

ITEM NO:
Application No.
19/00047/FUL

Ward:
Crowthorne

Date Registered:
22 January 2019

Target Decision Date:
19 March 2019

Site Address:

57 Church Street Crowthorne Berkshire RG45 7PD

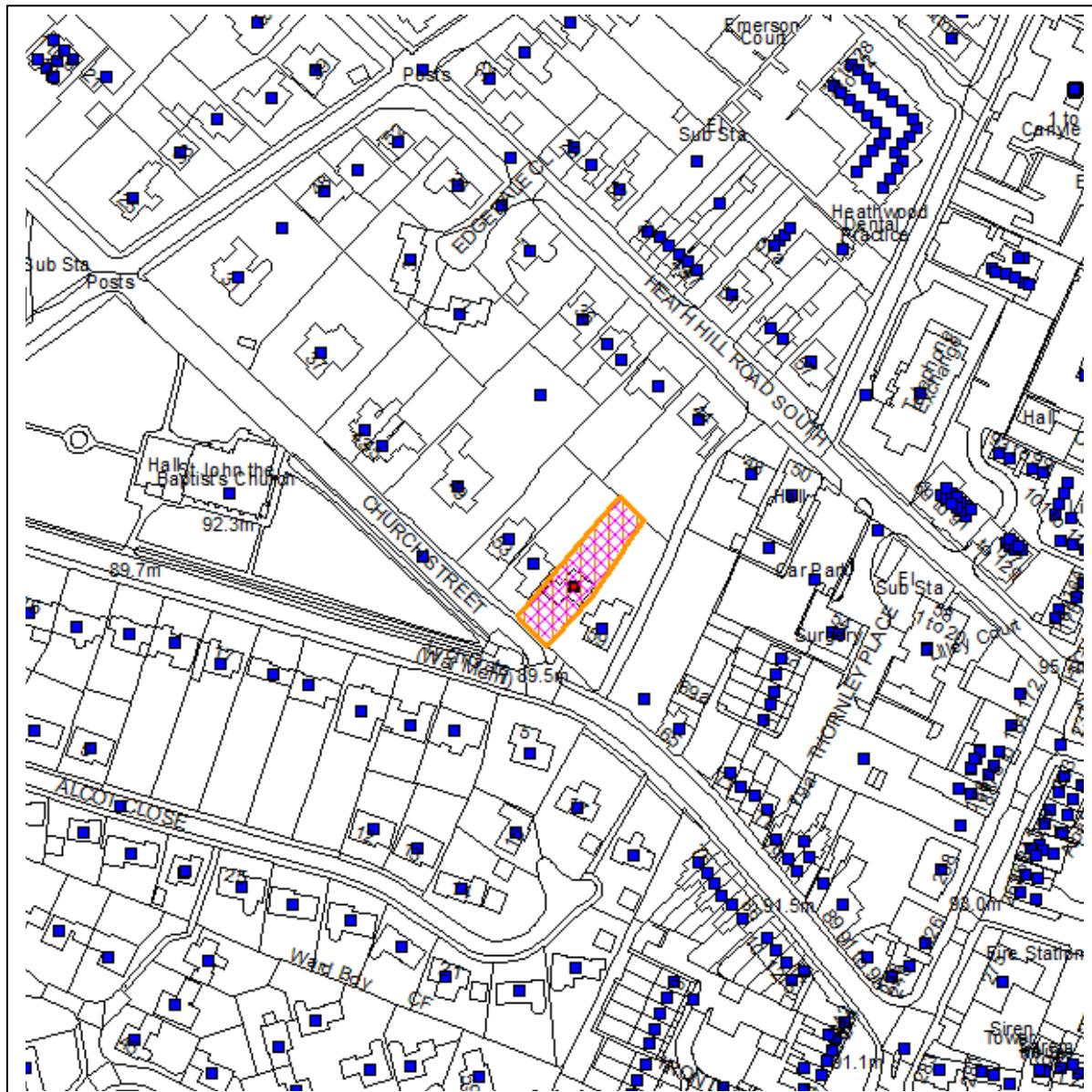
Proposal:

Erection of a two storey side and rear extension and raising of roof to provide first floor and loft accommodation. Retrospective application to change ground levels in rear garden.

