

**ITEM NO: 06**Application No.  
**20/00279/FUL**Ward:  
Little Sandhurst And  
WellingtonDate Registered:  
14 April 2020Target Decision Date:  
9 June 2020

Site Address:

**5 Mount Pleasant Sandy Lane Sandhurst Berkshire  
GU47 8NN**

Proposal:

**Erection of single storey side and front extension plus alterations to detached garage flat roof.**

Applicant:

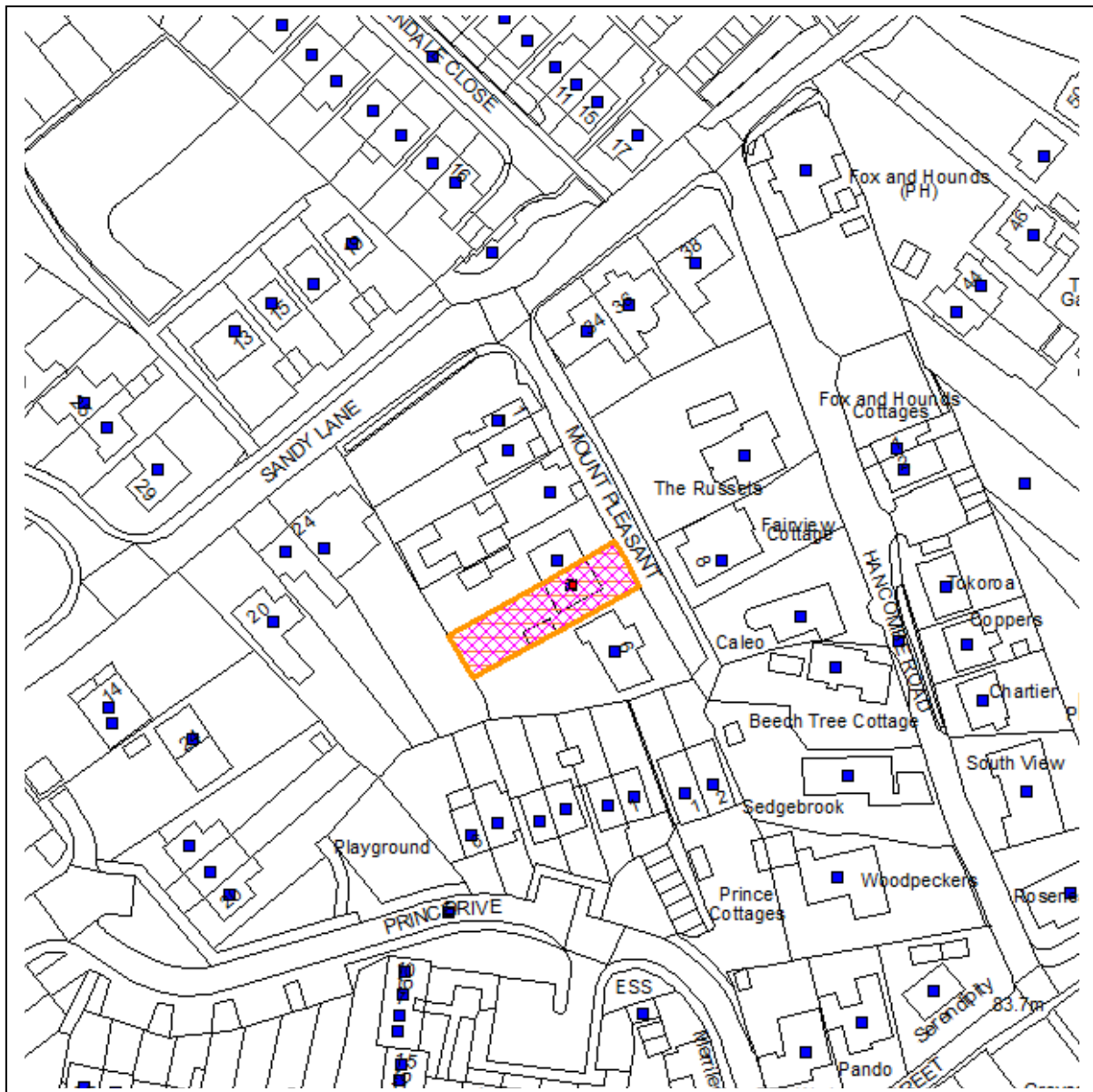
Mr &amp; Mrs Bowles

Agent:

Mr Johan Truter

Case Officer:

Olivia Jones, 01344 352000

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

## 1. SUMMARY

- 1.1 Full planning permission is sought for the erection of a single storey front and side extension, and alterations to the roof of the garage. The proposal is part retrospective.
- 1.2 The site is located within the settlement boundary and the principle of development is acceptable. The impact of the development on the character and appearance of the area and residential amenity is considered acceptable.

