

ITEM NO: 6

Application No.
18/00332/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
21 March 2018

Target Decision Date:
16 May 2018

18 Broom Acres Sandhurst Berkshire GU47 8PW

Proposal:

Erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory. (Resubmission of 17/00348/FUL)

Applicant:

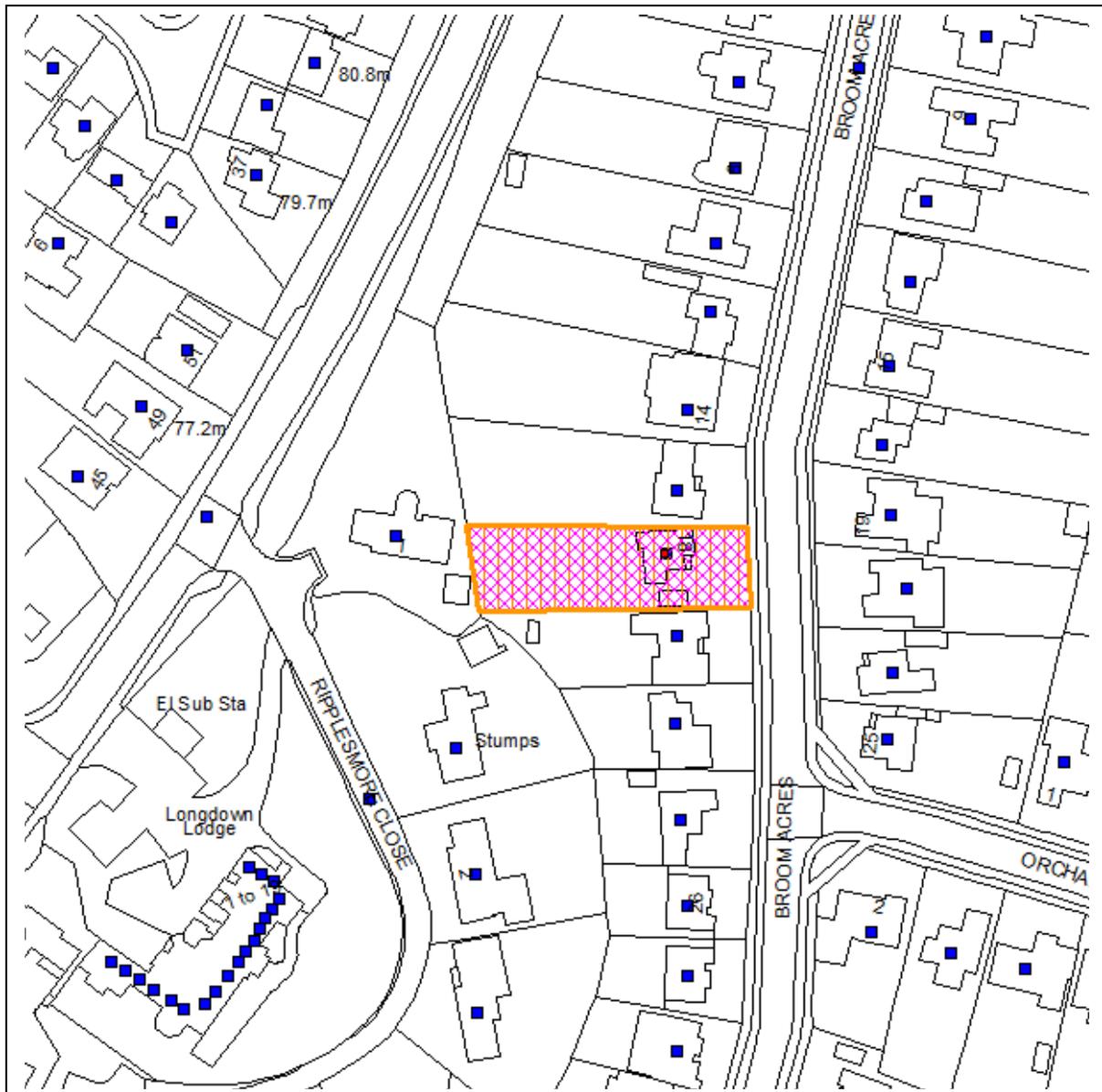
Mr Bhu Pinder Samra

Agent:

Mr Charles Chesterton

Case Officer:

Olivia Jones, 01344 352000

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

OFFICER REPORT 18/00332/FUL 18 Broom Acres

1. SUMMARY

- 1.1 The proposal is for the erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory.
- 1.2 The two storey front, side and rear extensions, and increase in roof height have previously been approved under extant planning permission 17/00348/FUL. The changes from the extant permission include the addition of a porch and rooflights, and the reduction in the amount by which the ridge height would be raised.
- 1.3 The proposed development relates to a property within the settlement boundary and is therefore acceptable in principle.
- 1.4 There would be no negative impact on the amenity of the neighbouring occupiers 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 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Area of Special Housing Character

- 3.1 18 Broom Acres is a two storey detached dwellinghouse located to the west of the highway. The surrounding area is predominantly residential. The property is located approximately 24 metres away from an area of protected trees (TPO 5/1966). The application site lies within Area C of the Sandhurst Study Area within the Character Area Assessments SPD (2010), and within an Area of Special Housing Character.

4. RELEVANT SITE HISTORY

4.1 384

Residential development (part of)
Approved 1949

2203

Outline For lay-out of estate.
Approved 12.02.1954

2665

Application for layout of Section II of Longdown Lodge Estate.
Erection of house (part of)
Approved 10.09.1954

17/00348/FUL

Erection of two storey front, side and rear extensions and increase in roof height following demolition of existing garage, utility room and conservatory.

Approved 28.06.2017

5. THE PROPOSAL

- 5.1 The proposed two storey side and rear extension would have a maximum depth of approximately 16.5 metres, a maximum width of approximately 13 metres, a maximum height of approximately 8.3 metres and a maximum eaves height of approximately 5.3 metres.
- 5.2 The proposed porch (including steps) would have a maximum depth of approximately 1.3 metres, a maximum width of approximately 3.14, a maximum height of approximately 3.87 metres, and a maximum eaves height of approximately 3 metres.
- 5.3 The ridge height of the main roof would be raised approximately 1.1 metres higher than the existing ridge.
- 5.4 The proposed materials would be similar to those used on the existing dwelling.
- 5.5 Compared to extant permission 17/00348/FUL, the proposal includes the erection of an enclosed porch, a lower proposed ridge height, and the installation of 8 rooflights. A ridge height of approximately 8.6 metres was approved under 17/00348/FUL while this application proposes a ridge height of approximately 8.3 metres. With regards the rooflights, three are proposed in the rear roof slope of the main roof, with two on either side of the main roof and one sited in the centre of the flat element of the main roof.
- 5.6 The proposed extension can be seen on the following plan:



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 No comments received at the time of writing the report.

Other Representations:

6.2 13 objections have been received that can be summarised as follows:

- i) The proposed rooflights would be out of keeping with the character of the area;
- ii) The proposed rooflights would appear overbearing to the neighbouring properties;
- iii) The proposed rooflights would result in adverse overlooking;
- iv) Insufficient parking would be provided;
- v) The dwelling may be used as a house of multiple occupation (HMO);
- vi) The outbuilding to the rear could be used as a habitable building;

[Officer Note: Points (i) to (iv) have been addressed in the report below. In response to points (v) and (vi), the application is not for a change of use to HMO nor for the use of the outbuilding, and therefore the possibility of the conversion to HMO has not been addressed in the report.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were carried out.