Applicant:
Agent:
Case Officer:

Mr Paul Harris
Mrs Judith Charles
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 a two storey side extension and a part two storey part single storey rear extension with raising of roof to provide first floor and loft accommodation. Alterations to materials are proposed, as well as a retrospective application to change the ground levels in the rear garden.
- 1.2 The development would not result in an adverse impact on the character and appearance of the host dwelling or Conservation Area, the amenities of the residents of the neighbouring properties, highway safety or 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 at the request of Councillors Dudley, Mrs McKenzie-Boyle and Wade on the grounds that the proposed development may adversely affect the Conservation Area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Within Area B of Sandhurst Study Area (Character Area Assessments SPD)
Within Crowthorne Conservation Area
TPO 1307 within front garden

- 3.1 57 Church Street is a detached bungalow located opposite the junction of Church Street and Waterloo Road. The application site lies within the defined settlement boundary and is located within the West Crowthorne Study Area as defined in the Character Area Assessments SPD (Supplementary Planning Document).

- 3.2 The property is located approximately 10 metres from the grounds of St John the Baptist Church. The Church and associated Churchyard Cross and Lych Gate are Grade II listed buildings. St John the Baptist Church forms the focal point of the Church Street Conservation Area, and 57 Church Street lies within this designated area.

4. RELEVANT SITE HISTORY

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

11923

Outline - One house or bungalow with garage.

Approved 11.10.1966

12321

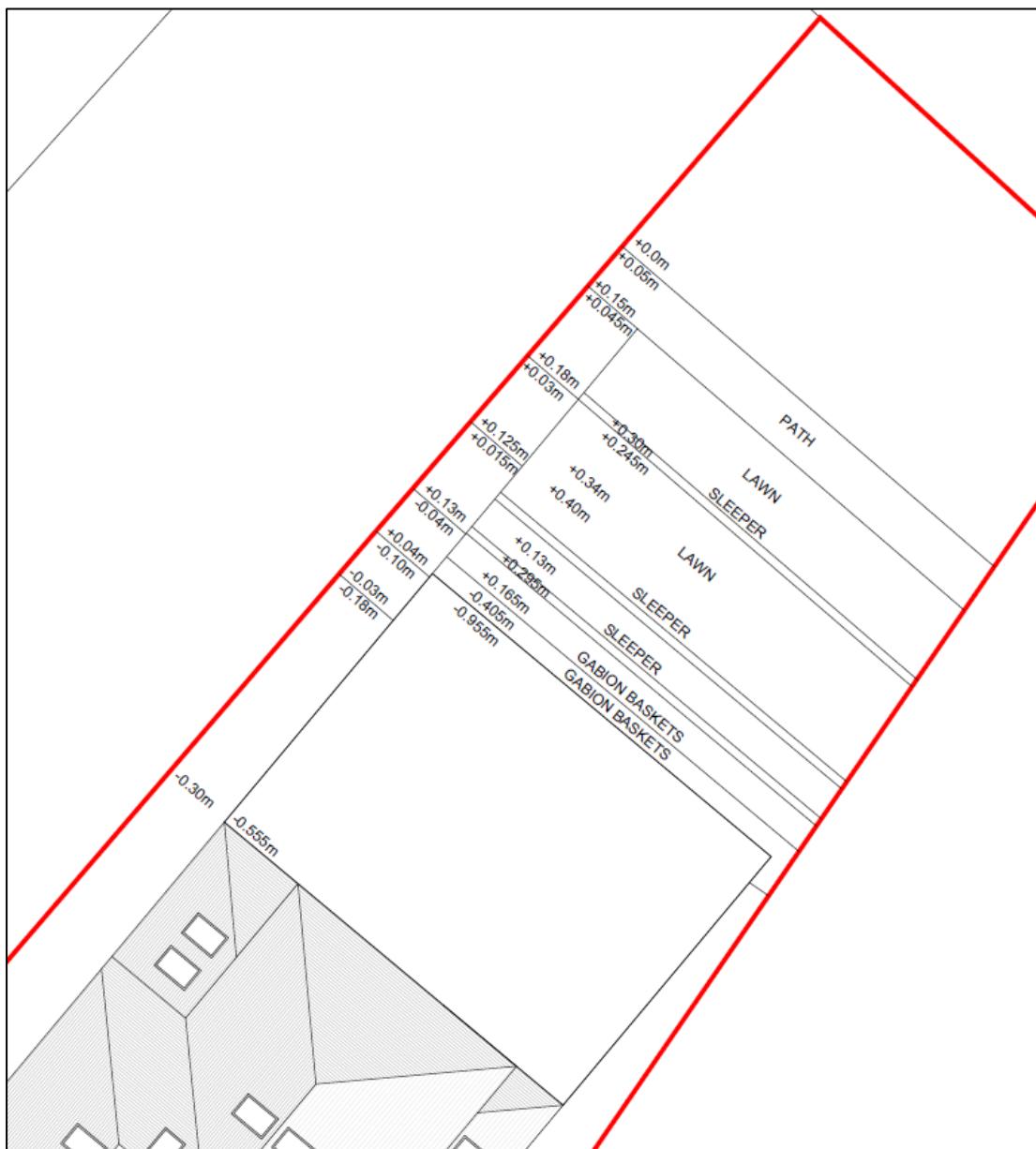
Erection of bungalow and garage.