<b>RECOMMENDATION</b>
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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 TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Within settlement boundary
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Within Character Area
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- 3.1 5 Mount Pleasant is a semi-detached two storey property located to the west of the highway. The property is attached to 4 Mount Pleasant to the north, with 6 Mount Pleasant located to the south. The rear garden of the application site has a considerable downward slope.

## 4. RELEVANT SITE HISTORY

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

603731

Demolition of existing houses and erection of pair semi-detached three bedroomed houses and garages.(outline)

Approved 17.10.1978

604319

Application for demolition of existing cottages and erection of pair of semi- detached four bedroomed houses with garages.

Approved 24.07.1979

04/00428/FUL

Erection of single storey side and rear extension, following demolition of existing garage and construction of raised patio.

Refused 25.06.2004

04/00920/FUL

Erection of single storey rear extension following demolition of part of garage and installation of new window to side of house.

Approved 15.09.2004

18/00807/FUL

Erection of a single storey front, side and rear extension and utility box following demolition of existing garage.  
Approved 05.10.2018

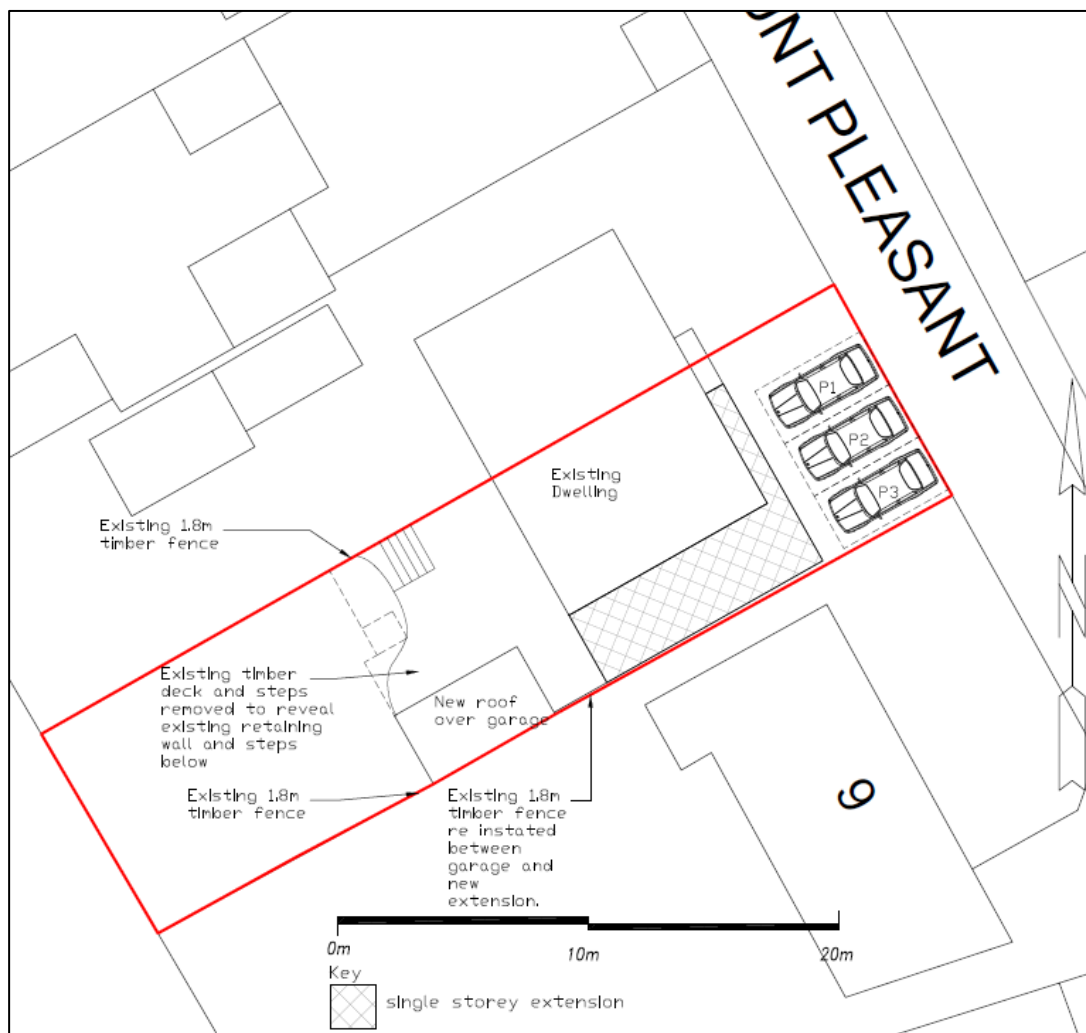
4.2 There are no conditions restricting permitted development rights on any of the above planning permissions.

