

ITEM NO: 5

Application No.
18/00263/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
12 March 2018

Target Decision Date:
7 May 2018

Site Address: **7 Dianthus Place Winkfield Row Bracknell Berkshire
RG42 7PQ**

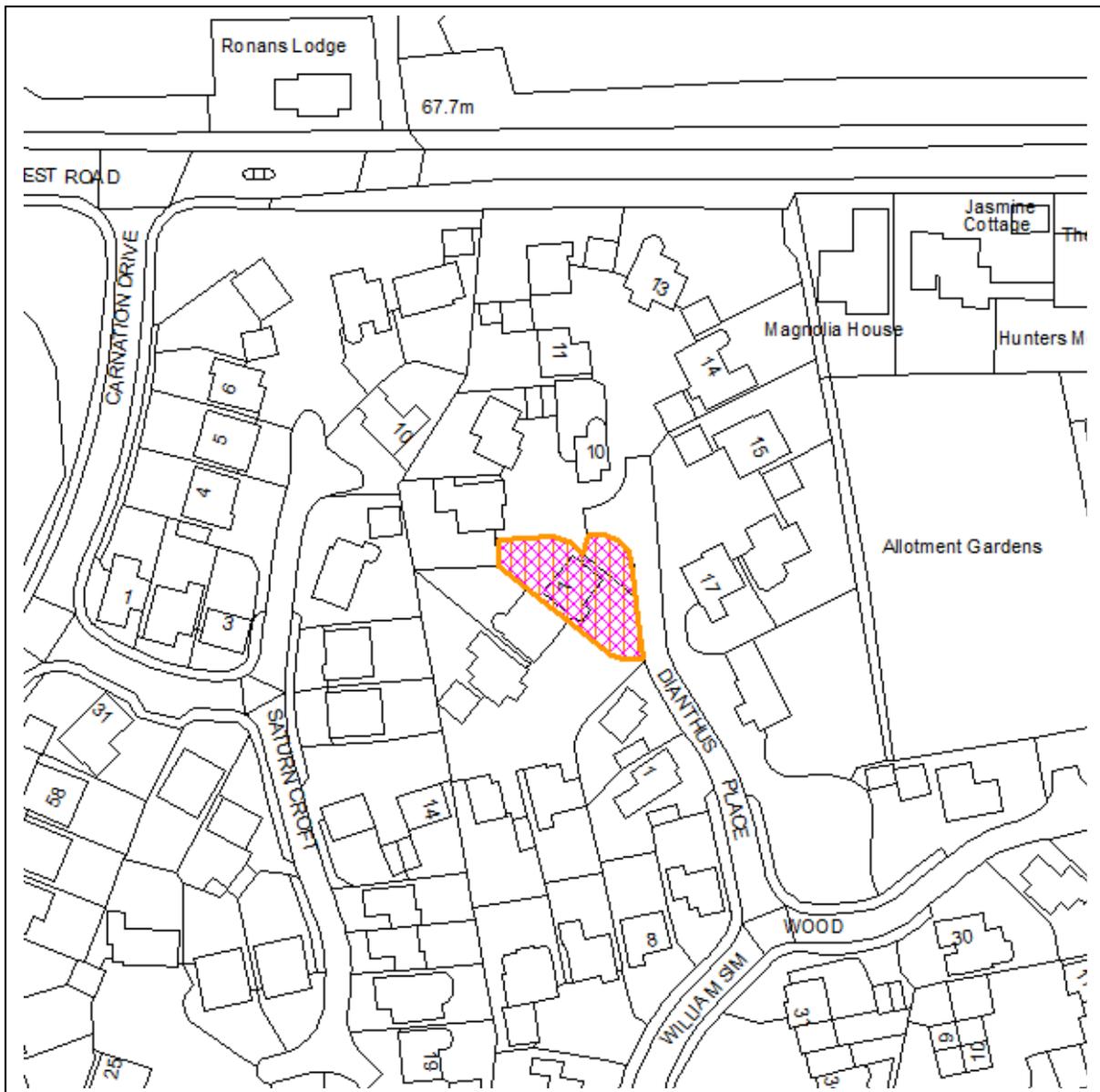
Proposal: **Erection of two storey front, first floor side and single storey side
extensions.**

Applicant: Mr & Mrs Lesley and Kusum Martin

Agent: Mr Sunil Mehan

Case Officer: Matthew Miller, 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 proposed development is the erection of two storey front, first floor side and single storey side extensions.
- 1.2 The development relates to an existing residential property within the settlement boundary and is therefore acceptable in principle. It is not considered that the proposal results in an adverse impact on the character and appearance of the host dwelling or surrounding area, on the residential amenity of the occupiers of the neighbouring properties, on highway safety, or on 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 is being considered by the Planning Committee following the receipt of 13no. objections (12no. from neighbouring occupants, and one from Winkfield Parish Council).

