room would be at ground floor level, as such this window would not be considered to result in a significant level of overlooking. In any event, it would not require planning permission.

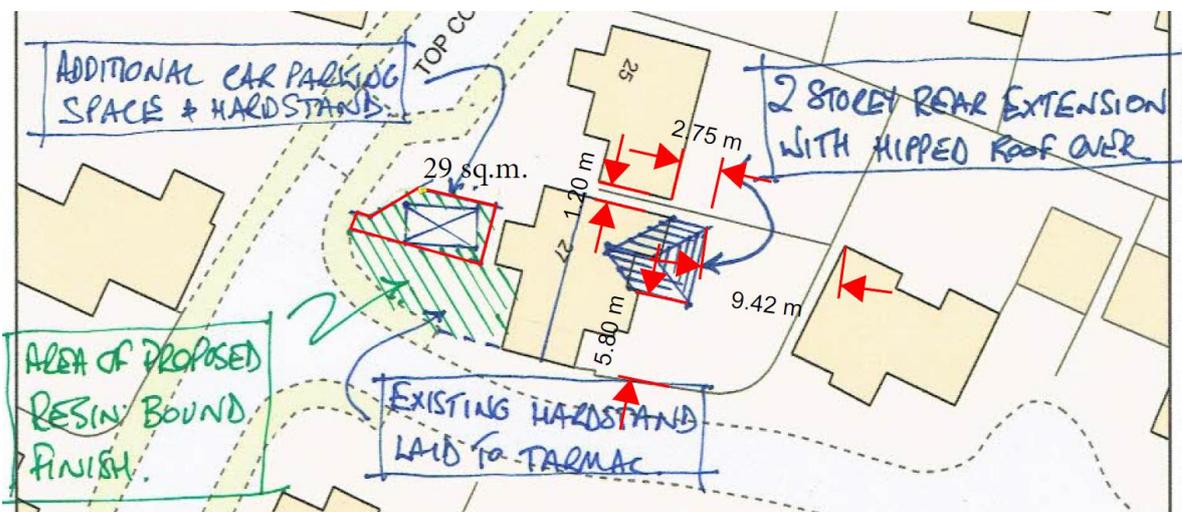
9.10 The proposed windows at first floor level on the existing northern side elevation would be sited 1.2 metres from the neighbouring property, 25 Top Common. This dwelling has an attached single storey garage adjacent to the boundary with the application site. It is recommended that these windows are obscure glazed and fixed shut up to 1.7 metres above the internal floor level to protect the private amenity area of the neighbouring property.

9.11 It is also recommended that the permitted development rights for the installation of side facing windows at first floor level and above be removed from the proposed extension as it would project 2.75 metres beyond the rear elevation of the neighbouring residential property. This would safeguard the privacy of the occupiers of the number 25 from future potential overlooking impacts.

9.12 The proposed development would result in windows at first floor level being 4.3 metres closer to the neighbouring property to the east, 29 Top Common. The application site is at a higher level than this neighbouring property, as such the ground floor of number 27 is approximately level with the first floor of number 29. The vegetation denoting the boundary between the two properties screens the ground floor of number 29 from the application site. There are no windows at first floor level in the western elevation of number 29. It is not considered that the proposed development would result in an adverse impact on the occupiers of this neighbouring property in terms of overlooking.

9.13 There would be a separation distance of 18.5 metres from the proposed rear extension to the front elevation of the neighbouring property to the south of the application site, 39 Top Common. This is considered a significant distance; it would be unreasonable to restrict permitted development rights to this elevation, with regard to the installation of windows.

9.14 The image below demonstrated the proposed development in relation to the neighbouring properties.



- 9.15 Due to the orientation of the application site and the surrounding properties, the proposed rear extension would not have an overbearing or overshadowing impact on the residential amenities of the occupiers of the dwellings to the west, south or east.
- 9.16 The neighbouring property to the north, 25 Top Common, is set further to the east than the application site. As such, the proposed rear extension would project 2.75 metres beyond the rear elevation of number 25. In addition the roof over the proposed extension would be pitched away from the boundary, thereby lessening its impact. As such the impact of the proposal in terms of mass and bulk on the amenities of the occupiers of number 25 would be considered acceptable.
- 9.17 Whilst the garage of number 25 is closest to the boundary with the application, the next window along, on both the ground and first floors of the rear elevation serve a habitable room. As such a loss of light assessment has been conducted.
- 9.18 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, towards the proposed development. This line did not intersect the development. Therefore it would not be considered that the development would result in an adverse impact on the property with regards to loss of light.
- 9.19 Subject to the suggested conditions, the proposed development would be considered acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

- 9.20 This property takes access off Top Common, an adopted residential road which is subject to a 20mph speed limit and is traffic-calmed (give-way features). There are no parking restrictions.
- 9.21 The existing dwelling has 4 bedrooms. The proposed development would not alter the current number of bedrooms. As such the parking requirements would not change. The existing property has a garage and two driveway spaces. The garage is subject to a restrictive condition (condition 2 of reserved matters application 616867) which restricts the garage to be used for the parking of vehicles. However, it is too small to be considered a garage suitable for the parking of a motor vehicle by the current Parking Standards SPD. However it would remain a potential parking space.
- 9.22 The proposed extension to the driveway would result in three parking spaces being provided on site which comply with the Parking Standards SPD. This would be considered an improvement to the existing parking situation.
- 9.23 No alterations are proposed (or are required) to the existing dropped kerb and this additional driveway parking would be further away from the junction and accessible via the existing dropped kerb. The external access to the rear garden would be retained.
- 9.24 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Community Infrastructure Levy (CIL)

- 9.25 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 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 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 Plan, Received 12.06.2017
Block Plan, Received 12.06.2017
Proposed Floor Plans and Elevations, Drawing number: Rev A, Received 21.06.2017
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 existing dwellinghouse at first floor level hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). Any openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room that the window serves.
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 at first floor level or above in the northern (side) elevation 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. Obscure glazed side facing windows
 5. Removal of PD rights for windows in side elevation facing no. 25
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