## 5. THE PROPOSAL

5.1 The proposed side and front extension would project past the front elevation by approximately 0.85 metres and past the side elevation by approximately 3.1 metres. Measured from the ground's highest point, the proposed extension would have a ridge height of approximately 4.3 metres and an eaves height of approximately 2.5 metres.

5.2 The proposed replacement roof on the outbuilding would result in a building with a maximum height of approximately 3.1 metres measured from the ground's highest point.

5.3 It is proposed to use white render on front, rear and north side elevations of the outbuilding, and on the rear and side elevation of the extension.



5.4 The works are part retrospective as works have commenced. The current application is a revision to that already approved under planning application 18/00807/FUL which was for

the erection of a single storey front, side and rear extension and utility box following demolition of existing garage.

## 6. REPRESENTATIONS RECEIVED

### Sandhurst Town Council

6.1 No objection received

### Other Representations

6.2 Letters of objection from 8 properties were received, raising the following concerns:

- (i) Overbearing impacts
- (ii) Out of keeping
- (iii) Loss of light to neighbouring property
- (iv) Unneighbourly development
- (v) Inaccurate plans submitted [Officer Note: Sufficient information has been provided to make a planning decision on this application]
- (vi) Extension does not comply with Design SPD
- (vii) Extension would result in terracing effect
- (viii) Extension has been built up to boundary with 6 Mount Pleasant
- (ix) Reference is not made on the plans to the habitable rooms impacted by the extension
- (x) Works have commenced
- (xi) Similar scheme to withdrawn application 20/00279/FUL [Officer Note: The application was re-submitted as the proposal did not comply with the requirements of a Section 73 application]

6.3 Letters of support from 5 properties have been received.

## 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:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD CP1 of the SALP	Consistent
Design	CS7 of the CSDPD,	Consistent
Character	EN20 of the BFBLP	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
<b>Supplementary Planning Documents (SPD)</b>		
Design Supplementary Planning Document 2016		
Character Area Assessments Supplementary Planning Document 2010		
<b>Other publications</b>		
National Planning Policy Framework 2019 (NPPF)		
Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a		

## **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

### **i. Principle of Development**

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies 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, etc. These matters are assessed below.

### **ii. Impact on Character and Appearance of Surrounding Area**

9.3 The Design SPD sets out that extensions should respond to the scale, proportions and design of the host dwelling. Extensions should appear subservient to the main dwelling and should be constructed of complementary materials and in a complementary design.

9.4 The front extension would have a modest projection of approximately 0.85m from the front elevation. In addition, its single storey nature would ensure it appears proportionate in relation to the host dwelling. The roof would pitch at a similar angle to the host dwelling and would be constructed of materials similar to those found on the host dwelling. It is therefore considered that the proposed front extension would be a complementary addition to the host dwelling and would not appear prominent or out of keeping within the area.

9.5 Concern was raised that as a result of the front extension the store would project forward of the front elevation contrary to the Design SPD. It is acknowledged that the Design SPD recommends that new garages and outbuildings do not project forward of the front elevation, however given that no new garage is proposed, and the modest projection of the front elevation, it is not considered that the proposed front extension is contrary to the spirit of the Design SPD and does not warrant refusal on these grounds.

9.6 The proposed side extension would be single storey in nature. While it is acknowledged that the ridge height is tall, it remains significantly shorter than the main height of the dwelling. In addition the proposed roof would be hipped on all 3 sides reducing its bulk. The materials would be similar to those found on the existing dwelling ensuring a complementary appearance. Given the roof is subservient and hips away from the front elevation, and the choice of materials, it is not considered that the proposed side extension would appear significantly prominent in the streetscene and would not result in a design that would warrant refusal.

