

ITEM NO: 8

Application No.
18/01128/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
20 November 2018

Target Decision Date:
15 January 2019

11 Beech Ride Sandhurst Berkshire GU47 8PR

Proposal:

Section 73 application for the variation of condition 02 (approved plans) of planning permission 18/00122/FUL for the erection of a two storey rear extension and installation of front dormer to facilitate loft conversion [for clarification: enlargement of front and side dormers].

Applicant:

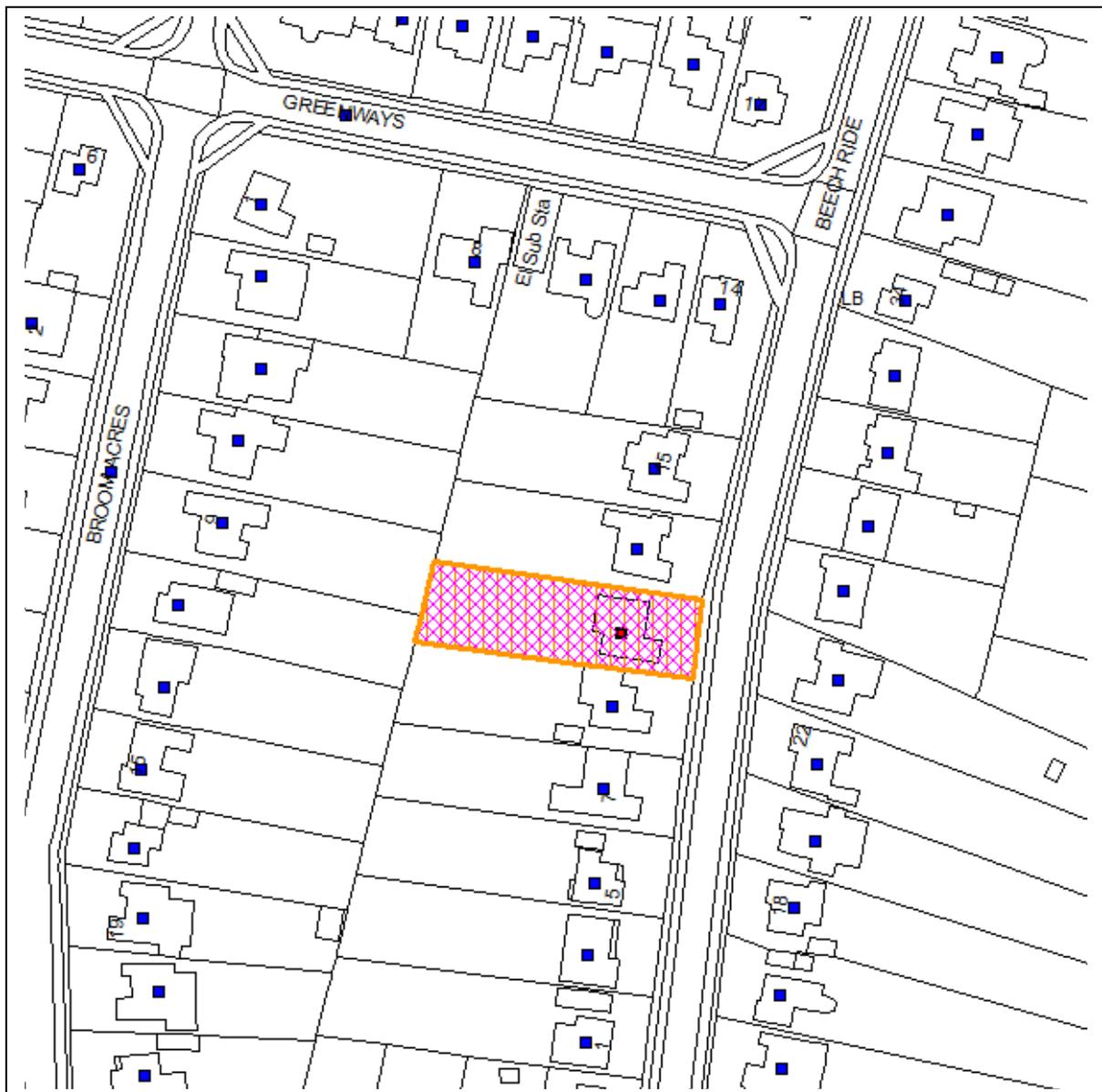
Mr G Fields

Agent:

