

ITEM NO: 8Application No.
18/00428/FUL

Site Address:

Ward:
AscotDate Registered:
25 April 2018Target Decision Date:
20 June 2018**23 Elliott Rise Ascot Berkshire SL5 8NN**

Proposal:

Erection of single storey side extension with motion sensor light and rear conservatory (retrospective).

Applicant:

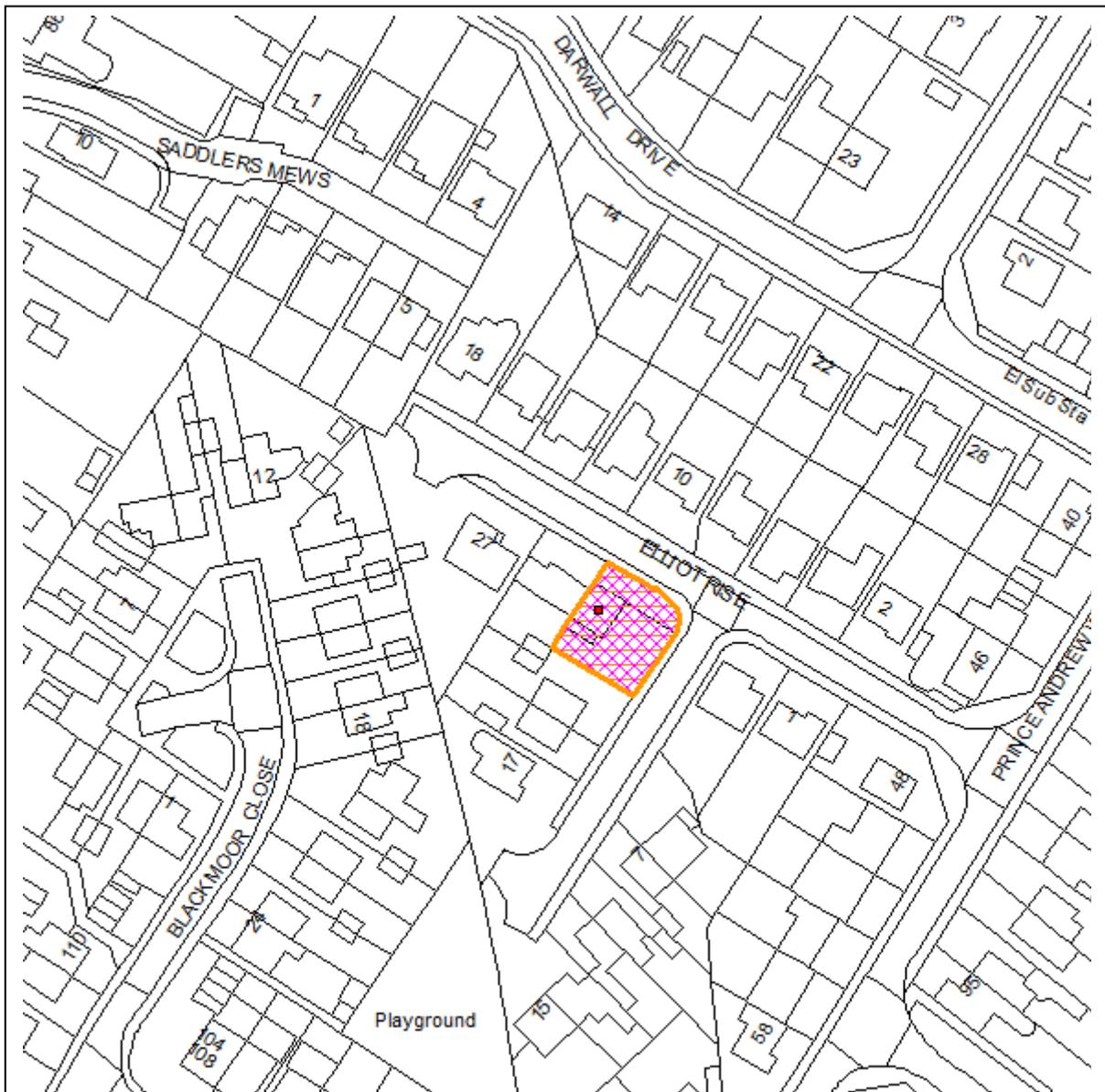
Mr & Mrs Singh

Agent:

Mr Amrik Chahal

Case Officer:

Olivia Jones, 01344 352000

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

OFFICER REPORT 18/00428/FUL 23 Elliott Rise

1. SUMMARY

- 1.1 The proposal is for the retention of a single storey side extension forming a porch, and a single storey rear conservatory.
- 1.2 The developments relate to a property within the settlement boundary and are therefore acceptable in principle.
- 1.3 There would be no negative impact on the amenity of the neighbouring occupiers or highway safety. The developments do not adversely impact the host dwelling, the character and appearance of the area, or any protected trees.