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Trees to front and eastern side of the property are subject to TPO 225A

- 3.1 7 Dianthus Place is a detached, three bedroom dwelling located in a predominately residential area. The dwelling contains an attached integral garage that projects forward of the main dwelling, along with the existing front porch. A curved, hardsurfaced driveway is sited to the front of this garage. With the exception of the driveway, the property contains a soft landscaped frontage, which contains trees subject to a Tree Preservation Order (ref: TPO 225A). The property benefits from an enclosed rear garden and has not been previously enlarged. A strip of amenity land, under the ownership of the applicant, is present to the northeastern side of the property, beyond the enclosed rear garden fencing.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is as follows:

17/00523/FUL

Erection of single storey front extension, and two storey and first-floor side extensions.
Refused (2017)

5. THE PROPOSAL

- 5.1 The proposed development is the erection of a two storey front extension, a first floor extension to the southwestern side of the dwelling, and a single storey side extension to the northeastern side of the dwelling.
- 5.2 The two storey extension would project a total of 3.5 metres in depth forwards of the front of the main dwelling (1.8 metres forward of the integral garage), and would measure 6.0 metres in width and 7.9 metres in height. It would involve the demolition of an existing front porch feature.

- 5.3 The first floor side extension would project from the existing 'cat-slide' roof element on the south-western side of the host dwelling and would connect to the existing dormer-style first floor side projection. It would measure 3.0 metres in depth, with a total projection in width of 4.7 metres from the existing roof slope (identical in width to the existing side element). Its total height would be 6.8 metres from ground level (no increase from the existing side element).
- 5.4 The single storey side extension on the northeastern side of the dwelling would project a total of 3.5 metres in width (reducing to 2.0 metres at the rear), and measure 7.5 metres in width and 4.6 metres in total height.
- 5.5 Cumulatively at ground floor level the proposal would form a front porch, study and enlargements to the existing living and dining rooms. At first floor level it would form an additional bedroom with an enlargement to an existing bedroom.
- 5.6 While not stated within the application's submission, the proposal would include a change of use of amenity land on the north-eastern side of the dwelling (through the single storey extension), to form residential curtilage.
- 5.7 The application is a re-submission of planning refusal 17/00523/FUL, and during the course of this application further amendments have been received to reduce the depth of the proposed front and southwestern (first floor) extensions.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

- 6.1 Winkfield Parish Council object to the initially submitted proposal on the grounds that it would constitute overdevelopment and result in the loss of trees, both to the detriment of the character of the area, and that there is an insufficient parking provision, which would be to the detriment of highway safety.
- 6.2 The Parish Council have been re-consulted on the amended plans but advised that they would be unable to provide a response until 9 August 2018. As such any further comments received will be considered in a Supplementary Report.

Other Representations:

- 6.3 A total of 12no. objections have been received to the proposal from occupants of properties within Dianthus Place and William Sim Wood to the south. These objections can be summarised as follows:
- the proposed extensions are considered to be overly prominent, and would dominate the street scene. Furthermore, they would not be in keeping with the surrounding properties;
 - the proposal would result in a loss of soft landscaping and protected trees to the front and side of the dwelling, which make a positive contribution to the character of the area;
 - the proposal would result in an adverse impact on the residential amenities of surrounding properties;
 - the proposal does not make adequate provision for off-street parking, and on-street parking within Dianthus Place is problematic, with no footpaths for pedestrians exacerbating the issue;
 - the siting of the side extensions would interfere with visibility from vehicles and pedestrians entering and egressing the cul-de-sac, and
 - the siting of the proposal would affect water meters and other services.

[Officer Comment: matters considering the impact on water supply and other services are not a Planning matter].

6.4 The objectors and other immediate neighbours have been notified of the amended plans received. Further representations have been received in this regard which can be summarised that while some of the objectors are of the view that the revisions represent an improvement to the scheme, they do not go far enough to address the above concerns.