Mr Mark Groom

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 concerns a Section 73 planning application to vary condition 2 of planning permission 18/00122/FUL. This condition relates to the approved plans, and the proposed amendment relates to the enlargement of the approved front and side dormers. This application is retrospective.
- 1.2 The site is located within the settlement boundary and the principle of development was accepted under the previous application. The impact of the development on the character and appearance of the area and residential amenity is considered acceptable. The amendments have not resulted in an additional impact on highway safety.

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| RECOMMENDATION |
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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 The application has been called to the Planning Committee at the request of Councillor Brossard on the grounds that the proposed development is out of keeping with the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

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| PLANNING STATUS |
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| Within settlement boundary |
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| Within Character Area |
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| Within Area of Special Housing Character |
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- 3.1 Planning permission 18/01128/FUL has been implemented insofar that development has commenced on the site, however at the time of writing the extensions had not yet been completed.
- 3.2 11 Beech Ride is a detached bungalow to the west of the highway. It is served by a driveway. Trees are located to the rear of the application site however these trees are not subject to formal protection.

4. RELEVANT SITE HISTORY

4.1 2814

Residential Development.
Approved 17.02.1955

601492

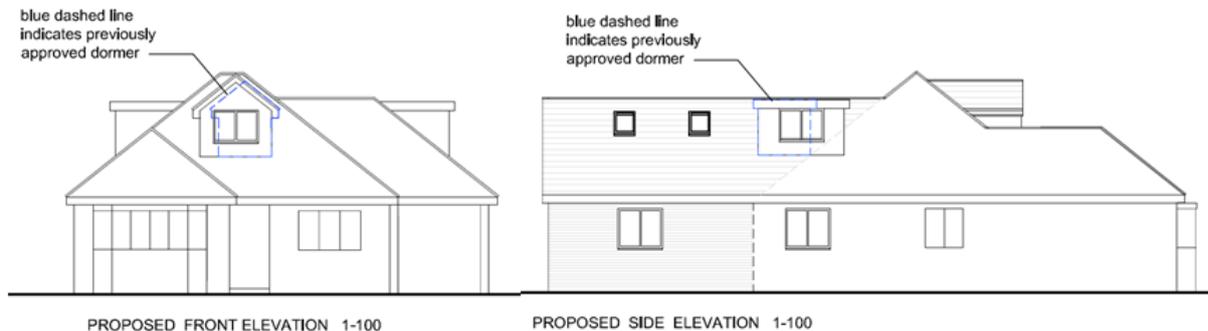
Extension to existing dwelling forming additional garage, bedroom and lounge.
Approved 09.02.1976

18/00122/FUL

Erection of a two storey rear extension and installation of front dormer to facilitate loft conversion.
Approved 22.03.2018

5. THE PROPOSAL

- 5.1 This application seeks a variation to Condition 2 of previous planning permission 18/00122/FUL. The proposed amendments would result in an enlarged front and side dormer; the enlarged windows have already been installed in the property. The other part of the proposed development a 2 storey rear extension would remain the same as that approved under planning permission 18/00122/FUL.
- 5.2 Both dormer windows would be the same design as approved. They also do not project any further past the roof slope than the approved dormer windows.
- 5.3 The front dormer would have a width of 1.9 metres (0.5 metres wider than approved) and a height of 2.25 metres (0.15 metres taller than approved). The front dormer would have a volume of approximately 4.75 cubic metres (approximately 1.41 cubic metres larger than approved). This dormer is therefore approximately 42% larger than the approved dormer.
- 5.4 The side dormer would have a width of 2.6 metres (0.9 metres wider than approved) and a height of 1.5 metres (this is no higher than the approved height). The side dormer would have a volume of approximately 3.32 cubic metres (approximately 1.06 cubic metres larger than approved). This dormer is therefore approximately 47% larger than the approved dormer.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

- 6.1 Sandhurst Town Council raised no objection to the development.