Approved 13.02.1967

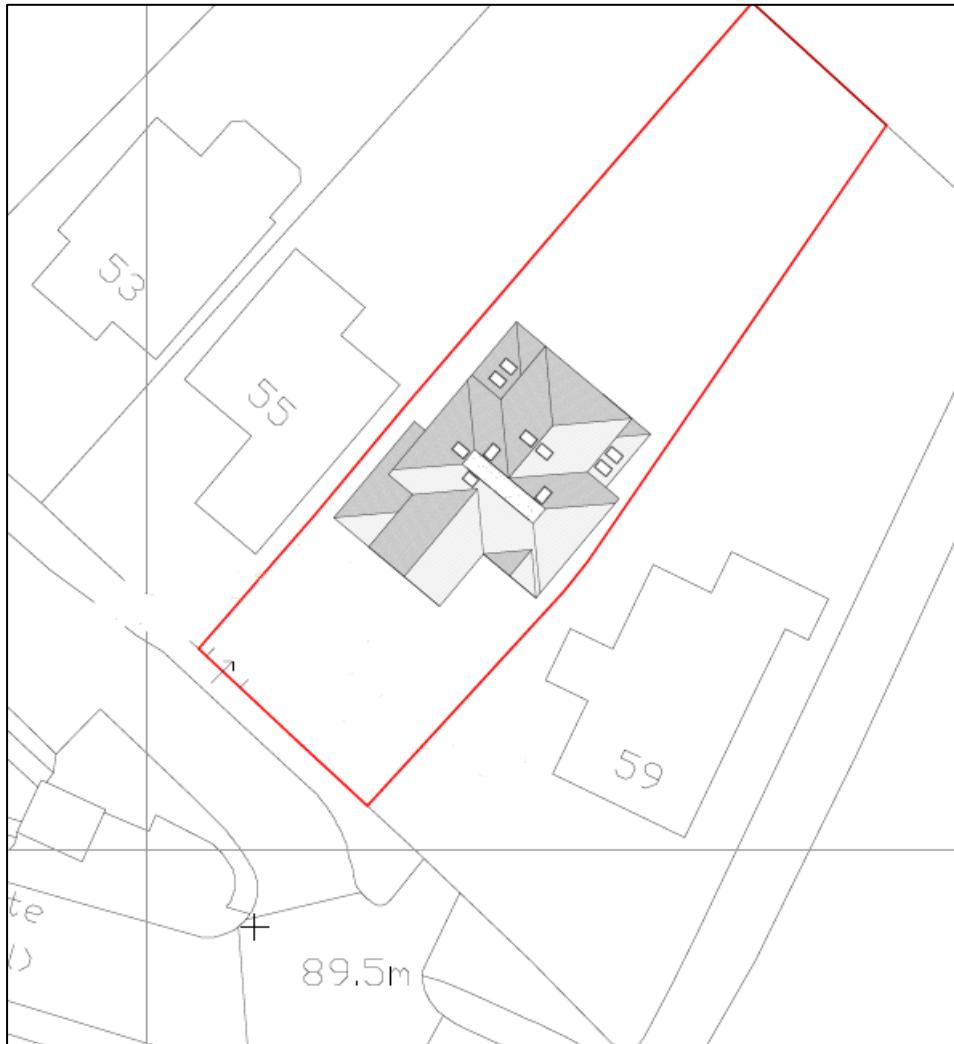
- 4.2 There are no conditions restricting permitted development rights on either of the above planning permissions.

