

Unrestricted Report

ITEM NO: 05

Application No.
20/00812/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
14 October 2020

Target Decision Date:
9 December 2020

**4 Bedfordshire Down Warfield Bracknell Berkshire
RG42 3UA**

Proposal: **Erection of part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.**

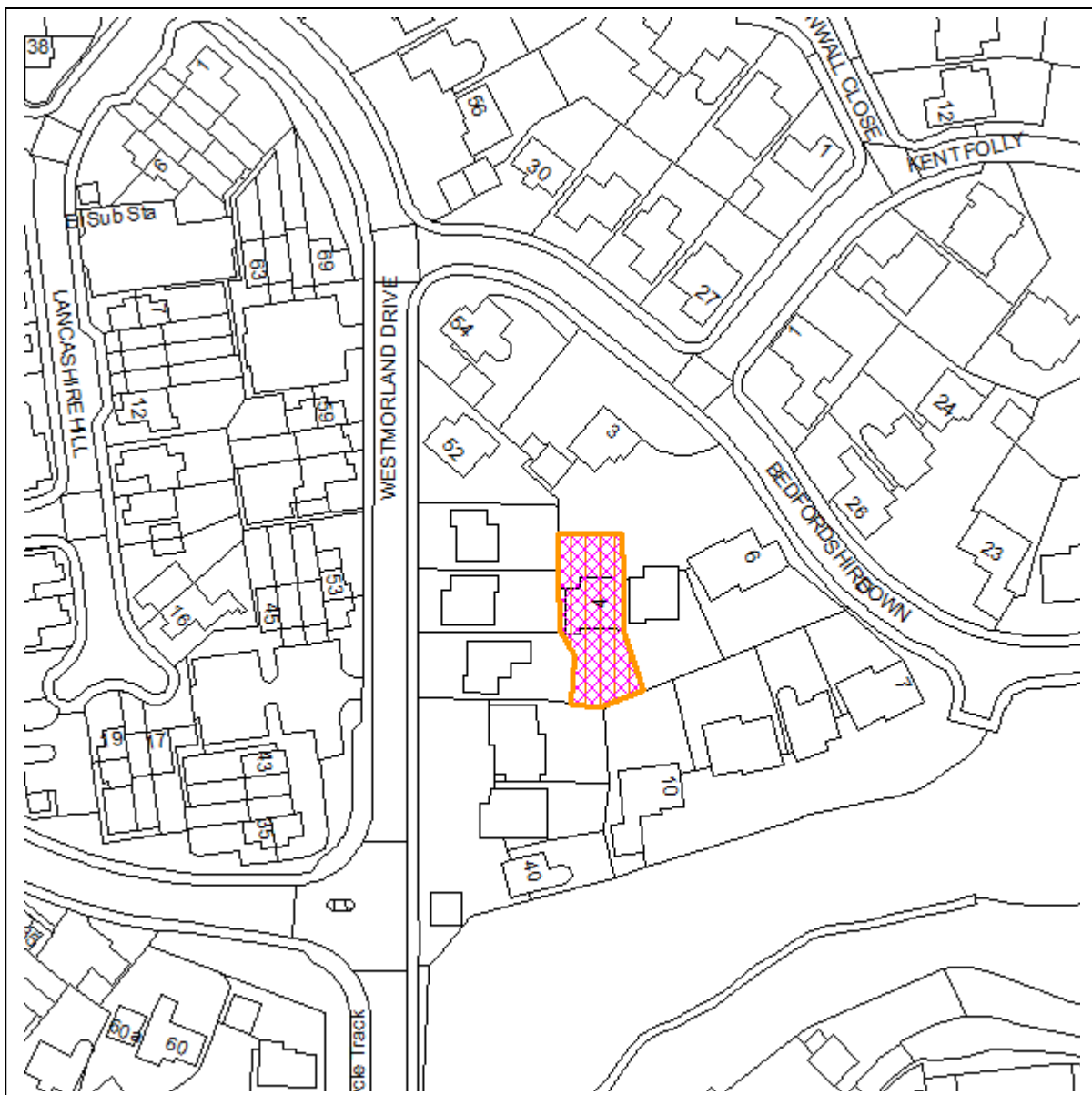
Applicant: Steve/Rebecca Price/Last

Agent: M Pugsley

Case Officer: Lucy Ormrod, 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 part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.
- 1.2 at 4 Bedfordshire Down, Warfield, Bracknell, RG42 3UA.
- 1.3 The proposed development is within the settlement boundary.
- 1.4 It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and adequate parking can be provided.