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' policies EN20 and H4 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 Character Area Assessment, Supplementary Planning Document 2010 Design Supplementary Planning Document 2017		
Other publications		
National Planning Policy Framework (NPPF) Bracknell Forest Borough Council 'Extending your home: A Householder's Guide' (2003) Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (SLPDS)		

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. Trees
- vi. Community Infrastructure Levy

i. Principle of Development

9.2 18 Broom Acres 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), 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 site is located within Area C of the Sandhurst Study Area within the Character Area Assessments SPD (2010). It is recommended that a similar material palette is used, and that roofs should be pitched with hips or gables. It is recommended that boundary treatments include low brick walls and shrub planting.

9.4 The site is located within a designated Area of Special Housing Character as defined by 'Saved' policy H4 of the BFBC Local Plan. The area is defined by low density development with a distinctive character.

9.5 The proposed development would appear symmetrical with the existing front elevation, and would include a matching hipped roof element. In addition, the extension would have materials that would match the existing dwelling.

9.6 The proposed development includes the raising of the ridge height by approximately 1.1 metres. There is not a uniform ridge height along Broom Acres due to the variation in roof designs and the natural slope of the road. The proposed roof would hip away from the highway and the properties on either side, which would reduce the impact of the roof. In addition, the proposed development is set back approximately 9.5 metres from the pavement, and approximately 1.6 metres from the front elevations of the properties on either side. Given the position of the roof, and the separation distance of approximately 2 metres between either property, it is not considered that the increased ridge height would be sufficiently out of keeping with the area to warrant refusal.

9.7 In addition, there are a number of similar two storey side extensions along Broom Acres. In particular the properties flanking the development site, 16 and 20 Broom Acres, were granted very similar two storey extensions, (planning permissions 608171 and 16/00118/FUL). It is considered therefore that the proposed development would appear in keeping with the character of the area.

9.8 Whilst it is acknowledged that the corner brick elements below the eaves will be lost, there are a number of dwellings in the streetscene, notably 19 Broom Acres, which do not include these elements. It is therefore not considered that the loss of these elements would warrant a refusal.

9.9 The properties directly opposite, 19 and 21 Broom Acres, both benefit from rooflights to the front elevation. The principle of rooflights is therefore acceptable within the streetscene. No rooflights are proposed on the front elevation, and it is not considered the side facing rooflights would have a prominent effect in the streetscene.



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

iii. Impact on Residential Amenity

9.11 There would be two proposed first floor windows facing 20 Broom Acres serving bathrooms. These windows would be conditioned to be obscure glazed and only openable 1.7 metres above floor level to prevent overlooking. Ground floor windows are proposed on the side elevation facing 20 Broom Acres. However, due to the existing 1.8 metre high fence on the boundary, and the position of the window at ground floor level, it is not considered that this window would cause an adverse overlooking impact on 20 Broom Acres.

9.12 There would be no additional first floor windows on the side elevation facing 16 Broom Acres, and therefore no potential for overlooking onto this property. However, a condition would be imposed to restrict any future windows at first floor and above to be obscure glazed and only openable 1.7 metres above floor level.

9.13 At ground floor level, the proposed rooflights are not considered to have an adverse overlooking impact, as they would be set forward of the neighbouring properties and would be located on the ground floor. The side facing rooflights in the main roof would be sited at least 1.7 metres from finished floor level. This would be considered a sufficient height to restrict adverse overlooking. The height of these windows would be retained by condition.

9.14 The Design SPD (2017) recommends a separation distance to the rear boundary of 10 metres for first floor windows and 15 metres for second floor windows. Additionally, a separation distance of 22 metres is recommended between first floor windows and 30 metres between second floor windows, in order to prevent adverse overlooking. There would be a separation distance of approximately 27.5 metres between the first floor extension and the rear boundary, with a minimum separation distance of approximately 32 metres between the rear elevation of the property to the rear, 'The Farthings', and the

two storey element of the proposed development. In addition, given the oblique angle from the rear rooflights and the properties on either side, it is not considered that these rooflights would adversely overlook the neighbouring properties or private garden areas.