5. THE PROPOSAL

- 5.1 The proposed extension would project to the rear by approximately 3.98 metres and would project to the side by approximately 2.62 metres. The proposed development would result in a dwelling with a maximum roof height of approximately 8.14 metres and an eaves height of approximately 5.38 metres.
- 5.2 It is proposed to lower the rear garden levels by a maximum of 0.55 metres and raise the garden levels by a maximum of 0.4 metres to form a stepped garden. The level differences can be seen on the plan below.



- 5.3 The resulting dwelling would have a half hipped roof with two gables to the front. It is proposed to use materials similar to those found on the Edwardian Villas to the north east of the application site.



6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

- 6.1 Refusal recommended on the following grounds:
- (i) Overdevelopment of the site;
 - (ii) Adverse impact on visual amenity as a result of the removal of the hedge and the installation of a car port;
 - (iii) Impact on the Conservation area and Listed Building;
 - (iv) Impact on the protected tree to the front of the property; and
 - (v) Insufficient parking.

Other Representations

- 6.2 3 objections have been received raising the following concerns:
- (i) Loss of light to windows at 55 and 59 Church Street;
 - (ii) Impact on the tree to the front;
 - (iii) Adverse impact on the character of the area as a result of the car port;
 - (iv) The development would be out of keeping in terms of height to the neighbouring properties;
 - (v) Insufficient parking

[Officer Note: During the course of the application the proposed car port has been removed from the proposal, nor are there any proposals to remove the hedge.]

However, the hedge is not covered by a planning condition and therefore the removal at a later date would not require planning permission.]

- 6.3 1 letter of representation was received noting the presence of an outbuilding within the rear garden.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

- 7.1 The Highway Authority raised no objection to the proposed scheme.

Biodiversity Officer

- 7.2 The Biodiversity Officer raised no objection to the proposed scheme.

Heritage Officer

- 7.3 The Heritage Officer raised no objection to the proposed scheme.

Tree Service

- 7.4 The Tree Officer objected to the development over concerns that the proposed development would adversely impact the protected tree within the front garden.