6.5 No further representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Officer raises no objection, subject to the imposition of conditions concerning parking and access.

Tree Officer:

7.2 The Tree Officer raises 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 primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CP1 of the SALP; CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD; EN20 of BFBLP (Saved)	Consistent
Amenity Land	H12 of BFBLP (Saved)	Consistent
Residential Amenity	EN20 of the BFBLP (Saved)	Consistent
Trees	EN1 and EN2 of BFBLP (Saved)	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) (revised 24 July 2018)		
National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

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. Tree Implications
- vi. Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map and forms an existing residential dwelling. Therefore due to its location and nature, the proposal is considered to be acceptable in principle, subject to there being 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 proposed front extension would form a continuation of the existing gable shaped element to the front of the dwelling. Similarly, the proposed first floor extension on the southwestern side would be similar in design, width and height to the existing first floor side element, albeit with an increasing projection to its front (though it would be set-back from the front elevation of the existing dwelling by 1.0 metres).

9.4 In terms of design, the proposed single storey side extension (on the northeastern side) is considered to be sympathetic to the architecture of the main dwelling. It would form a subordinate design to the main gable feature of the dwelling, with the use of a dual-pitched roof (forming a gable to the side elevation) leading to a more narrow, mono-pitched section at the rear. A comparison of the existing and proposed front elevations is shown below:

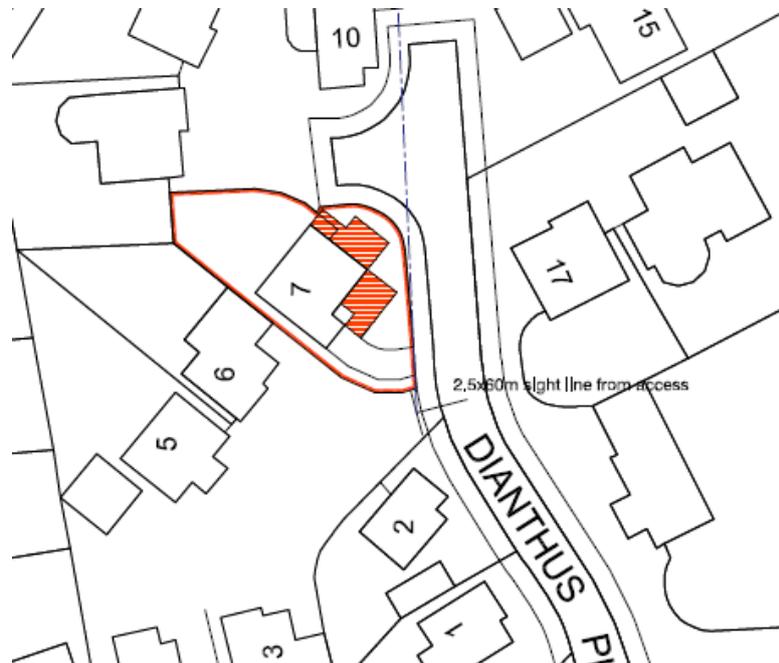
Existing:



Proposed:



- 9.5 It is acknowledged however that the overall increase in bulk and massing proposed to the dwelling is significant. The plan below highlights the overall increase in footprint:



- 9.6 This overall increase in built form must be considered in the context of the street scene and wider character of the area as a whole. It is noted that the street scene of Dianthus Place and William Sim Wood (to which Dianthus Place connects) contains a significant variety in dwellinghouse designs, forms and sizes. Furthermore, while the application site is localised at the entry point to a cul-de-sac, there is no distinctive built pattern, which is caused in part by this design variety.
- 9.7 The previously refused application (17/00523/FUL) and the initially submitted scheme under this application involved a two storey front extension that came forward by a further metre in comparison to the revised scheme. This resulted in a highly prominent feature that, combined with the single storey side extension to the northeast, adversely affected the character of the area and the contribution that the eastern side of this property makes to the street scene in terms of providing open landscaping. The previous refusal also involved larger side extensions, which have subsequently been reduced.
- 9.8 The revised proposal has therefore sought to retain a greater extent of this open edge. While it is acknowledged that the proposal represents a significant overall increase in built form, it is not considered that this gives rise to any unacceptable harm to the character of the area. It is noted that various dwellings clearly visible within street scene of Dianthus Place have front-projecting elements (e.g. nos. 10, 13 and 16) and are sited close to the edge of the carriageway (e.g. 10 Dianthus Place and 9 William Sim Wood). In this regard the proposal does not detract from the wider area.
- 9.9 In addition, it is noted that within the wider Carnation Drive estate, the dwelling of 1 William Sim Wood (adjoining the junction with Carnation Drive) contains a prominent two storey side extension, and the dwelling of 35 Carnation Drive (adjoining the junction with Merlin Clove) contains a prominent single storey side extension that also involved the loss of amenity land. These features, while prominent, contribute to the area's overall character and are considered to be of positive design merit overall.