9.7 Furthermore, the proposed extension would not be taller than the ridge height of 6 Mount Pleasant. As such, it is not considered that the proposed extension would appear dominant when sited next to 6 Mount Pleasant. The hipped roof of the extension would reduce the dominant effect of the extension further when viewed in the context of the streetscene.

9.8 Concern has been raised that the extension results in a terracing effect between 5 and 6 Mount Pleasant. Given the remaining separation distance of 1.34 metres between the properties, and the roof that hips away from 6 Mount Pleasant, it is not considered that the

proposal would result in the two properties appearing to be attached and would not result in a terraced appearance that warrants refusal.

9.9 Concern has also been raised that the proposal is contrary to the Design SPD as a 1 metre access to the rear garden has been removed. The reason for this requirement is to allow a reasonable living environment for the property by enabling access for the storage of bins and bikes, and easy access to the garden. The garage/store to the front of the dwelling would enable the storage of bins and bikes, and access to the garden would be through the property. While it is regrettable that an external access to the garden would be lost, it is not considered that this loss would result in a sufficient impact on the current and future occupiers of 5 Mount Pleasant to warrant refusal.

9.10 The application site is located within Area A of the Sandhurst Character Area. This character area is distinguished by its informal plot pattern, boundary treatments and landscaping rather than the design of the houses. Nevertheless, the material palette has been established as predominantly red brick and white render. As the proposed extensions would maintain this material palette it is considered the development would be in accordance with the Character Area Assessments SPD.

9.11 The proposed replacement roof on the outbuilding would be screened from public view by the side extension. It therefore would not have an impact on the character of the area. Nevertheless, the outbuilding would remain single storey and would therefore not be a disproportionate building within the curtilage of the dwellinghouse. The materials would be similar to those on the existing dwelling, ensuring the outbuilding remains a cohesive addition to the plot.

### **iii. Impact on Residential Amenity**

#### Overlooking Considerations

9.12 The proposed front and side extension would be single storey. The Design SPD has no recommended separation distances for single storey extensions, and it is considered that a single storey extension would not enable a significant increased opportunity for overlooking compared to what could be achieved by standing at ground level. As such, it is not considered that the proposed front and side extension would result in an adverse overlooking impact to neighbouring properties.

#### Overbearing Considerations

9.13 Concern has been raised that the side extension has an unduly overbearing impact on the occupants of 6 Mount Pleasant. The Design SPD specifies that new developments should not result in an overbearing impact on neighbouring properties but does not specify how this should be assessed. The example provided in the Design SPD shows a 2-storey side extension, additionally the Design SPD states that additional separation distances may be necessary "as storeys rise" to mitigate against overbearing. It can be determined therefore that generally a single storey extension is less likely to result in a significant overbearing impact on neighbouring properties compared to an extension of 2 or more storeys.