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

- 3.1 23 Elliott Rise is a two storey semi-detached property located on a corner plot. The front (north) and side (east) elevations front the highway. The surrounding area is predominantly residential in character. A tree to the rear of the site, on the southern corner, is protected by a Tree Preservation Order (TPO 411).

4. RELEVANT SITE HISTORY

4.1 7801

For proposed 111 dwellinghouses.
Approved 03.10.1962

8184

Application for 39 houses and 12 bungalows (together with garages).
Approved 05.12.1962

8264

For 48 houses and 8 bungalows together with garages.
Approved 03.01.1963

603810

Moving existing fence nearer to road.
Approved 30.11.1978

618560

Bow window to front elevation.
Approved 05.01.1993

4.2 This property has been previously extended, with a single storey lean-to extension to the rear and the conversion of the garage.

5. THE PROPOSAL

5.1 The single storey side extension has a width of approximately 2.9 metres, a depth of approximately 2.9 metres, a ridge height of approximately 3.75 metres, and an eaves height of approximately 2.7 metres.

5.2 The conservatory has a width of approximately 4.89 metres, a depth of approximately 3.48 metres, a ridge height of approximately 2.45 metres, and an eaves height of approximately 2.23 metres.

5.3 The porch is constructed of white upvc with concrete grey tiles to the roof. The roof is dual pitched, with an open gable facing the highway and lights have been attached to this.

5.4 The conservatory is constructed of a white upvc frame and glazed panels. The roof is a lean-to style, attached to an existing brick built lean-to extension, constructed in 1982.

5.5 The extensions can be seen on the following plan:



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Refusal recommended on the grounds that the porch design and materials are out of keeping in the streetscene.

Other Representations

6.2 6 objections from 5 separate addresses have been received that can be summarised as follows:

- (i) The porch is out of keeping with the streetscene;
- (ii) The lights are a nuisance;
- (iii) Protected tree (TPO 411) may be impacted;
- (iv) The porch does not comply with building regulations;
- (v) Adequate drainage has not been provided following the paving of the front garden.

[Officer Note: Points (i) and (iii) have been addressed in the report below. With regards the remaining points:

(ii) the lights are not considered to be development and nuisance from lights can be dealt with under Environmental Health legislation;

(iv) this application is for planning permission, not a Building Control application which uses separate legislation;

(v) the paving of the front garden does not form part of this application, and therefore has not been considered. In any case, it has been confirmed by the agent that the paving is porous, and therefore would be considered permitted development.]

7. SUMMARY OF CONSULTATION RESPONSES

Highways Authority

7.1 The developments have no impact on highway safety.

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 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 23 Elliott Rise 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. It is considered to accord 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 application site is in a prominent location on a fork in the road. Leading from Prince Andrew Way, half way up Elliott Rise the road forks into two roads, with one road heading north-west, and one road heading south-west. 23 Elliott Rise is located on the corner plot of this fork. There are distinct architectural differences between the two roads.

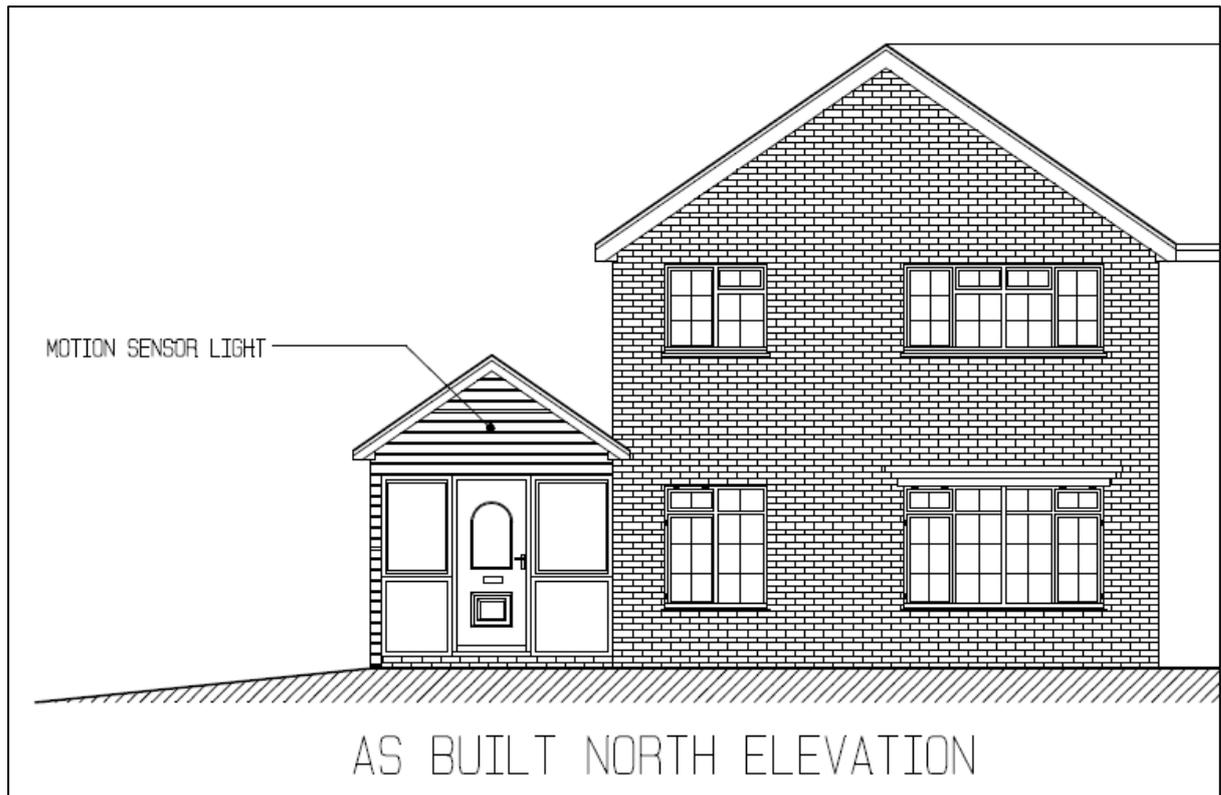
9.4 The south-western arm of Elliott Rise is characterised by semi-detached dwellings with shallow pitched roofs, light brown brickwork to the ground floor and side elevations, and cladding to the first floor front elevations. While brown cladding or hanging tiles are present on three of the properties, the remaining properties all include white upvc cladding to the first floor. As such, from the junction at Elliott Rise, white cladding is prevalent.