- 9.10 As mentioned above, the proposal would involve the loss of a section of amenity land on the northeastern side of the property. While this section of amenity land is considered to make a positive contribution to the character of the area, it is not considered that the loss of a significant proportion of this land would result in an adverse impact on visual amenity, in view of the overall characteristics of the street scene and the retention of reasonably sized areas of front and side garden to the property.
- 9.11 In accordance with BFBLP 'Saved' Policy H12, proposals that involve the loss of sections of amenity land should make provision for appropriate replacement planting on retained open landscaping sections. There is reasonable capacity to provide a soft planting scheme on the retained garden and amenity land of the property, and details of this are therefore recommended to be secured by planning condition, in the interests of the character of the area. No changes to the existing fence line to the rear garden of the property are proposed.
- 9.12 Matters concerning the impact of the proposal on the protected trees within the application site are considered in section (v) of the report.
- 9.13 The proposal (as amended) is therefore not considered to result in an adverse impact on the character of the surrounding area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN1, EN20 and H12, the Design SPD, and the NPPF.

iii. Impact on Residential Amenity

- 9.14 The proposed two storey front extension would project forwards of the neighbouring dwelling of 6 Dianthus Place by a total of 5 metres. However, this extension would have a separation distance of 7.5 metres to the nearest front-facing windows of no.6, and the existing projecting front garage to the application dwelling would form partially intervening features. Therefore, while the projection in relation to no.6 is significant, the separation distance means that it is not considered that it would result in an adverse loss of light or be unduly overbearing to the occupants of no.6. Furthermore this extension would comply with the loss of light tests outlined within the Design SPD.
- 9.15 It is recommended that a condition be imposed to restrict the formation of any windows at first floor level or above to the southwestern-facing elevation of the two storey front extension, in the interests of preventing any adverse loss of privacy or overlooking impacts to the occupants of no.6.
- 9.16 The proposed first floor extension would not project forwards of the first floor front elevation of 6 Dianthus Place. Therefore it is not considered that this extension would result in an adverse loss of light impact on, or be unduly overbearing to, the occupants of no.6.
- 9.17 The proposed single storey side extension would not project past the rear elevation of the existing dwelling. In view of its single storey height and the separation distances involved to the neighbouring properties, it is not considered that the single storey extension would result in an adverse impact on the amenities of the occupants of neighbouring properties.
- 9.18 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20, the Design SPD, and the NPPF, subject to the recommended condition.

iv. Transport and Highways Considerations

- 9.19 CSDPD CS23 states that the Local Planning Authority will seek to increase the safety of travel. BFBLP 'Saved' Policy M9 states that development will not be permitted unless

satisfactory parking provision is made for vehicles. To supplement the above policies the adopted Parking Standards Supplementary Planning Document (SPD) (2016) sets out the advised levels and size of parking spaces for residential dwellings.

- 9.20 These policies are considered to be consistent with the NPPF, which states that transport policies should contribute in facilitating sustainable development, and take into account local car ownership levels, and as such these policies should be afforded significant weight.
- 9.21 The proposal would result in a net increase in bedrooms within the dwelling from three to four. In accordance with the guidance contained within the Parking Standards (2016), a dwelling that contains four or more dwellings should make provision for three off-street parking spaces of acceptable size and accessibility. The existing property contains two off-street parking spaces, provided by the driveway and the single garage. While the garage may not meet the minimum dimensions required for modern parking standards, it is acknowledged as an historically allocated space to the property. The proposal therefore gives rise to the requirement for an additional parking space to be provided.
- 9.22 It is proposed to enlarge the driveway northwards to provide a second off-street parking space, and to retain the existing garage. The Highway Officer has been consulted on this proposal and raises no objection to the proposed parking arrangements, subject to the parking spaces (including the garage) being secured by condition in the interests of highway safety. It is noted that this enlargement to the driveway would require the dropper kerb to be extended under licence from the Highway Authority. The applicant is to be advised of this by way of informative.
- 9.23 Various objections have been raised with regards to existing on-street parking issues within Dianthus Place. The case officer has also observed indiscriminate on-street parking that gives rise to access and safety issues. The main highway of Dianthus Place is a narrow carriageway, typical of a suburban cul-de-sac. This narrow width, and curved nature of the highway, combined with the existing housing and dropped kerb layout results in limited on-street parking capacity. Furthermore, there are no pedestrian footways in the vicinity of the application site, and therefore on-street parking forces pedestrians either to use the middle of the carriageway or to trespass on to private land.
- 9.24 However, ultimately the proposal does make provision for an acceptable level of off-street parking to be provided, including the provision of an additional parking space. It is noted that previous application 17/00523/FUL was refused (among other reasons) on grounds providing an insufficient off-street parking provision. As an acceptable off-street parking provision has now been demonstrated, this reason for refusal has been overcome.
- 9.25 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF, subject to the recommended condition.

