

**ITEM NO: 8**Application No.  
**18/00132/FUL**Ward:  
Winkfield And  
CranbourneDate Registered:  
14 February 2018Target Decision Date:  
11 April 2018

Site Address:

**58 Carnation Drive Winkfield Row Bracknell  
Berkshire RG42 7QT**

Proposal:

**Retention of 3no. non obscured and openable roof lights to side elevation.**

Applicant:

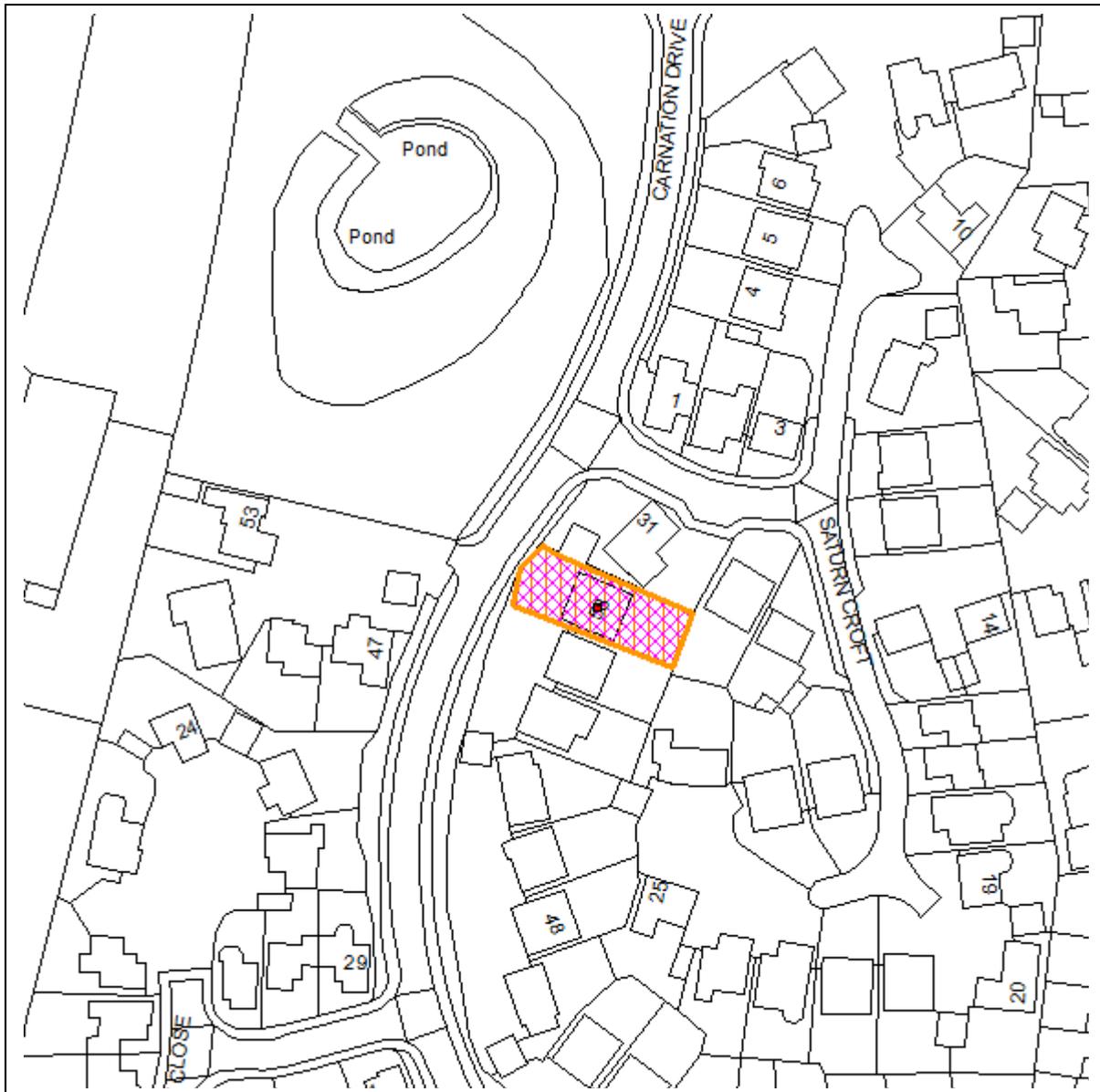
Mr &amp; Mrs L Taylor

Agent:

Miss Megan Bell

Case Officer:

Shannon Kimber, 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 The proposal is for the retention of three rooflights to the northern roof slope of the dwellinghouse. These are clear glazed and openable. The western most rooflight serves an en-suite and the two towards to the rear serve a bedroom.
- 1.2 There is no significant effect on the streetscene or character of the surrounding area as a result of this development. There are no highway safety implications and there are no additional parking requirements. The development is in keeping with the host dwelling and does not result in a significant level of overlooking of the neighbouring properties when compared to the existing situation.

<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 Following the receipt of three objections, the 3-5 procedure was undertaken. The application is to be considered by the Planning Committee as requested by Councillor Phillips on grounds of overlooking and loss of amenity.

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

<b>PLANNING STATUS</b>
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Within settlement boundary
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- 3.1 58 Carnation Drive is a two storey, detached dwelling located to the east of the highway. The surrounding area is predominantly residential, although the land to the west is outside of the settlement boundary.

