

ITEM NO: 7

Application No.
18/00160/FUL
Site Address:

Ward:
Crown Wood

Date Registered:
23 February 2018

Target Decision Date:
20 April 2018

4-5 Keepers Coombe Bracknell Berkshire RG12 0TN

Proposal: **Erection of two storey front extensions to both properties, with driveway enlargement to 5 Keepers Coombe.**

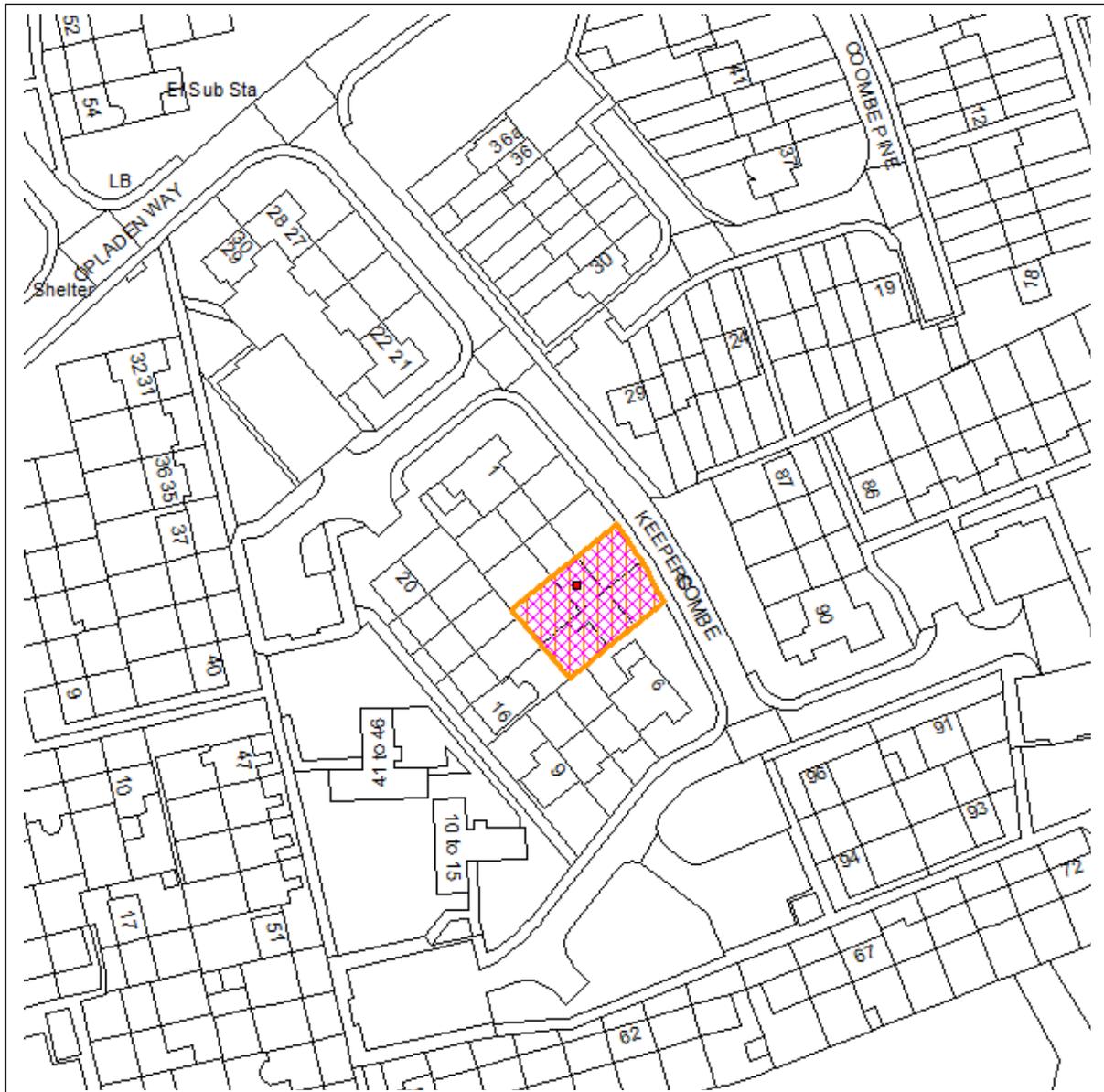
Applicant: Mr Alan Fuller

Agent: Mr Graham Madigan

Case Officer: Olivia Jones, 01344 352000

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



OFFICER REPORT

1. SUMMARY

- 1.1 Full planning permission is sought for the erection of two storey front extensions to 4 and 5 Keepers Coombe, submitted as a joint planning application. The proposal includes the enlargement of the driveway to 5 Keepers Coombe, however it is noted that the driveway enlargement would be considered permitted development.
- 1.2 The proposed development relates to two properties within the settlement boundary and is therefore acceptable in principle.
- 1.3 There would be no negative impact on the amenity of the neighbouring properties or highway safety. The proposed developments would not adversely impact the host dwellings or the character and appearance of the area.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 This application has been reported to the Planning Committee at the request of Councillors Dudley and Brunel-Walker, due to concerns over the impact on the character of the area, overshadowing to the neighbouring properties, and lack of bin storage.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 4 and 5 Keepers Coombe are two storey terraced dwellinghouses located to the south-west of the highway. There is parking available to the front of both dwellings. The application site is located within the settlement boundary, and the surrounding area is predominantly residential with a distinctive character.

4. RELEVANT SITE HISTORY

- 4.1 The original dwellinghouses were erected under the New Towns Act and, as such, their permitted development rights remain intact.
- 4.2 Both properties have previously been extended, with a rear conservatory and a single storey front extension to 5 Keepers Coombe, and a canopy to 4 Keepers Coombe.