v. Tree Implications

- 9.26 Three trees subject to TPO 225A are sited to the front and eastern side of the dwellinghouse, within the front garden of the property. The western-most of these trees is separated from the majority of the dwellinghouse by the existing hardsurfaced driveway. Despite their designation as protected, the two trees on the eastern side are small in size.
- 9.27 Initially it was proposed to replace these trees as part of the proposal, however following the receipt of amendments it is now proposed to retain them. The Tree Officer considers that the proposed construction details and protective measures presented in the applicant's submission are acceptable. It is therefore recommended that the details of tree protection

and implemented be secured by planning condition, in the interests of the character of the area.

9.28 It is noted that previous application 17/00523/FUL was refused (among other reasons) on grounds of failure to demonstrate that the proposal would not give rise to adverse harm to protected trees. However as information has now been submitted to detail the potential impacts it is considered that this reason for refusal has been overcome.

9.29 It is therefore considered that the development is acceptable with regards to the impact on protected trees, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN1 and EN20, and the NPPF, subject to the recommended condition.

vi. **Community Infrastructure Levy (CIL)**

9.30 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 is not considered to result in an adverse impact on the character and appearance of the host dwelling or surrounding area, on the residential amenity of the occupiers of the neighbouring properties, on highway safety, or on protected trees, subject to the recommended conditions. It is therefore considered that the development complies with 'Saved' policies EN1, EN20 and H12 of the BFBLP, Policies CS7 and CS23 of the CSDPD, the Design SPD, the Parking Standards SPD, and the NPPF.

11. **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. 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.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 29 June 2018:

DPW:101 Rev.B 'Site & Block Plans'

DPW:104 Rev.A 'Proposed Floor Plans'

DPW:106 Rev.A 'Proposed Elevations'

DPW:107 Rev.A 'Existing & Proposed Roof Plans'

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area, and in the interests of nature conservation.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

05. 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 windows at first floor level or above shall be installed on the southwest-facing elevation of the two storey front extension hereby approved.

REASON: In the interests of the residential amenity of the neighbouring property of 6 Dianthus Place, Winkfield Row.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

06. The development hereby permitted shall not be occupied until the 2no. parking spaces, as shown on drawing DPW:104 Rev.A 'Proposed Floor Plans' received by the Local Planning Authority on 29 June 2018, have been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9].

07. The development hereby permitted shall not be occupied until the parking within the garage, and its associated external access, has been provided in accordance with drawing DPW:104 Rev.A 'Proposed Floor Plans' received by the Local Planning Authority on 29 June 2018. The garage and its external access shall, 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) thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

08. The development hereby permitted shall not be begun until a site specific method statement for the storage of materials and the associated construction works undertaken in respect of the development located within the minimum Root Protection Areas (RPA's) of the protected trees to the rear of the property, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- a) The mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- g) A site plan identifying all areas where such work is to be undertaken.
- h) The timing and phasing of the above works.

The approved Method Statement shall be observed, performed and complied with.

REASON: In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

[Relevant Policies: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 1. Commencement
- 2. Approved Plans
- 3. Materials
- 5. Side Windows
- 6. Parking
- 7. Garage Retention

Details will be required in respect of the following conditions before the commencement of development:

- 4. Soft Landscaping
- 8. Tree Protection

03. 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.

04. 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.

05. The applicant is advised that it is illegal to drive vehicles over the public footpath without the provision of a formal dropped kerb. The Street Care Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicant's behalf.