

ITEM NO: 7

Application No.
18/00995/FUL
Site Address:

Ward:
Bullbrook

Date Registered:
12 October 2018

Target Decision Date:
7 December 2018

**16 Westbrook Gardens Bracknell Berkshire RG12
2JD**

Proposal:

Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage.

Applicant:

Mr & Mrs Faulkner

Agent:

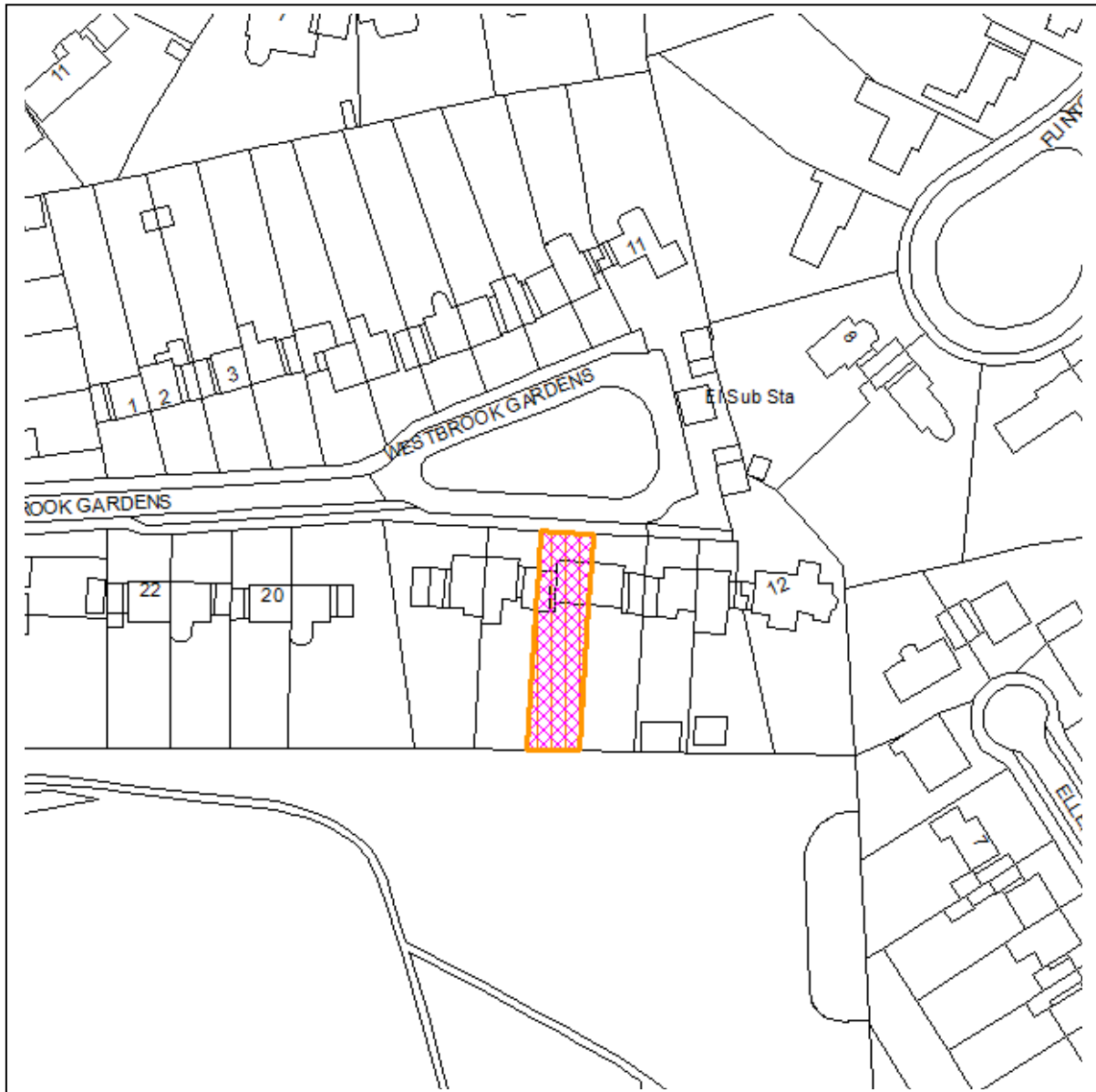
Mr Barrie Smith

Case Officer:

Olivia Jones, 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 proposal is for the erection of a two storey side and part two storey part single storey rear extension following the demolition of the existing garage.
- 1.2 The development would not result in an adverse impact on the character and appearance of the host dwellings or local area, the amenities of the residents of the neighbouring properties or highway safety.