RECOMMENDATION
Planning permission be granted subject to the conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO 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

PLANNING STATUS
Inside Settlement Boundary
Within 5km of SPA

- 3.1 4 Bedfordshire Down is a detached dwellinghouse located in a cul de sac to the west of Bedfordshire Down. The property benefits from a driveway and the surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

14/00298/FUL - Withdrawn 2014

Erection of part two storey side and part first floor side extension and single storey side extension and single storey rear extension forming conservatory.

617308 - Approved 1991

Reserved matters relating to siting design, external appearance and means of access for 32 dwellings.

- Condition 2 of permission 617308 states that the garage(s) hereby permitted shall only be used for the parking of vehicles and for domestic purposes incidental to the enjoyment of the dwelling, and shall not be converted to or used as living accommodation, without the prior written permission of the Local Planning Authority.

609694 - Approved 1989

Outline application for a residential Development, local centre and ancillary uses (Appeal allowed)

617801 - Approved

Reserved Matters Submission of details of landscaping pursuant to outline planning permission 609694. Affects No 3 - 26 Inclusive Bedfordshire Down.

- Condition 3 – The areas shown for landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority

5. THE PROPOSAL

The proposal is for the erection of a part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway. The single storey rear extension would be 3.3m in depth. The existing garage would be extended to front to be in line with the existing front elevation of the dwelling and the first floor would be set back 0.75m from the front elevation.

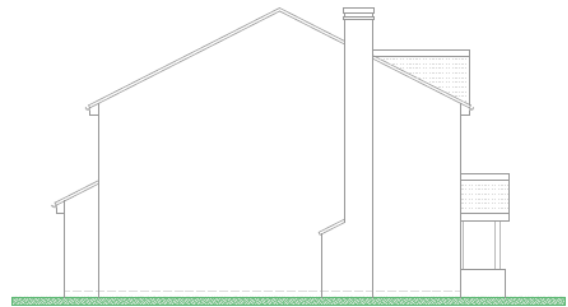
Block/Parking Plan *(for identification purposes only, not to scale)*



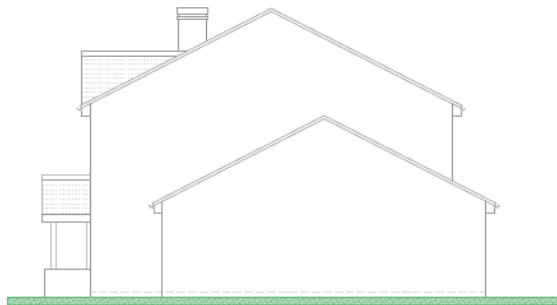
Existing Elevations *(for identification purposes only, not to scale)*



FRONT ELEVATION - EXISTING



SIDE ELEVATION - EXISTING



SIDE ELEVATION - EXISTING

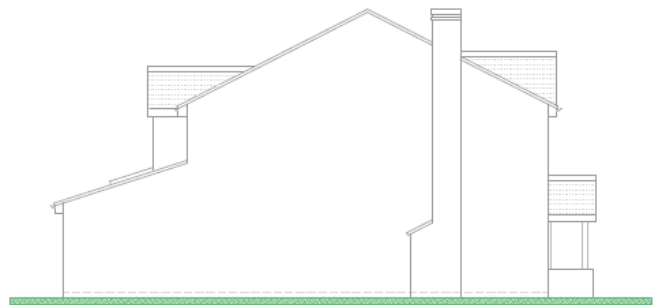


REAR ELEVATION - EXISTING

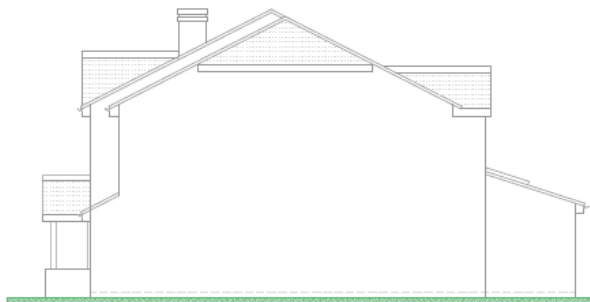
Proposed Elevations *(for identification purposes only, not to scale)*