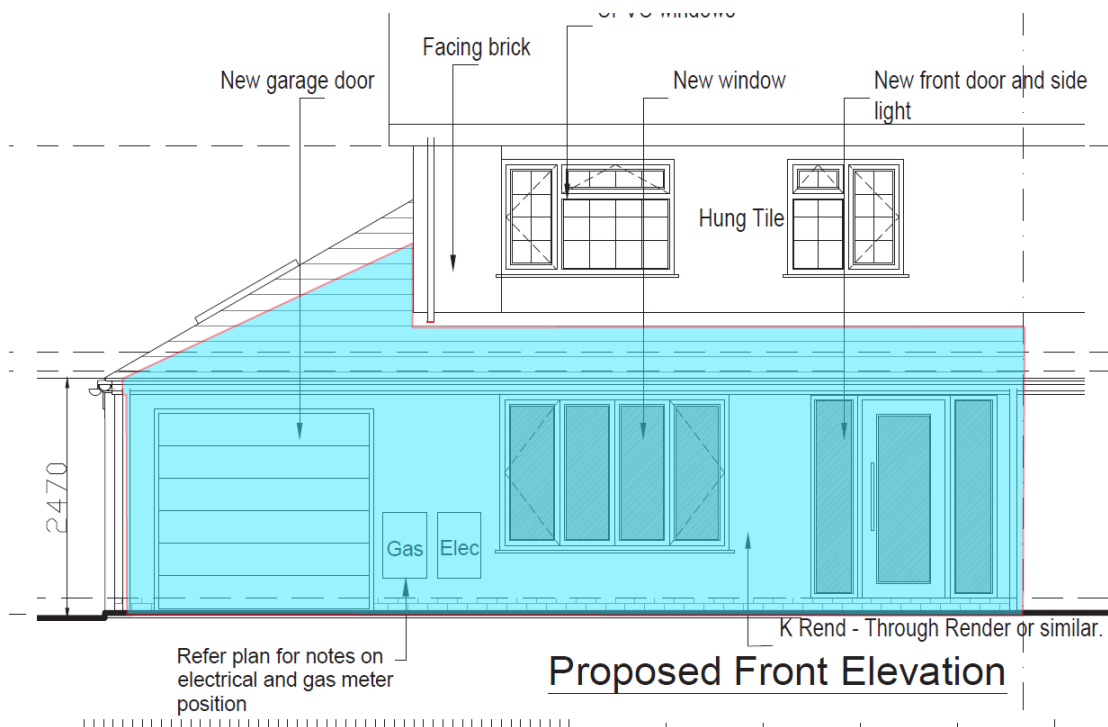
9.14 Nevertheless, the overbearing impact on the neighbouring occupiers should be considered. The proposed extension would be built on the boundary with 6 Mount Pleasant. The Design SPD recommends that extensions are set back from the boundary to avoid dramatic changes in scale in relation to the neighbouring garden. The proposed extension would not be located adjacent to a garden but would be located adjacent to the side access of 6 Mount Pleasant which provides access to their garden.

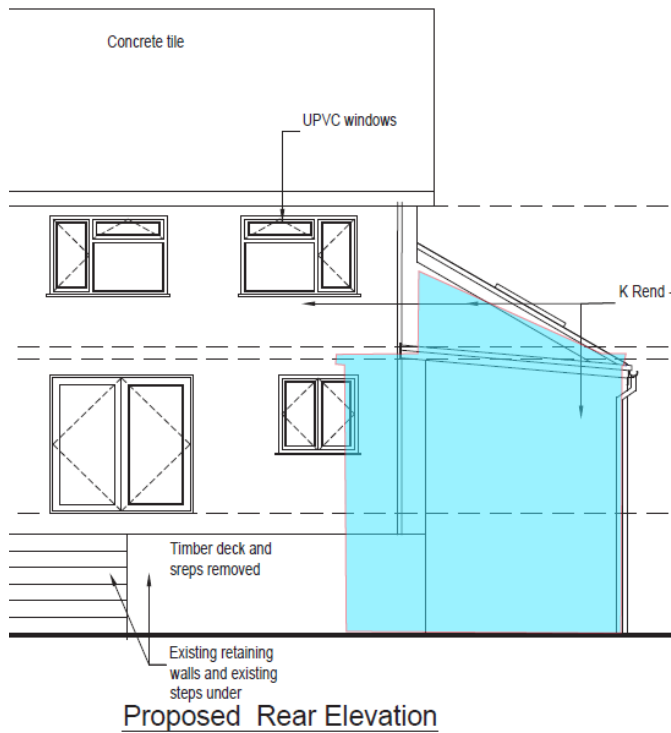
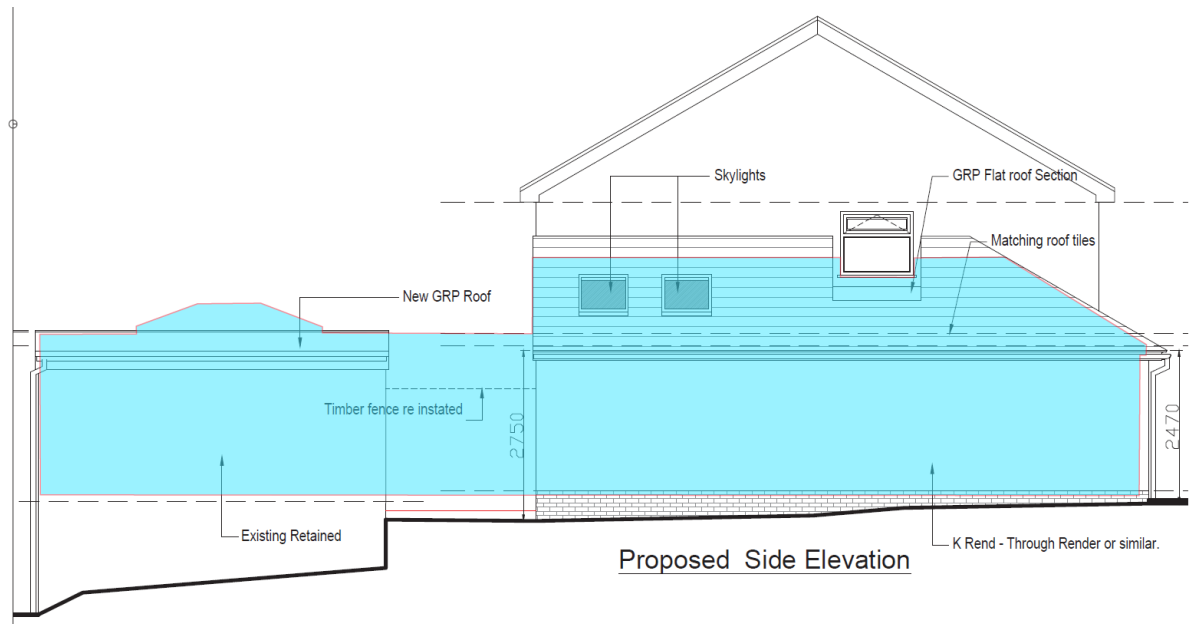
9.15 The proposal would bring the built form closer to 6 Mount Pleasant, reducing the open space between the buildings, and it is acknowledged that this would have an impact on users of this path and the view from windows towards the extension. However, the footpath would maintain a separation distance of 1.34 metres between the properties. Furthermore, the eaves of the proposed extension would be lower than the eaves of 6 Mount Pleasant. While the proposed ridge height would rise considerably, the roof would be hipped away from 6 Mount Pleasant reducing its impact on this property.