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 to be considered by the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

- 3.1 16 Westbrook Gardens is a two storey semi-detached property. Westbrook Gardens is a cul-de-sac, and the application site is located towards the far end, facing the soft landscaped area in the centre of the road. The Elms Recreation Ground is located to the south of the application site.

4. RELEVANT SITE HISTORY

- 4.1 The original dwellinghouse was erected under the New Towns Act and, as such, its permitted development rights remain intact.

5. THE PROPOSAL

- 5.1 The proposed extension would project past the side elevation of the dwelling by approximately 2.74 metres. To the rear, the two storey element would project past the rear elevation of the dwelling by 3.04 metres and the single storey element by approximately 4.1 metres. The extension would have a maximum height of 6.6 metres, and the maximum eaves height would be approximately 4.95 metres.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council raised no objection to the proposed development, but recommended that some soft landscaping be retained to the front to provide visual amenity and reduce surface water.

Other Representations

6.2 10 objections have been received raising concerns on the following grounds:

- (i) The proposed development would be out of keeping with the character of the area;
- (ii) The proposed extension would adversely impact the residential amenity of the neighbouring properties;
- (iii) Any remediation works to the existing garage would reduce the width of the access to the rear;
- (iv) The enlargement of the driveway would be out of keeping with the area, and would result in parking congestion, flooding issues, and parking fumes [*Officer Note: The driveway enlargement does not require planning permission.*]
- (v) The proposed extension would result in a loss of view [*Officer Note: This is not a material planning consideration.*]
- (vi) The construction of the proposed development could impact the foundations of the neighbouring properties [*Officer Note: This is not a material planning consideration.*]
- (vii) The demolition of the existing garage may require a Party Wall Agreement [*Officer Note: This is not a material planning consideration.*]
- (viii) The proposed development may be a breach of the Land Transfer Document schedule [*Officer Note: This is not a material planning consideration.*]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 Conditional approval recommended.

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 CP1 of the SALP	Consistent
Design	CS7 of the CSDPD,	Consistent
Character	EN20 and of the BFBLP	Consistent
Amenity	'Saved' policies EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 105 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) 2018		
Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE 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

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational 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 proposed extension would be set back from the host dwelling by approximately 2.6 metres. In addition, the roof would be approximately 0.75 metres lower than the existing roof resulting in the extension being subordinate to the host dwelling. This would accord with the recommendations of the Design SPD. The pictures below show the proposed extension on the left and an extract from the Design SPD on the right.



9.4 In addition, the proposed materials would be similar to those used on the host dwelling, and the roof would be in scale with the existing roof. As such, the proposed extension would be complementary to the host dwelling.

9.5 There is a regular pattern of buildings and spaces within Westbrook Gardens, with the majority of the dwellings constructed in the same style. However, there is some variation within the streetscene; of note is 11 Westbrook Gardens which benefits from a two storey front extension.

9.6 It is noted that there is an extant planning permission for a similar two storey side extension at 1 Westbrook Gardens (reference 17/00872/FUL). In addition, planning permission for a similar extension has been granted at 15 Westbrook Gardens (reference 614661 granted 1989) however this permission was never implemented.

9.7 It is considered that the proposed extension would complement the host dwelling, and given its subordinate nature would not appear unduly prominent within the streetscene.

iii. Impact on Residential Amenity

9.8 The proposed extension would be set back from the rear boundary by approximately 23 metres. Given the land to the rear is a public park, this is considered a sufficient separation distance that there would be no adverse overlooking to the rear. Given the oblique angle of the rear windows to the gardens of the neighbouring properties, it is not considered these windows would significantly overlook the neighbouring properties.

9.9 No side windows are proposed to the side elevations of the extension. Any future upper storey side windows would be restricted by condition to avoid adverse overlooking to the neighbouring properties.