9.5 The north-western arm Elliott Rise has a more varied design. The predominant material present is brown brickwork; however tile hanging in multiple muted colours is present, as is brown cladding. It is noted however that these materials are located only at first floor level. In addition, there is a mixture of dual pitched roofs and gables fronting the highway.

9.6 Numerous single storey side extensions can be found within Elliott Rise. The majority of these extensions have been constructed of brickwork similar to the host dwellings, with either flat or pitched roofs. Nevertheless, the principle of single storey side extensions is established.

9.7 Four properties adjacent to the development site, 1, 3, 4, 6, are designed so as to have open gable elements with tile hanging to the front elevation. The side extension would follow a similar design, albeit constructed in white upvc.

9.8 The side extension would be designed so that the gable to the front matches the pitch of the host dwelling. The side extension would appear subordinate to the main dwelling, and would be significantly set back from the highway to the east, as recommended within the Design SPD (2017).



9.9 The rear conservatory would be mostly screened from views of the highway given its position, and the presence of boundary treatment. In addition, the conservatory has a low ridge height, and would come no further towards the highway than the host dwelling. The conservatory would not be considered to have a prominent effect on the streetscene, nor appear out of keeping.

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 Due to the position of the single storey side extension, and the single storey nature, it is not considered to adversely impact the residential amenities of the occupants of the neighbouring dwellings.

9.12 Due to the single storey nature of the rear conservatory, that the flank wall on the boundary with 25 Elliott Rise is constructed of brick with no fenestration, and the shallow height, the conservatory is not considered to adversely overlook, or appear unduly overbearing to, the occupants of 21 or 25 Elliott Rise.

9.13 Due to the modest height of the conservatory, a loss of light assessment found that there is no significant overshadowing or loss of light to the rear elevation of 25 Elliott Rise.

9.14 The development is acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

9.15 The single storey side extension and rear conservatory would not intersect any sightlines, nor impact on highway safety.

9.16 The proposal therefore accords with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Trees

9.17 There is a protected Oak Tree (TPO 411) located in the southern corner of the development site. The tree is positioned outside the boundary fence. This tree has a root protection area (RPA) with a radius of approximately 7.8 metres. As this tree is located approximately 11.64 metres away from the conservatory, and approximately 12.2 metres away from the side extension, it is not considered that the tree has been adversely impacted as a direct result of the side extension and conservatory.

9.18 This tree may have been affected during the construction of the development; however given the structures are already present a separate investigation is being undertaken by the Tree Service. If the construction works are determined to have caused damage, remediation works may be required by the Tree Service.

9.19 It is therefore considered that the development accords with 'Saved' policy EN1 of the BFBLP and the NPPF.

vi. Community Infrastructure Levy (CIL)

9.20 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 does not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor does it result in a negative impact on the residential amenity of the occupiers of the neighbouring properties. It is therefore considered that the 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 **UNCONDITIONALLY APPROVED**.

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. This permission is granted in accordance with the following approved plan, received 21st May 2018 by the Local Planning Authority:

Existing/As Built Plans and Elevations – Drawing Number: 2018/01 D