FRONT ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED



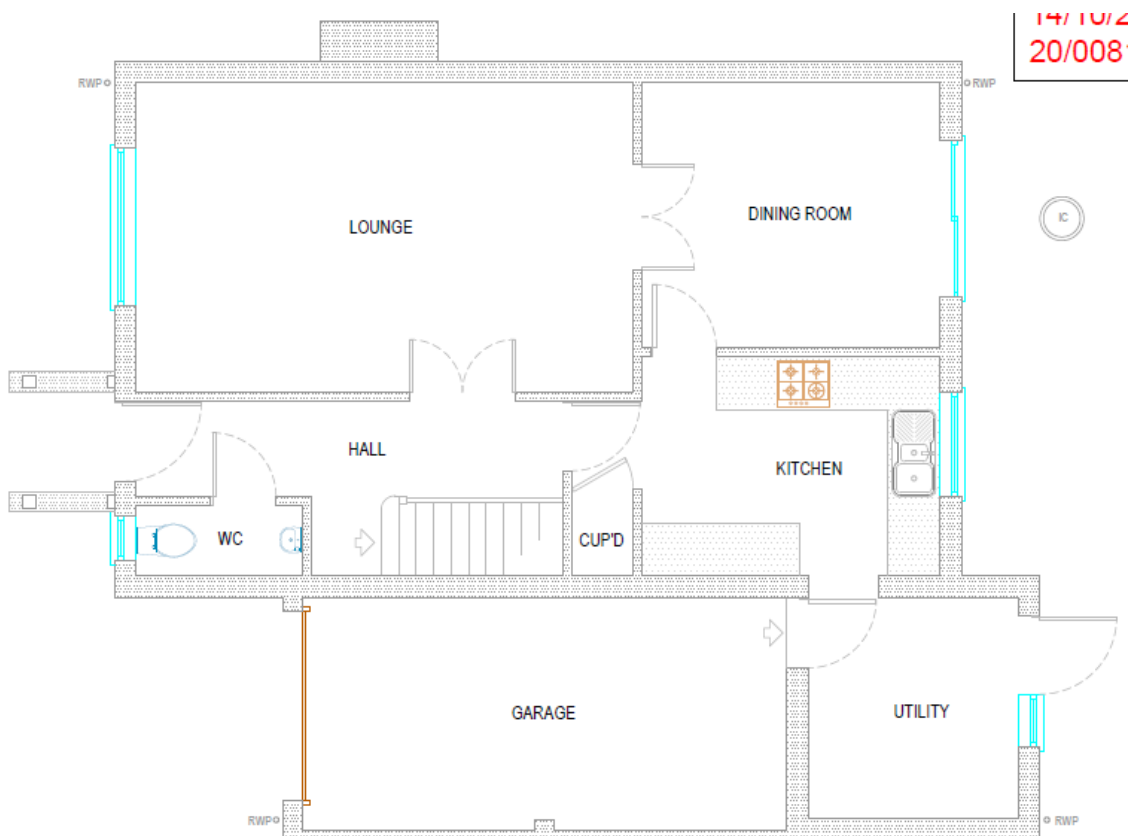
SIDE ELEVATION - PROPOSED



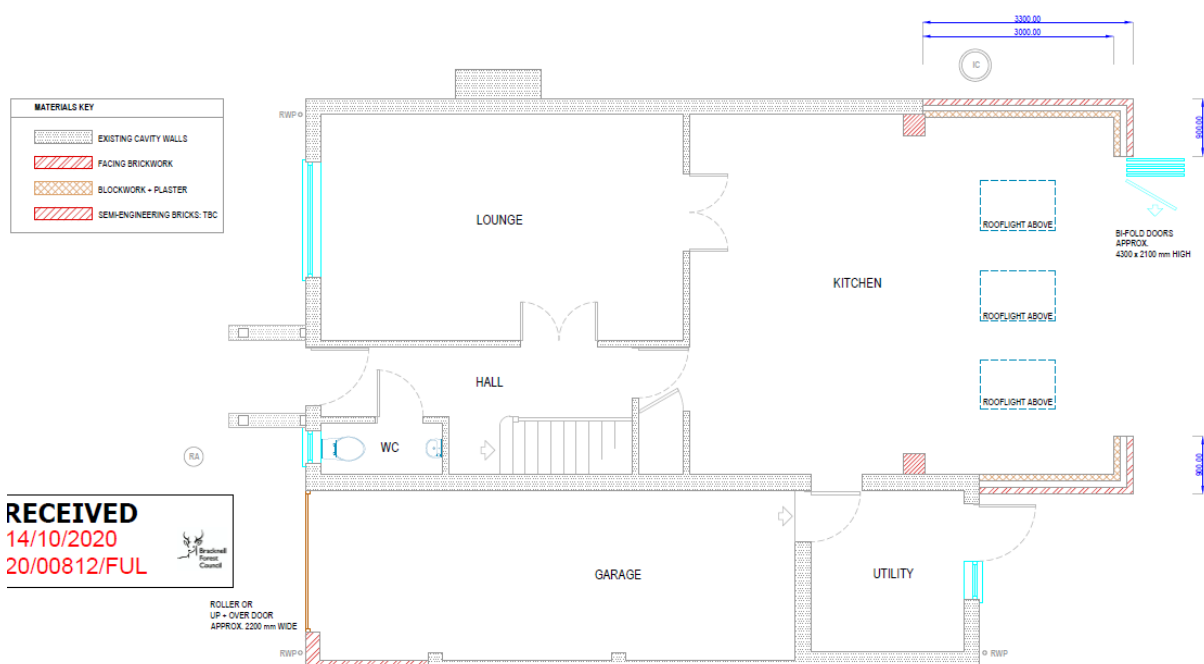
REAR ELEVATION - PROPOSED

MATERIALS SPECIFICATION
 WALLS - SAND FACED BRICKWORK TO MATCH EXISTING DWELLING
 ROOF - PROFILED SECTION CONCRETE TILES TO MATCH EXISTING