9.15 The proposed development would protrude past the rear elevation of 16 Broom Acres by approximately 7 metres, 4 metres of which would be a two storey extension. There is a separation of approximately 3 metres between the proposed rear extension and 16 Broom Acres. Due to this separation distance, and the presence of an existing 1.8 metre high fence and vegetation along the boundary, it is not considered that the proposed development would appear unduly overbearing onto 16 Broom Acres

9.16 The proposed development would protrude past the rear elevation of 20 Broom Acres by approximately 7 metres, 4 metres of which would be a two storey extension. There is a separation of approximately 2.5 metres between the proposed rear extension and 20 Broom Acres. Due to this separation distance, and the presence of an existing 1.8 metre high fence along the boundary, it is not considered that the proposed development would appear unduly overbearing onto 20 Broom Acres.

9.17 A loss of light assessment was undertaken to determine whether the proposed development would cause adverse overshadowing to the neighbouring properties. 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 property with regards to loss of light.

9.18 The rear windows on 16 Broom Acres would not intersect the proposed extension. The rear windows on 20 Broom Acres would intersect the development. However, the proposed extension would not intersect more than half the window. Therefore although it is acknowledged that there would be some loss of light to the ground floor rear window at 20 Broom Acres it would not be so adverse as to warrant refusal on these grounds.

9.19 Whilst there are currently no side facing windows on 16 Broom Acres, planning permission 17/00044 includes the addition of two side windows facing 18 Broom Acres. Whilst this permission has not yet been implemented, it is extant until 27/03/2020. However, the windows in question serve a non habitable room (the first floor ensuite) and a secondary source of light to the living room. It is therefore considered that the proposed development would not result in a significant overshadowing impact on 16 Broom Acres.

9.20 There is no dwelling to the rear of the property that would be affected by overlooking, overbearing or overshadowing.

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

iv. Transport and Highways Considerations

9.22 The residential standards in the Parking Standards SPD state that a four or more 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.

9.23 Three parking spaces are proposed which meet the Parking Standards. The existing driveway would be extended to provide these spaces, which would be constructed of

porous materials. The extended driveway would therefore be considered permitted development and as such the loss of soft landscaping to the front of the property would not be considered a reason for refusal. These parking spaces would be retained by condition to ensure adequate parking.

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

v. Trees

9.25 The property is located approximately 24 metres away from an area of protected trees (TPO 5/1966). This is considered a sufficient distance that the proposed development would not encroach onto the root protection area of these trees.

9.26 It is therefore considered that the proposal would not adversely affect the protected trees surrounding the development, and so would be in accordance with 'Saved' policy EN1 of the BFBLP and the NPPF.

vi. Community Infrastructure Levy (CIL)

9.27 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 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, nor would the development result in a negative impact on the residential amenity of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN1, M9, EN20 and H4 of the BFBLP, Policies CS2 and 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:

Location Plan – Drawing Number: 16-10-01/1

Site Plan – Drawing Number: 16-10-01/2A

Proposed Ground Floor Plan – Drawing Number: 16-10-01/10A

Proposed First Floor – Drawing Number: 16-10-01/11A

Proposed Front Elevation – Drawing Number: 16-10-01/12C

Proposed Left Flank Elevation – Drawing Number: 16-10-01/13C

Proposed Rear Elevation – Drawing Number: 16-10-01/14C

Proposed Right Flank Elevation – Drawing Number: 16-10-01/15C

Section Through Roof Space – Drawing Number: 16-10-01/16

Plan on Roof – Drawing Number: 16-10-01/SKETCH 12 B

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 match 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 first floor south facing windows in the side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

5. No part of the second floor side facing rooflights of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflights are installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. 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 on 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]

7. The development hereby approved shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing, 16-10-01/2A, Received 3rd May 2018. 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]

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
 4. Bathroom Windows
 5. Rooflights
 6. Additional Windows
 7. Parking
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