5. THE PROPOSAL

- 5.1 Each front extension would have a maximum depth of approximately 3 metres, a maximum width of 8.3 metres, a maximum height of approximately 7.3 metres, and a maximum eaves height of approximately 5.8 metres.
- 5.2 The proposed developments would involve the construction of a lean-to extension continuing the existing roof pitch to include a flush rooflight, and an open gable. The extensions would mirror each other, with the extension at 5 Keepers Coombe staggered by approximately 0.5 metres to provide sufficient space for parking.

5.3 The developments would be constructed of facing brickwork, wood effect cladding, and concrete roof tiles to match the existing dwellings.

5.4 The depth and position of the proposed extensions can be seen on the following plan:



SITE PLAN AS PROPOSED @ 1:500

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council objected to the proposed development on the grounds that the development would appear overbearing and out of character with the surrounding area, and would result in an overdevelopment of the dwellinghouses. Additionally, concern was raised over insufficient provision of visitor parking spaces.

Other Representations:

6.2 Three objections have been received that can be summarised as follows:

- i) The proposed development would have an unbalancing effect on the row of properties and would appear out of keeping;
- ii) The proposed development would appear overbearing;
- iii) The proposed development would result in a loss of light to 3 Keepers Coombe, in particular the bathroom and utility room;
- iv) The proposed development would result in a loss of light to the lounge window of 2 Keepers Coombe.

[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

7.1 The Highways Authority was consulted and recommended approval for the application, subject to the parking plan being retained by condition.

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
Other publications		
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 4 and 5 Keepers Coombe are located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to their location and nature, the proposals are