 JOINERY - WHITE PVC COATED FRAMES AS EXISTING HOUSE - STYLE TBA BY CLIENT
 FASCIA + SOFFITS - WHITE PVC SECTIONS TO MATCH EXISTING DWELLING
 RAINWATER GOODS - BROWN PVC SECTIONS AS EXISTING DWELLING

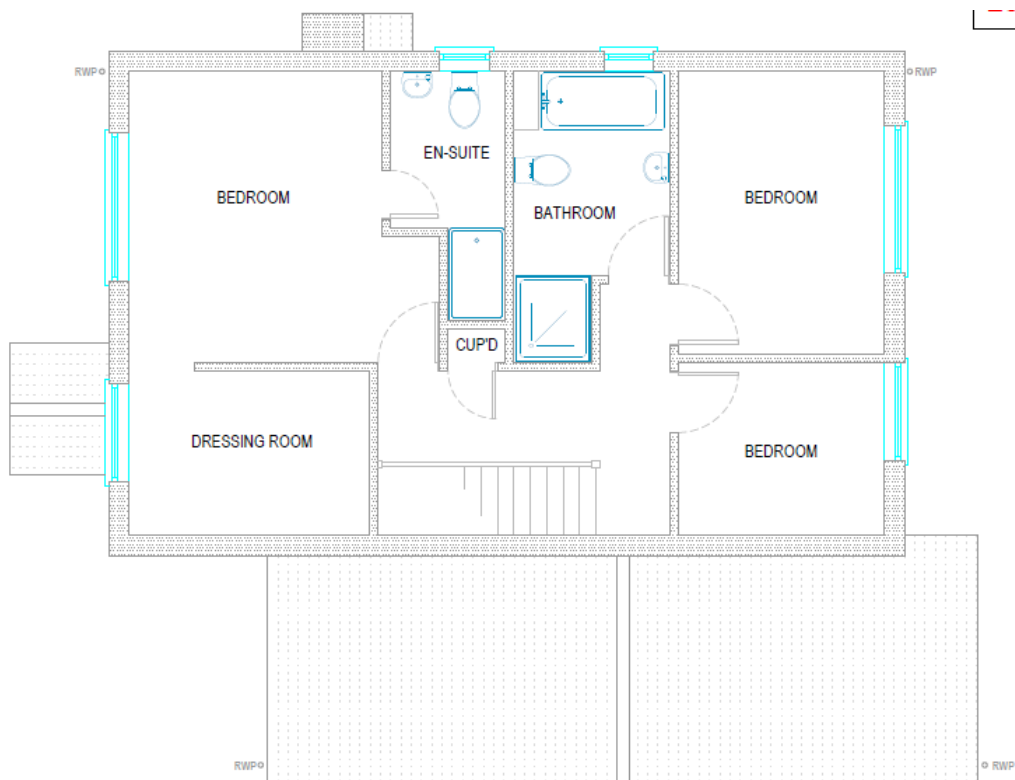
Existing Ground Floor Plan *(for identification purposes only, not to scale)*