Other Representations

- 6.2 No representations have been received from neighbouring properties or third parties.

7. SUMMARY OF CONSULTATION RESPONSES

- 7.1 No statutory or non-statutory consultations have been undertaken.

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 H4 of the BFBLP | Consistent |
| Amenity | 'Saved' policy EN20 of the BFBLP | Consistent |
| Highways | 'Saved' policy M9 of the BFBLP | Consistent - Para. 105 refers to |

| | | |
|--|---------------------------------|--|
| | CS23 of the CSDPD | LPAs setting their own parking standards for residential development |
| Trees | 'Saved' policy EN1 of the BFBLP | Consistent |
| Supplementary Planning Documents (SPD) | | |
| Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 | | |
| Design Supplementary Planning Document 2016 | | |
| Character Area Assessments Supplementary Planning Document 2010 | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) 2018 | | |

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. Impact on Trees
- vi. Conditions

i. Principle of Development

9.2 The principle of the development was assessed and accepted under application 18/00122. This permission remains extant and is therefore a material consideration in the determination of the current application.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The site is located within Area C: Greenways of the Character Area Assessments (SPD). One of the recommendations in this SPD is that roof extensions with dormers are unsuitable and that a more suitable approach should be sought. However in this case the principle of dormers on the property has already been established through planning permission 18/00122/FUL and this is a material consideration.

9.4 Whilst the two dormers are noticeably larger, they are not considered disproportionate to the size of the roof. There are numerous examples of dormer windows within the area of different designs and sizes, and as such the size of the dormers are not considered out of keeping with the area. The external materials are similar to those on the existing dwelling. The enlargement of the dormers is not considered to have a sufficiently increased impact to warrant a refusal on impact on character and appearance. The other parts of the development remain the same as that approved on the original application.

iii. Impact on Residential Amenity

9.5 The impact of the 2 storey rear extension on the residential amenity of neighbouring occupiers was considered at the time of the last application and no alteration is proposed to this element, other than the size of the side and front facing dormer window.

9.6 As the dormer windows project no closer to neighbouring properties, it is not considered that there would be a significant increase in overlooking to the neighbouring properties over and above the existing situation. The side facing dormer was secured by the previous permission to be obscure-glazed and top-opening, and this condition should remain if this amendment is granted.

iv. **Transport and Highways Considerations**

9.7 The proposed amendment would not result in an increase in parking demand from the property or a loss of parking spaces compared to the approved scheme.

v. **Impact on Trees**

9.8 The proposed amendment would not result in an additional impact to the surrounding trees compared to the approved scheme.

vi. **Conditions**

9.9 As the works have commenced there is no requirement to impose the commencement condition as listed on permission 18/00122/FUL. All the other conditions remain unaffected by the revisions.

10. **CONCLUSIONS**

10.1 The enlarged dormer windows do not have a significant impact on the character of the area compared to the approved scheme, and the dormer windows do not appear out of keeping with the area. The amended scheme does not result in an increased impact on the residential amenity of the occupants of the neighbouring properties, highway safety or trees. The development is therefore considered to be in accordance with Policy CP1 of the SALP, Policies CS1, CS2, CS7 and CS23 of the CSDPD, 'Saved' Policies EN1, EN20 and M9 of BFBLP the Design SPD, all in accordance with the NPPF.

10.2 The application is therefore recommended for approval.

11. **RECOMMENDATION**

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

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 21st December 2018: Proposed Plans and Elevations – Drawing Number: 2 A
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. The materials to be used in the construction of the external surfaces of the dormers 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]

03. The first floor side facing dormer windows 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]

04. No part of the first 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 rooflight is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

05. 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]

Informative(s):

01. 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.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1. Approved plans
 2. Materials
 3. Dormer windows
 4. Rooflights
 5. Future windows
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.

Doc. Ref: Uniform 7/DC/Agenda

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