9.10 Given the oblique angle of the first floor front window, it would not be considered to adversely overlook 17 Westbrook Gardens. The flat roof of the single storey element would be restricted so that it is not used as a balcony or roof garden.

9.11 The two storey element would be set away from the boundary with 15 Westbrook Gardens by approximately 5.3 metres and would project approximately 3 metres. Given the separation distance and the hipped roof reducing the bulk, it is not considered the proposed extension would appear unduly overbearing to this property.

9.12 The two storey element would be set away from the boundary of 17 Westbrook Gardens by 1 metre and would project past the rear elevation of the garage by approximately 1.8 metres. Given the hipped roof, it is not considered the proposed extension would appear unduly overbearing to this property.

9.13 Given the separation distance between the proposed development and the first floor side windows of 17 Westbrook Gardens, a loss of light assessment found no adverse impact to these windows. Given the projection of the proposed extension, and that the application site is approximately 0.3 metres lower than the 17 Westbrook Gardens, a loss of light assessment found no significant impact to the rear windows of 17 Westbrook Gardens. Whilst there may be overshadowing to the private garden area of 17 Westbrook Gardens, it would not be considered significant due to the modest projection of the two storey element.

9.14 A loss of light assessment found that the proposed rear extension would not have a significant overshadowing impact to the patio doors of 15 Westbrook Gardens. Accordingly, it is not considered that the proposed development would have a significant overshadowing impact on the private garden area of 15 Westbrook Gardens.

9.15 Due to the separation distance between the front facing properties and the proposed development, there would be no loss of light to the front facing properties as a result.

9.16 It is considered that the proposed extension would not have a significant adverse impact on the residential amenities of the occupiers of the neighbouring dwellings.

iv. Transport and Highways Considerations

- 9.17 This property takes access off an adopted residential cul-de-sac, which is subject to a 30mph speed limit. There are some time-limited parking restrictions. The dwelling currently has 3 bedrooms, 1 garage parking space and 1 driveway parking space.
- 9.18 The existing garage is not secured for parking by planning condition, and does not comply with the current Parking Standards for a garage parking space. As such, the garage is not counted within the parking provision for the dwelling.
- 9.19 The proposed development would increase the number of bedrooms from 3 to 4, and there is therefore a corresponding increase in parking demand by 1 space. The driveway will be enlarged to accommodate a second parking space, and therefore the increase in parking demand is catered for. The two parking spaces would be individually accessible via the existing dropped kerb, and whilst a depth of 5.4m could be achieved (in-front of the hall), which is close to the 5.5m depth require for an extended dropped kerb, the proposed layout would enable on-street parking to be retained, as existing.
- 9.20 The proposed parking arrangement would be secured by planning condition to ensure sufficient off-street parking is provided.
- 9.21 The driveway enlargement would include provision for run-off water to be directed to a porous area in the front garden. As such, the driveway enlargement would not require planning permission, and it would be unreasonable to require the retention of the remaining soft landscaping by planning condition.
- 9.22 Sufficient side access to the rear would be provided, which would enable the storage of bins and bicycles.
- 9.23 It is considered that the proposed development would not have an adverse impact on highway safety.

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 surrounding area, the residential amenity of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies M9, and EN20 of the BFBLP, Policies CS1, 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, received 6th November 2018 by the Local Planning Authority:
Site Location & Block Plans – Drawing Number: 005 C
Proposed Plans – Drawing Number: 003 B
Proposed Elevations – Drawing Number: 004 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 extension hereby permitted shall be similar in appearance to those of the existing building.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. 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]
5. The flat roof area of the single storey rear element of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: In the interests of the privacy of nearby dwellings.
[Relevant Policies: BFBLP EN20, CSCS7]
6. The development 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]

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. Future Windows
 5. Flat Roof
 6. 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.
5. The proposed development involves works covered under the Party Wall Act. The Party Wall Act is separate from obtaining planning permission or building regulations approval and the applicant should ensure that the necessary steps are undertaken as required under this Act.
6. Before undertaking works to the roof, appropriate action must be taken to check the building or structure for evidence of bats as a European protected species. Bats are protected under The Conservation of Habitats and Species Regulations 2010, which implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended). It is illegal to obstruct, disturb, damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If bats are discovered during the work, you must stop immediately and contact Natural England (0845 600 3078) for advice before continuing.