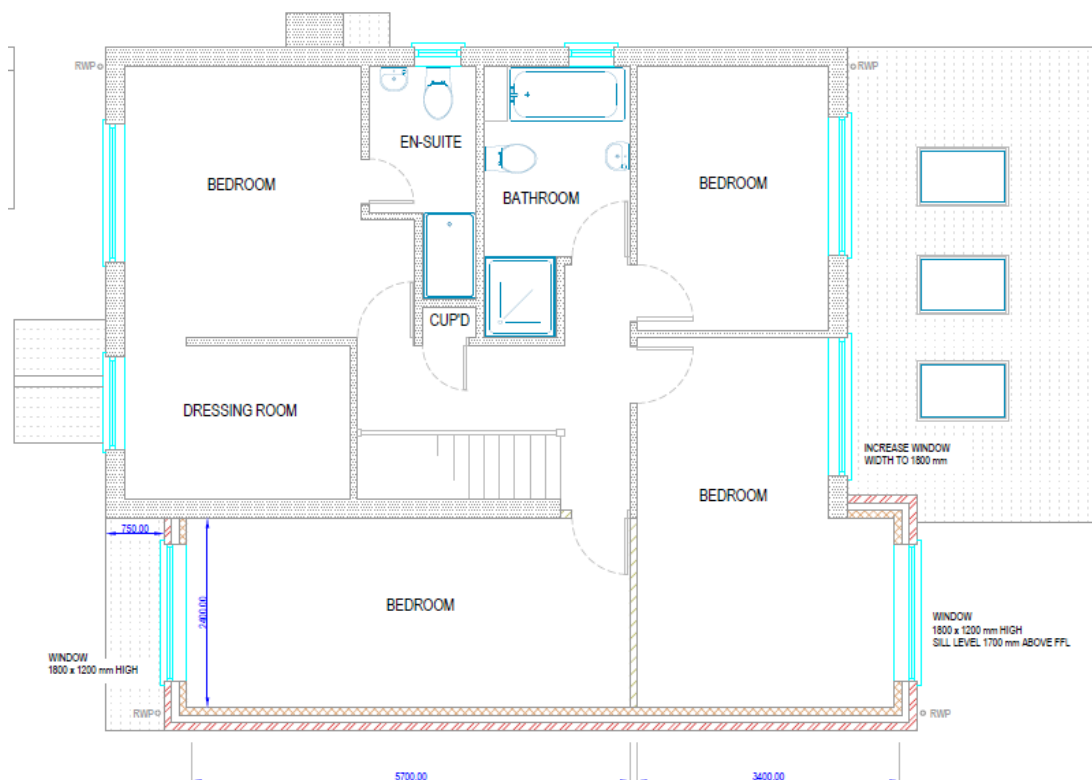
Proposed Ground Floor Plan (for identification purposes only, not to scale)



Existing First Floor Plans (for identification purposes only, not to scale)



Proposed First Floor Plans (for identification purposes only, not to scale)



REPRESENTATIONS RECEIVED

Planning Committee

18th March 2021

Warfield Town Council

6.1 Warfield Parish Council raised no objection to the proposed development.

Other responses received

6.2 Objections have been received from 10 addresses. The issues raised can be summarised as follows:

- Overdevelopment of site
- Design out of character with surrounding area and contrary to the Design SPD (2017)
- No. 5's side extension and garage does not protrude/is not in line with the house but is set back (*Officer comment – Plans and photographic evidence show that whilst the first-floor element is set back the garage at no.5 is flush with the principal elevation*)
- Garage and side extension flush with front of house does not follow original style of building currently set back from porch. The porch is a feature of the dwelling. (*Officer comment – amended plans have since been provided*)
- Plans note similar materials to be used - not easy to source like for like bricks as is evident on an extension at Westmorland Drive
- Adverse impacts on amenity and living conditions – loss of privacy, overbearing effects, overshadowing, lighting and environmental effects and design
- Plan does not show proximity to and impact on neighbouring dwellings. Overlooking is subjective regardless of measurements and angles, houses number 5 and 6 have extended but they are not at the end of a cul de sac (*Officer comment – The plans are to scale. Such impacts are assessed more accurately from measurements from scaled plans as they are comparable with guidance which sets out measurements for appropriate distances for the acceptability of proposals*)
- Incorrect block/site plan and does not match land registry (*Officer comment –the red line has since been amended*)
- Original dwelling had 4 bedrooms with the proposal resulting in a 6-bed property
- Concerns over parking and turning.
- Contrary to the Parking SPD (2016)
- Garage currently used for other purposes
- Driveway for 3 Bedfordshire Down facilitates manoeuvring of vehicles for numbers 4 and 5 and proposed parking would make this more difficult (*Officer Comment – Amended plans have since been provided, and this is a civil matter, not a planning consideration*)
- Request a turning and manoeuvrability plan (*Officer Comment - not a reasonable request as the Highway Authority have deemed the parking plan acceptable – again driving on someone else's land is a civil matter and not a planning consideration*)
- Lawn was designed to assist with drainage and aesthetics and this will be used for parking
- Parking would remove all existing soft landscaping impacting on amenity (*Officer comment: amended plans have since been provided*)
- Parking space directly opposite area of land with planting within ownership of no.3 (*Officer comment - amended plans have since been provided*)
- Properties could be used as multi-occupancy in the future and children grow up to use cars
- Inconsiderate parking - Residents/visitors/delivery vans/builders already park on the roads which impacts the streetscene and this will be exacerbated resulting in highway safety issues
- Environmental effects (noise, aesthetics, pollution) from the excessive cars
- No mention of conifer trees in garden of no.48 Westmorland Drive
- Within 500m of the great crested newt breeding pond highlighted when no 5 was extended
- Applications should be assessed on their own merit