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

- 4.1 The relevant planning history is as follows:
- 4.2 618163  
Erection of 46 dwellings with estate roads and associated sewers. (Affects Nos 30 to 58 evens Carnation Drive).  
Approved 1992
- 4.3 17/00868/CLPUD  
Certificate of lawfulness for conversion of loft into habitable space comprising installation of side dormer and roof lights, and formation of full gable to rear elevation from existing half-hipped roof  
Approved September 2017
- 4.4 17/01165/FUL  
Part conversion of garage into habitable space (retrospective).  
Approved December 2017

### **5. THE DEVELOPMENT**

5.1 The development consists of three rooflights to the northern flank roof slope of 58 Carnation Drive. Each rooflight has a width of 0.8 metres and a height of 0.7 metres. They project 0.15 metres from the roof slope when measured perpendicular to it. The sill height is 1.55 metres, when measured from the internal floor level of the room each window serves.

## 6. REPRESENTATIONS RECEIVED

### Winkfield Parish Council:

6.1 Winkfield Parish Council commented on the application and recommend refusal due to loss of privacy of the occupiers of the neighbouring properties.

### Other Representations:

6.2 An objection was received from: 31 Saturn Croft, the neighbouring property to the north of the application site. This comment has been summarised below:

- Overlooking and loss of privacy to the neighbouring property, including direct views to the private amenity areas.
- The building should comply with the conditions and limitations imposed by the lawful development certificate (17/00868/CLPUD).

6.3 An objection has also been received from 30 Saturn Croft, the neighbouring property to the east of the application site. This comment focused not on the rooflights but on the lack of consultation for the lawful development certificate.

*[Officer Note: A lawful development certificate is decided on whether the development complies with the the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, neighbours are not consulted as issues such as overlooking are not material planning considerations for that type of development. Overlooking impact as a result of the clear glazed rooflights is addressed in section 9(iii) of the following report.]*

## 7. SUMMARY OF CONSULTATION RESPONSES

7.1 No 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>Supplementary Planning Documents (SPD)</b>		
Bracknell Forest Borough Parking Standards Supplementary Planning Document 2016		
Design Supplementary Planning Document 2017		
<b>Other publications</b>		
National Planning Policy Framework (NPPF)		

## 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 58 Carnation Drive is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the rooflights 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 the character and appearance of the host dwellinghouse and surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

**ii. Impact on Character and Appearance of Surrounding Area**

9.3 Whilst the rooflights are visible from the highway, they are not considered to have a dominant impact on the streetscene.

9.4 During the site visit it was noted that there are rooflights to the rear of 31 Saturn Croft, the side and rear of 54 Carnation Drive and the rear of 52 Carnation Drive. As there are other examples in the surrounding area, it is not considered that the rooflights are out of keeping with the character of the area.

9.5 The development is therefore in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

**iii. Impact on Residential Amenity**

9.6 The rooflights do not alter the existing floor area of the dwellinghouse. As such, they are not considered to alter the massing or bulk of the existing dwelling, and so do not result in a detrimental overbearing or overshadowing impact on the occupiers of the neighbouring properties.



- 9.7 All three rooflights are located on the northern roof slope, as such the view to the east, south and west are screened by the existing dwelling. To the north of the site is 31 Saturn Croft. Whilst this dwelling is accessed from Saturn Croft, its principal elevation fronts Carnation Drive, and its rear garden is to the east, the same as the application site. The image overlaid illustrates the relationship between 31 Saturn Croft (dwelling at top of image with existing rooflights) and 58 Carnation Drive (dwelling to the bottom left of the image).
- 9.8 Of the three rooflights, the western most rooflight (serving an en-suite) has the least impact on the amenities of the occupiers of 31 Saturn Croft. This rooflight is located 1.9 metres from the front elevation of number 58. The private amenity area to the rear of number 31 is screened by the existing property.
- 9.9 Due to the depth of the rear gardens of the application site and surrounding properties, there is a significant amount of existing overlooking.
- 9.10 There is a side hung, inward opening, casement window, with a Juliette Balcony, to the rear elevation of 58 Carnation Drive. This window did not require planning permission (LPA reference: 17/00868/CLPUD). It does result in a significant, adverse level of overlooking. The overlooking resulting from the side facing rooflights does not increase the existing level of the overlooking.



- 9.11 The two rooflights serving the bedroom are sited 3.4 metres from the side boundary of the site shared with 31 Saturn Croft. The image on the left above was taken one metre back from the rear most rooflight, looking directly outwards. Due to the slope of the ceiling, and the style of the window once opened, this is considered to be the more usual view from the window in day-to-day life rather than the view when leaning out of it. The image below to the right shows the view from the rear-most window, when shut, standing as close to the window as possible and angling the camera towards 31 Saturn Croft. It would be possible to see someone standing on the patio of number 31 from this rooflight.
- 9.12 It is acknowledged that there is an overlooking impact as a result of the development, leading to the loss of privacy to the private amenity area (patio) of the neighbouring property, 31 Saturn Croft, but not direct overlooking of any habitable rooms. It is not considered that the overlooking is so adverse to warrant a refusal.
- 9.13 Therefore the development is considered acceptable and in line with 'Saved' BFBLP Policy EN20.

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

9.14 The subject of this application is three clear glazed, opening rooflights. There are no highway safety implications and there are no additional parking requirements.

9.15 The development therefore has no alteration on the existing parking situation. It is considered to be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

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

9.16 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 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 does not result in an adverse impact on the character and appearance of the host dwelling or surrounding area. There are no highway safety implications and there are no additional parking requirements. The development does not result in a detrimental effect on the residential amenity of the neighbouring occupiers that is significant enough to warrant refusal. It is therefore considered that the 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 comply with the following approved plans:  
Site Location Plan, Received 07.02.2018  
Proposed Floor Plans, and Roof Plan, Drawing number: BC SUB.05, Received 07.02.2018  
Proposed Elevation, Drawing number: BC SUB.08, Received 07.02.2018  
Proposed Section B-B, Drawing number: BC SUB.06, Received 07.02.2018  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

#### 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. Approved plans