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 EN1 and 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' policies EN1 and EN20 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Parking Standards Supplementary Planning Document (2016)		
Bracknell Forest Design Supplementary Planning Document (2017)		
Bracknell Forest Character Area Assessment Supplementary Planning Document (2010)		
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)		
Planning (Listed Buildings and Conservation Areas) Act 1990		
Crowthorne Village Design Statement (2006)		
Historic England Good Practice Advice		
Crowthorne Conservation Area Appraisal (2007)		

9. PLANNING CONSIDERATIONS

- 9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Conservation Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Tree 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 (including conservation area), residential amenities of neighbouring properties, highway safety, trees etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Conservation Area

9.3 57 Church Street is currently a bungalow. It is constructed or facing red brickwork, with brown interlocking tiles and white cladding to the upper element of the front elevation forming a gable feature. The neighbouring property, 55 Church Street, is similar in design however there is significant architectural variation within the streetscene. 59 Church Street is a two storey white render building with a hipped roof, and further along Church Street 2 storey dwellings are present, predominantly of red brickwork.

9.4 The proposed development would result in a two-storey dwelling with habitable loft space. The dwelling would be substantially larger than the existing bungalow, with a height of approximately 8.14 metres, approximately 2.94 metres taller than the existing bungalow. However, there are a variety of roof heights along Church Street and also the level changes due to the hill mean that there is no consistent building height.

9.5 The bungalow to the north west, 55 Church Street, has a height of approximately 5.71 metres (approximately 2.44 metres lower than the proposal). The property to the south east, 59 Church Street, has a height of approximately 8.72 metres (approximately 0.59 metres taller than the proposal). As such it can be seen that the proposed increase in roof height would not appear out of keeping with other roof lines in the area.

9.6 The proposed development would not increase the maximum width of the existing dwelling, and therefore the proposed development would not appear wider than the existing dwelling when viewed from the street. The proposed development would not result in built form being located closer to the street. Furthermore, substantial rear garden space would be retained at a depth of approximately 22.5 metres.

9.7 The proposed development would have a main hipped roof. This would complement the hipped roof at 55 Church Street, and hipped roofs are present elsewhere in the streetscene.

9.8 The proposed design indicates that the replacement building would largely follow precedents from existing Victorian and Edwardian villas within the Conservation Area with two gables facing Church Street. Brick detailing is proposed at the corners and around the windows. The existing bungalow is considered unsympathetic to the character of the Conservation Area. Due to its proposed materials and design, it is

considered the proposed development is in keeping with the character of the Conservation Area and would not have a detrimental impact on the setting of the Listed Building opposite.

- 9.9 It is recommended that a condition is imposed requiring samples of the materials to be submitted prior to construction, to ensure that the materials are suitable to the Conservation Area setting.

iii. Impact on Residential Amenity

9.10 There would be a separation distance of approximately 22.5 metres from the rear elevation to the rear boundary of the application site. This is a sufficient distance that it is not considered there would be unacceptable overlooking from the rear windows. The rear windows would be at an oblique angle to the gardens flanking the application site, and it is therefore not considered that the windows to the rear would unacceptably overlook the neighbouring properties.

9.11 It is recommended that a condition is imposed requiring all upper storey side facing windows to be obscure-glazed and top-opening only and all side facing rooflights to be high level to avoid overlooking from these windows. Furthermore, it is recommended that future upper storey side windows and rooflights are restricted by condition to avoid future adverse overlooking.

9.12 Due to the separation distance of the front windows to the facing property, and the oblique angle of the proposed windows to the properties on either side, it is not considered that the proposed front windows would have an adverse overlooking impact.

9.13 The proposed development would project past the rear elevations of 55 and 59 Church Street by approximately 7 metres. However, the two storey elements are staggered and set away from the boundary on either side. In addition, the roof would be hipped on the sides and rear to reduce the bulk of the property. It is therefore considered that the proposed development would not appear unduly overbearing to the neighbouring properties.

9.14 There are 2 side windows on 55 Church Street. One window serves a dining/study area within a wider room. This window is a secondary source of light to this room, with the main window to the front of the property. Therefore, whilst there will be less light to the rear of the room as a result of the proposed development there would not be a sufficient loss of light to the room to justify a reason for refusal. The second side window serves the kitchen, and again is a secondary source of light to this room, with the main window to the rear of the property. Due to the staggered nature of the proposed rear elevation and the separation distance between the proposed development and the rear of 55 Church Street, a loss of light assessment found no significant overshadowing to the rear windows of 55 Church Street.

