

ITEM NO:

Application No.

18/01059/FUL

Site Address:

Ward:

Central Sandhurst

Date Registered:

29 October 2018

Target Decision Date:

24 December 2018

12 Greenways Sandhurst Berkshire GU47 8PJ

Proposal:

Erection of single storey front, side and rear extensions and alterations to materials.

Applicant:

Mr Andrew May

Agent:

Raymond Holden

Case Officer:

Olivia Jones, 01344 352000

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

1. SUMMARY

- 1.1 The proposal is for the erection of front, side and rear extensions and the use of white render.
- 1.2 The proposed development would be acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the surrounding area. The development would not result in a negative impact on the residential amenity of the neighbouring occupiers, or on 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 Following the receipt of 5 objections, the application was called to the Planning Committee by Councillor Brossard due to concern over the use of render and its impact on the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Area of Special Housing Character

Character Area

- 3.1 12 Greenways is a bungalow constructed of terracotta coloured bricks and brown interlocking roof tiles. The roof is hipped, and the window frames are white. The property is set back from the highway and benefits from a driveway and grassed front garden. A low level wall runs along the front boundary with hedging on either side. The surrounding area is residential.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

384

Residential development

Approved 01.01.1949

2203

Outline For lay-out of estate

Approved 12.02.1954

2404

Application for proposed 21 houses

Approved 14.06.1954

2814

Res/Dev

Approved 17.02.1955

5. THE PROPOSAL

- 5.1 The proposed development would be in line with the front elevation, would extend past the existing side elevation by approximately 1.19 metres and would extend past the rear elevation by approximately 4.6 metres. The development would not exceed the height of the existing dwelling.
- 5.2 The proposed development would include the use of roof tiles matching those on the existing dwelling, and off-white render, details of which will be required by planning condition.
- 5.3 It is proposed to extend the existing driveway. This driveway would be of permeable construction and comprises permitted development, not requiring planning permission.
- 5.4 There have been considerable revisions to the scheme since its submission, with the original proposal including the increase in ridge height to provide first floor accommodation.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

- 6.1 Sandhurst Town Council raised no objection to the revised scheme.

Other Representations

- 6.2 5 objections have been received from neighbouring properties raising the following concerns:
- (i) The development would appear out of keeping
 - (ii) The loss of a bungalow
 - (iii) The distance to the side of no. 10 may result in stability concerns
 - (iv) The loss of light to the side windows of no.10
 - (v) The proposed materials would be out of keeping

[Officer Note: Both issues (i) and (ii) were raised when the proposal was for a two storey dwelling. Since the receipt of these objections, the design of the extensions has been substantially altered and the dwelling would now remain as a bungalow. Regarding issue

(iii) the impact on the stability and structure of 10 Greenways is not a material planning consideration and would be considered under separate regulations/legislation.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No 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	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy 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
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 (2017)		
Other publications		
National Planning Policy Framework (NPPF) (2019)		

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

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 development would result in the addition of a second bay window mirroring the bay window currently located on the property. The proposed side extension would be set back from the front elevation and would appear subservient and not prominent within the streetscene. The roof extension would keep the pitch and hipped

roof design, and would not appear disproportionate or out of keeping. The property would remain as a bungalow.

9.4 It is proposed to render the property with off-white render, with only the damp proof course in visible brickwork, and use tiles matching those on the existing roof. Should the application be approved, a condition is proposed requiring that the applicant provides samples of the materials to the Council to be agreed before works commence. The use of render has been raised as concern, the applicant has therefore provided examples of where white render/white paint has been used within the estate. It should also be taken into account that the applicant would have the right to paint their bricks white without requiring planning permission. The locations of dwellings in the area with white render or white painted brickwork can be seen below (application site outlined in red):



9.5 The application site is located within Area C of the Sandhurst Study Area within the Character Area Assessments SPD. This SPD establishes that there is a consistent

architectural approach, with the predominant building materials being red/orange brick and clay tiles. Further, the SPD recommends that a similar material palette is used for extensions. It is considered that the design of the extension would conform to the architecture of the area, and the roof tiles would be similar to those found within Greenways. Whilst it is acknowledged that the proposed render would not conform the predominant material palette, the Character Area Assessments SPD is guidance only and given the examples of white render in the surrounding area it is not considered that the proposed would warrant refusal.

iii. Impact on Residential Amenity

9.6 The proposed development would be single storey in nature, and therefore would not result in adverse overlooking to the neighbouring properties over and above the existing situation.

9.7 Given the single storey nature and the modest depth of the extension past the rear elevations of the neighbouring properties, the proposed development would not appear unduly overbearing.

9.8 The windows of 10 Greenways which would be affected by the proposed development serve bathrooms and a kitchen. The bathrooms are not classed as habitable and therefore the loss of light to these rooms would not be a reason for refusal. The applicant submitted a Daylight and Sunlight Assessment with the original (two storey) design. This found that the two storey development would have a relatively low impact on the light received by 10 Greenways. Since then, the reduction in size of the extension means that the impact on 10 Greenways has been reduced.

9.9 Due to the separation distance to 14 Greenways, and the locations of the habitable rooms a loss of light assessment found no significant adverse loss of light or overshadowing impact to the occupants of this property.

iv. Transport and Highways Considerations

9.10 This property takes access off an adopted residential road which is subject to a 20mph speed limit. There are no parking restrictions, and very little on-street parking occurs.

9.11 This 2-bedroom property has 2 driveway spaces which means that it complies with the parking standards for a two bed dwelling. It is proposed to extend the property to a 3-bed dwelling has the same requirement (for 2 parking spaces) as a 2 bed dwelling and thus the proposal complies with the parking standards. Therefore, whilst an extended driveway is proposed, it would not be reasonable to secure additional parking spaces by condition.

9.12 The property also has a garage, the size of which is unlikely to comply with current standards. The garage was not secured for parking by condition and therefore it is not reasonable to require an additional off-street parking space to mitigate its loss.

9.13 Access to the rear would be retained which would enable secure storage of bins and bicycles.

v. Impact on Trees

9.14 The trees located within the rear garden provide an important contribution to the verdant character of the area, and therefore safeguarding measures would be required by condition during construction to ensure that they are not damaged.

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. The development would not result in a negative impact on the residential amenity of the neighbouring properties, highway safety or trees. It is therefore considered that the proposed development complies with 'Saved' policies M9, EN1 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 29th January 2019 by the Local Planning Authority:
OS Plan and Proposed Site Plan – Drawing Number: GA001 A
Proposed Site Plan – Drawing Number: GA004 C
Proposed Ground Floor Plan – Drawing Number: GA005 B
Proposed Roof Plan – Drawing Number: 007 C
Proposed Elevations – Drawing Number: GA015 D
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. No works shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works to the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
4. The tree/ vegetation protection measures shown on the approved site plan shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
 - a) No 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.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informatives:

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. Commencement
 2. Approved Plans
 4. Trees

The applicant is advised that the following conditions require discharging prior to commencement of development:

3. Materials
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.