9.16 Furthermore, the original relationship between the two properties must be considered. The footpath and side windows of 6 Mount Pleasant were sited approximately 4.7 metres from a two-storey dwelling. While the extension brings the built form closer to 6 Mount Pleasant, an existing constrained relationship was already in existence. It is not considered that the proposed extension would have a sufficient adverse overbearing impact on 6 Mount Pleasant, over and above the original situation, to warrant a refusal.

9.17 It should also be noted that 6 Mount Pleasant has a second access to the garden from the other side of the property, and both side windows on 6 Mount Pleasant serve rooms that have other sources of light from the front or the rear. These side windows, given the original relationship with 5 Mount Pleasant, are secondary sources of light.

9.18 Finally, consideration must be given to the extant planning permission 18/00807/FUL. A front and side extension was granted planning permission and works have commenced. This permission therefore is a viable fall-back position for the applicants and is a material planning consideration. The following plans show the extension applied for (black and white plans) compared with the approved extension (blue polygon).





9.19 The proposed extension, while larger than that previously proposed, is not considered to have a substantially greater overbearing impact on the neighbouring occupiers over and above what could be constructed as the accepted fall-back position.

### Overshadowing Considerations

9.20 It has been noted that the side windows are not the primary sources of light to habitable rooms. Furthermore, the angle of these windows within approximately 30 degree of due North mean they already receive less light than the front or rear facing windows, supporting the position that these windows are secondary sources of light to these rooms. As such, any loss of light to these windows would not be a reason for refusal.



## Outbuilding Roof Alterations

- 9.21 The eaves closest to the boundary with 6 Mount Pleasant will be no taller than the original eaves height. The roof would rise in height away from the boundary with 6 Mount Pleasant to approximately 0.35 metres above the original roof height. The proposed roof would be no taller than maximum height of the approved roof under 18/00807/FUL (this includes the roof lantern).
- 9.22 Taking into account all of the above it is not considered that the proposed extension would have a sufficient adverse impact on the residential amenity of the neighbouring occupiers to warrant a refusal.

## **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 or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, the Design SPD, the Character Area Assessments SPD and the NPPF.

## **11. RECOMMENDATION**

- 11.1 The application is recommended to 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 14<sup>th</sup> April 2020:

Location Plan – Drawing Number: 001

Block Plan Proposed – Drawing Number: 003C

Proposed Plans and Elevations – Drawing Number: 200L

Proposed Elevations – Drawing Number: 300J

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 match those outlined on the approved plans.

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

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

## 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. Time limit
  2. Approved plans
  3. Materials
  
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