6.3 10 comments in support of the application have been received from 8 addresses. The supporting comments can be summarised as follows:

- (i) Similar style extensions have been approved in the surrounding area which have not negatively affected other dwellings and have set a precedent. (*Officer comment – whilst other dwellings may not have been affected negatively by extensions it is noted that each application is determined on its own merit with consideration taken regarding the relationship between the host dwelling and neighbouring properties*).
- (ii) It would be set back from the main road
- (iii) Sufficient parking capacity
- (iv) There are no proposed side windows protecting privacy of neighbours.
- (v) There is no significant change in viewpoints with the proposed windows/overlooking
- (vi) Would not negatively impact on the streetscene.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Authority has no objection to the revised parking plan and recommends conditions to secure parking and cycle storage

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of the CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP and CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Streetscene SPD (2011)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Other issues

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 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 the area

9.3 The dwellinghouse is located in the corner of a cul de sac.

9.4 The first-floor element of the proposed side extension has been amended to be set back by 0.75m at the first floor and subservient to the existing dwellinghouse which is in keeping with the Design SPD (2017). Although the side extension has not been set back at ground floor, it is not considered to have an adverse impact on the impact of the area due to its tucked away location in the corner of a cul de sac, set back from the streetscene. Additionally, it would not be out of keeping as other dwellings in the cul de sac have extensions which are not set back. Furthermore, it is highlighted that the Design SPD (2017) is guidance and not policy and therefore the flush design at ground floor level is not considered so significantly harmful to warrant a refusal.

9.5 The application site is not located in a character area or an area of special housing character. Additionally, the porch could be removed under permitted development rights. As such comments regarding the porch being a feature of the dwellinghouse and the proposal detracting from its appearance are not a reason to request further amendments.

9.6 The single storey rear extension would not be visible from the streetscene. It is acknowledged that a similar single storey rear extension could be constructed under permitted development rights, without requiring planning permission, with the same proposed height and depth if it were not connected to the proposed side extension.

9.7 The proposed materials would be similar in appearance to the existing. This will be conditioned. This is a standard condition for a householder application and it would not be reasonable to require further details of materials to be used. The Design SPD states that materials should be similar and does not set out specific requirements.

9.8 The soft landscaping is conditioned to be retained under condition 3 of permission 617801. Whilst some soft landscaping would be lost through the extension of the driveway, the loss is not considered so significant as to have an adverse impact on the visual amenity of the area. Furthermore, the dwellinghouse is located in the corner of a cul de sac and set back substantially from the streetscene of Bedfordshire Down and as such is not considered to have an adverse impact on the streetscene. The loss of some of the soft landscaping would not be a sufficient reason to warrant a refusal. It is noted that some soft landscaping would be retained as shown on the 'Proposed Site Block Plan' (20.4BD.09).

9.9 Permission 02/00848/FUL approved the erection of a part two storey, part first floor side extension at neighbouring property 5 Bedfordshire Down. The side extension is similar to the proposed development with a half-hipped roof and garage which is flush with the principal elevation and first floor element slightly set back. It is also noted that the garage of 6 Bedfordshire Down is set forward and flush with its canopy. Both of these properties are located within the cul de sac in which the application site is located.