9.15 There are 3 ground floor, and 1 first floor, side windows on 59 Church Street. Due to the position of the proposed development, the southernmost ground floor window, serving the lounge, would not be significantly affected in terms of light loss. The other two ground floor windows serve the dining room. It is acknowledged that there will be a loss of light to these two windows as a result of the proposed development, however the main source of light to this room is the French doors to the rear. Due to the angle of the proposed development and separation distance, a loss of light assessment found no significant overshadowing to the French doors to the rear of 59 Church Street.

9.16 The first-floor side window on 59 Church Street is the only source of light to a bedroom. Due to the position of the window in relation to the proposed development a loss of light assessment found no significant loss of light to this window as a result of the proposed development.

9.17 Due to the modest changes in ground levels within the rear garden it is not considered that there is an adverse overlooking impact on the neighbouring properties.

iv. Transport and Highways Considerations

9.18 This property takes access off an un-adopted road and is a publicly accessible pedestrian through-route. There are no apparent parking restrictions.

9.19 It is proposed to increase the number of bedrooms from 3 to 5. As such 3 parking spaces should be provided as set out in the Parking Standards SPD. Sufficient space could be provided on the existing driveway, and it is recommended that a condition is imposed requiring the submission of a parking plan which would be implemented and retained for the parking of cars.

v. Tree Considerations

9.20 There is an Oak tree located within the front garden covered by TPO 1037 and also covered by Conservation Area legislation. This is a prominent landmark tree which is important to the landscape character and appearance of the area.

9.21 In order to avoid an adverse impact on the tree roots there is no encroachment proposed past the existing built form. The Tree Officer raised concerns that the increase in roof height could place pressures on the crown development of the tree and may result in a pressure to prune or remove the tree. Further concerns were raised to the effect that alterations to the parking requirements or the installation of underground services could detrimentally affect the tree.

9.22 In relation to the concerns raised, there is no proposal to increase the amount of land available for parking and no underground services are proposed as part of this application. Should this change in the future permission would have to be sought from the Tree Service.

9.23 The front facing first floor windows are substantial in size and are likely to receive sufficient light to avoid the requirement to prune the tree. Furthermore, high level side windows could be installed to serve the affected rooms if necessary to provide additional light.

9.24 The front garden would be protected during construction works, and it is recommended that a condition is imposed requiring details of this ground protection to be submitted prior to the commencement of works.

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 amenities of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with

'Saved' policies EN1, EN2, EN20 and M9 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 in accordance with the following approved plans and other submitted details received by the Local Planning Authority:
 - Proposed Plans – Drawing Number: 200 J – Received 11th June 2019
 - Proposed Plans – Second Floor Option – Drawing Number: 202 H – Received 11th June 2019
 - Proposed Elevations – Drawing Number: 201 K – Received 11th June 2019
 - Rear Garden Levels – Drawing Number: 020 – Received 11th June 2019REASON: To ensure that the development is carried out only as approved by the Local Planning Authority
3. No works to the development hereby permitted shall take place until details 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 hereby permitted 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 development hereby approved shall not be occupied until 3 vehicle parking spaces have been set out in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking.
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]
5. The development hereby permitted (including initial site-clearance) shall not be begun until a scheme for the protection of TPO 1037 in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
REASON: In order to safeguard TPO 1037.
[Relevant Policies: BFBLP EN1 and EN20]
6. The first floor windows in the first floor side elevation 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]

7. No part of the second 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 rooflights are installed.

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

8. 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 development 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):

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
 6. Proposed side windows
 7. Proposed rooflights
 8. Future side windows

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

3. Materials
5. Tree protection

The applicant is advised that the following conditions require discharging prior to occupation:

4. 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, the Party Wall Act or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.