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

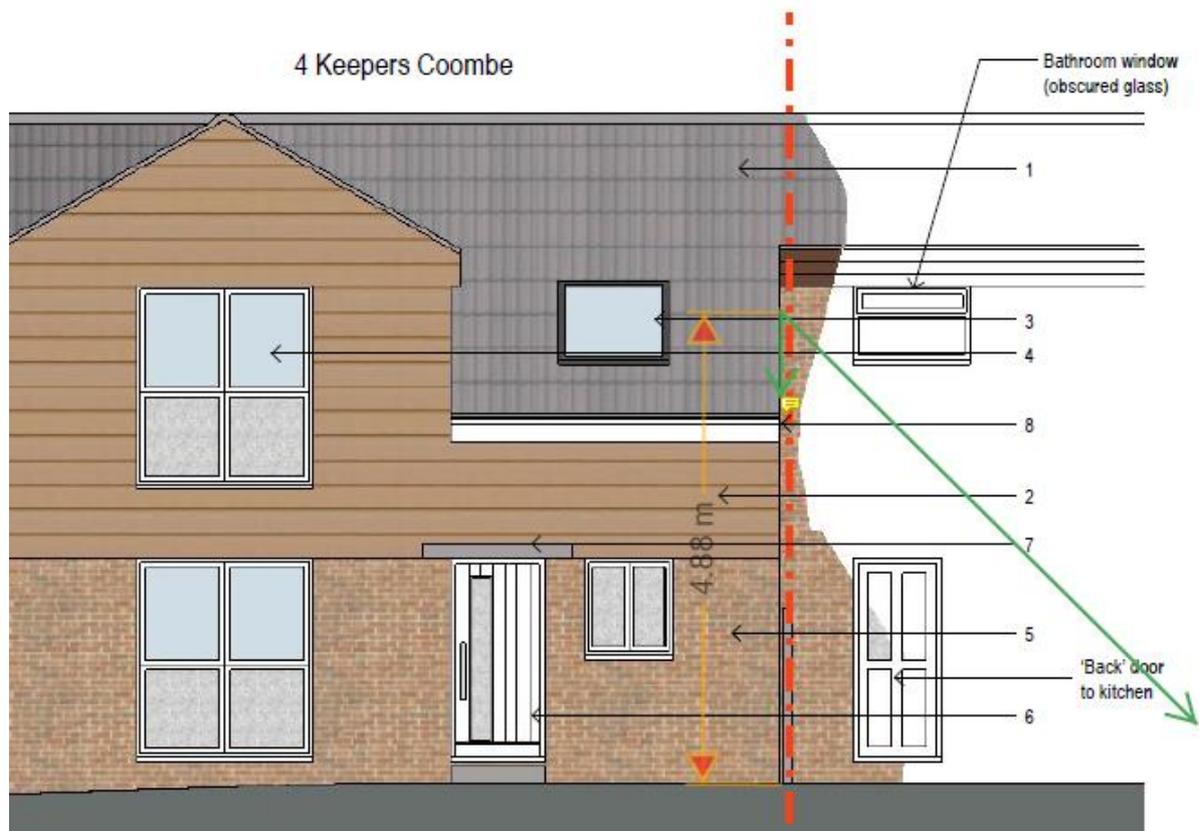
- 9.3 Keepers Coombe was constructed under Section 6/1 New Towns Act 1965. There are various designs within the surrounding area, but the dwellings share common characteristics, such as plain flat elevations, long oblong windows, and shallow pitched roofs with light brickwork and brown or grey roof tiles.
- 9.4 The proposed developments are sited at the end of a terrace of 5 houses. Four of these (2-5 Keepers Coombe) face onto the same road, and mirror each other in terms of design. To the front, each property has a rectangular window serving a bathroom, and a tall and narrow rectangular window serving a landing. There are large areas of unbroken brickwork between these windows. Additionally, dark brown cladding can be found on each dwelling between the top of the windows and the eaves of the roof. Nos. 3 to 5 have included front extensions to their properties, either as a canopy or as a full single storey front extension. The variety of single storey front extensions and porches along the terrace means that the properties within it do not have a strongly unified appearance.
- 9.5 It is acknowledged that the proposed design would include elements that are not presently found in the streetscene. These would include the open gable element to the first floor, and the increased depth of the roof. The proposals would also include a roof light in the front elevations, and the use of cladding to the first floor. Additionally, the proportion and position of the proposed windows would not be as distinctive as the existing windows.
- 9.6 It is considered that the proposed design of the extensions would provide architectural interest to the terrace. The use of the same material palette and the roof pitch as existing would provide an appropriate visual reference to the established character of the area and a more modern design.
- 9.7 To the side of the development site is the detached bungalow, 6 Keepers Coombe. This dwelling has a different design to the terrace, and has a steeper pitched roof. The position of the proposed developments, between 6 Keepers Coombe and the rest of the dwelling, would form a link between the designs of the roofs.
- 9.8 6 Keepers Coombe is set back from the building line by approximately 4 metres. In addition, at the end of the terrace, 1 Keepers Coombe projects forward from the building line by approximately 3 metres. As the proposed developments would be sited at the end of the terrace, and would project forward by the same depth as 1 Keepers Coombe, it would not be considered to have a significant unbalancing effect on the terrace.
- 9.9 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, and the NPPF.

iii. Impact on Residential Amenity

- 9.10 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 is drawn on the horizontal plane from the midpoint of the closest window serving a habitable room at the affected residential property. If this line intersects the development, a 45 degree line is drawn on the vertical plane from the point of intersection towards this window. If the line intersects more than half of the window, it

would be considered that the development would result in an adverse impact on the living conditions of the occupiers of that property with regards to loss of light.