9.10 There are other examples of similar developments in the surrounding area.

9.11 Subject to the proposed condition regarding materials, it is considered that the development would not result in an adverse impact on the character and appearance of the area or the host property, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

Overshadowing

9.12 Amended plans have been provided since the initial submission reducing the ridge height of the proposed side extension and amending its roof to be half hipped which has reduced any potential overshadowing.

9.13 The proposed single storey extension is not considered to result in an adverse loss of light to neighbouring properties in line with the Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS). It is acknowledged as set out previously that a very similar single storey rear extension could be constructed under permitted development rights without requiring planning permission.

9.14 The proposed development is at an oblique angle to 46 Westmorland Drive. The proposed side element would not run parallel to 46 Westmorland Drive, nor would any windows from 46 Westmorland Drive face directly onto this proposed side element. Furthermore, a conservatory is the closest element of 46 Westmorland Drive to the proposed development which is largely constructed from glass. As such the proposed development is not considered to result in an adverse loss of light. Additionally, the garden of 46 Westmorland Drive is east facing, and therefore sunlight is on the garden from morning through to well into the afternoon.

9.15 There would be a substantial separation distance of approximately 26.4 metres between the proposed development and closest building line of 52 Westmorland Drive. As such, the proposed development is not considered to result in a loss of light to this property. It is also well over the separation distance set out in the Design SPD guidance and is set further away from the proposed development than 3 Bedfordshire Down.

9.16 A loss of light assessment was conducted in line with the BRE SLPDS to determine whether there would be an adverse loss of light to 48 Westmorland Drive as a result of the proposed development. The assessment showed that there would not be an adverse loss of light. Furthermore, regarding comments that 48 Westmorland Drive would look out onto a brick wall as a result of the proposed development, this is already the case with the existing dwellinghouse. Given the loss of light assessment and separation distance between 48 Westmorland Drive and the proposed development, it is not considered to result in adverse overshadowing.

9.17 Given the relationship between the proposed development and 50 Westmorland Drive, the separation distance, and as no windows directly face onto the proposed development, it is not considered to result in an adverse loss of light to this property.

Overlooking

9.18 A window is proposed at first floor level along the front elevation of the proposed side extension. This is not considered to result in adverse overlooking as there are already windows at this height along the principal elevation of the dwellinghouse. Additionally, the first-floor element has been amended to be set back from the existing principal elevation by approximately 0.75 metres. The proposed window would therefore be set further back than the existing windows along the principal elevation. There would also be a substantial

separation distance to the opposite dwellinghouse, 3 Bedfordshire Down, of approximately 19.5 metres. The Design SPD (2017) sets out that there should be a separation distance of approximately 12 metres between properties facing one another. No.4 Bedfordshire Down does not face directly onto the front of 3 Bedfordshire Down, but rather faces its front/side. There would be a 19.5 metre separation distance between the building lines which is considered a substantial distance well in line with supplementary guidance, and which would not result in adverse overlooking. Furthermore, these properties are not directly on the street, rather they are located in a cul de sac.

9.19 The built form of 52 Westmorland Drive is also a considerable distance from the proposed development with a separation distance of approximately 26.5 metres. It is also not in the direct sight line from the window, as no part of the window directly overlooks 52 Westmorland Drive. As such the proposed development would not result in adverse overlooking.

9.20 Amended plans have been provided to mitigate any overlooking to 46 Westmorland Drive. A window is proposed along the first floor rear elevation of the proposed side extension which will have a sill height of 1.7m. As such it is not considered to result in adverse overlooking.

9.21 An existing window along the rear elevation of the dwellinghouse is proposed to be enlarged. This could be enlarged under permitted development rights and is therefore considered acceptable. Additionally, the enlargement is not considered to result in any additional overlooking than is existing.

9.22 Due to the nature of the single storey side extension, the presence of boundary fences, there being no side windows, and the 12.9 metre separation distance to the rear boundary, it is not considered to result in adverse overlooking.

9.23 No windows are proposed along the side elevation of the proposed side extension. As such there will be no overlooking into 48 or 46 Westmorland Drive which share a boundary with the side elevation of the application site where the proposed development would be located.

9.24 Given that no windows would face onto 50 Westmorland Drive, the proposed extension is not considered to result in adverse overlooking or loss of privacy.

Overbearing

9.25 It is noted that the plans have been amended since the initial submission and neighbour representations so that the two storey side extension will have a half hipped roof rather than a gable roof. The ridge height has been reduced so that the side extension is now subordinate, and the first floor front elevation of the side extension has been set back to reduce the impact on the neighbouring properties.