- 9.11 There are no side windows on the proposed development, and should the application be approved, a condition would be imposed restricting any future upper storey side windows. This would prevent any adverse overlooking into the neighbouring properties or private garden areas. Given the position of the windows to the front of the dwellings, they would not be considered to result in an increased potential for overlooking, and in any case the rear gardens of the dwellings facing the proposed development would be located approximately 22 metres away which is considered a sufficient distance to avoid adverse overlooking.
- 9.12 Concern was raised that the proposed developments would appear unduly overbearing. The proposed developments would project from the front elevation by 3 metres. Given that 2 and 3 Keepers Coombe do not have any front projections; it would not be considered that a tunnelling effect would be created by the proposed development. In addition, the depth of the extension is considered sufficiently modest that it would not appear unduly overbearing.
- 9.13 Concern was raised that the proposed development would overshadow 3 Keepers Coombe. The ground floor utility room at 3 Keepers Coombe is served by a mainly solid door, with two glazed panels. Whilst this door would be overshadowed by the proposed developments, as it is a utility room it is not considered habitable, and therefore any overshadowing to this door could not form a reason for refusal.
- 9.14 A loss of light assessment was undertaken as outlined in para. 9.10, and it was found that the bathroom window of no.3 would not be adversely overshadowed by the development. In addition, following a loss of light assessment to 2 Keepers Coombe, it was found that the proposed development would be sited sufficiently far away from this dwelling that there would be no overshadowing impact.
- 9.15 This loss of light assessment can be found on the following plan, where the arrow indicates the area to be overshadowed:



9.16 A carport is located to the side of 6 Keepers Coombe. The nearest window serving a habitable room is sited sufficiently far from the proposed development, that there would be no overshadowing to this property.

9.17 A condition would be imposed requiring that the extensions are built concurrently, in order to avoid an adverse impact on the amenity of the occupants of either property.

9.18 As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

iv. Transport and Highways Considerations

9.19 The residential standards in the Parking SPD state that a four bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width. Sufficient parking would be provided to the front of the properties, which would be retained by condition to prevent on-street parking.

9.20 The proposal would involve the conversion of a strip of soft landscaping to the driveway of 5 Keepers Coombe to increase the parking area. The proposed materials would be either porous or provision would be made to direct run-off water to a permeable or porous area within the curtilage of the dwellinghouse to avoid run-off water. This driveway extension would not require planning permission.

9.21 The bins for both properties are currently stored on the driveway. Sufficient space to store bins on the driveway of 4 Keepers Coombe would remain due to the depth of the driveway. A bin store for two bins would be provided within 5 Keepers Coombe, however any additional bins would need to be stored on the driveway. Given the standard width of a 240 litre bin is 0.58 metres, with a depth of 0.72 metres, should a bin be placed to the front of the

northernmost driveway space, it would project forward at its narrowest point by approximately 0.06 metres. Environmental Services would object to any projection onto the highway, and therefore a third bin would need to be stored on the pathway leading to the front of the dwelling. This pathway would be approximately 1.1 metre wide, and therefore should a bin be placed on the pathway, approximately 0.52 metres of pathway would remain. It is acknowledged that this is not an ideal situation, however on balance it is not considered that there would be a sufficient impact to warrant a refusal.

9.22 It must also be considered that the frontages of both properties would have dropped kerbs to facilitate entrance to the driveway. The occupants of 5 Keepers Coombe could park a car across the dropped kerb. Should bins stored to the front of the house restrict the number of cars parked on the driveway, an additional car could be parked on the road without an adverse impact on highway safety.

9.23 As such the proposal would be in accordance with 'Saved' policy M9 of the BFBLP, Policy CS23 of the CSDPD and Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD).

v. 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 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:
Site Plan and Location Plan - Drawing Number: 32 - Received 23rd February 2018
Ground and First Floor and Roof Plan As Proposed - Drawing Number: 33 B - Received 15th March 2018
Front and Side Elevations and Sections AA and BB As Proposed - Drawing Number: 34 A - Received 15th March 2018
Email confirming no encroachment - Received 19th March 2018
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 extensions hereby permitted shall be similar in appearance to those of the existing dwellings.
REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The extension at 5 Keepers Coombe 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 properties.

[Relevant Policies: BFBLP EN20]

6. The approved extensions to 4 and 5 Keepers Coombe shall be constructed and substantially finished concurrently.

REASON: In the interests of the residential amenity of the neighbouring property.

[Relevant Policies: BFBLP EN20]