9.26 There would be a separation distance of approximately 12.9 metres from the rear elevation of the first floor element of the proposed side extension to the rear boundary of the application site. This exceeds the minimum 10m separation distance requirement set out in the Design SPD (2017).

9.27 There would be a separation distance of approximately 12 metres between the closest ground floor rear elevation of 48 Westmorland Drive and the proposed development, and a separation distance of approximately 12.8 metres between the closest first floor rear elevation of 48 Westmorland Drive and the proposed development. The existing garage of the host dwellinghouse is already this close to 48 Westmorland Drive. The rear elevation of

48 Westmorland Drive already faces onto the side elevation wall of the host dwellinghouse. Furthermore, given the amended design of a half-hipped roof and lowered ridge, and the setting back of the proposal at first floor level along the front elevation, the proposed development is not considered to be unduly overbearing to 48 Westmorland Drive.

9.28 One objection is on the grounds that the proposed development would be overbearing to 46 and 50 Westmorland Drive. The proposed development is not considered to be adversely overbearing to 50 Westmorland Drive due to the oblique angle with no part of 50 Westmorland Drive facing directly onto the proposed development and with a separation distance from the proposed first floor element of approximately 12.5 metres. There would be a separation distance of approximately 6.4 metres between the closest single storey rear elevation of 46 Westmorland Drive and the proposed side extension. However, this dwelling is also at an oblique angle with no elevation of 46 Westmorland Drive facing directly onto the proposed development.

9.29 The proposed single storey rear extension is not considered adversely overbearing due to its scale, distance from neighbouring properties, and largely being screened by boundary fences. It is again noted that a very similar single storey rear extension could be constructed under permitted development rights without requiring planning permission.

Overdevelopment

9.30 The proposed development is not considered to result in overdevelopment of the site as a considerable amount of garden will remain. The proposed side extension would largely be constructed above the existing garage only extending onto the existing driveway at the front by approximately 1.93 metres leaving sufficient parking space, and the rear extension would project into the existing garden by approximately 3.3 metres. It is again highlighted that a very similar rear extension could be constructed under permitted development rights without requiring planning permission.

Lighting and Noise concerns

9.31 Noise and disturbance from building works are not a planning consideration. Any noise and disturbance would be for a temporary period during the course of the build and not a permanent impact.

9.32 Noise from the vehicles of the occupiers of the host dwelling is not a planning consideration.

9.33 Once completed, it is not considered that the development would result in lighting or noise nuisance over and above what is expected in residential areas. If the occupants of 4 Bedfordshire Down are producing unacceptable levels of lighting or noise nuisances this can be investigated under Environmental Health legislation.

9.34 It is therefore considered that the development would not result in any unacceptable adverse impact on the amenity of neighbouring occupiers and would also provide an acceptable level of amenity for future occupiers, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv. Transport implications

9.35 The existing plans show a 3-bedroom house and the proposal would create a 5-bedroom house. There is a dressing room which according to floor plans on Rightmove was previously a bedroom and could be converted internally to form a bedroom again resulting in a 6-bedroom house. This is something also highlighted by objectors. In line with the

Parking SPD (2016), a 5 and 6-bedroom house would require the same number of parking spaces therefore there is not a concern regarding the dressing room shown on the existing plans potentially being reverted to a bedroom in the future. It is also noted that internal works do not require planning permission.

- 9.36 The Parking Standards SPD (2016) states that a 4+ bedroom houses require 3 parking spaces. The application proposes 2 parking spaces on the driveway and one in the garage.
- 9.37 The Highway Authority has been consulted and has no objection to the proposed development subject to it not being brought into use until the associated approved parking has been surfaced in accordance with the approved drawing and it thereafter being retained for parking, as well as a condition that the garage be retained for parking and 6 cycles.
- 9.38 Although the garage does not meet the size requirements set out in the Parking Standards SPD (2016) in terms of required width, as the garage was conditioned under permission 617308 for the use of parking, it is historically considered a parking space and therefore cannot be discounted as one. This is also clarified in the Parking Standards SPD (2016) which sets out that in the instance where an application is to extend a dwelling and the existing dwelling has a garage secured under a previous planning permission, it will count it as 1 parking space. Although the garage is being extended, the existing and retained garage is historically conditioned for parking, and therefore in line with the Parking Standards SPD (2016) to count towards parking provision. The extension of the garage increasing its depth also allows for the storage of 6 bicycles. As such the proposed parking is considered acceptable.
- 9.39 Whilst the existing driveway will be extended by approximately 1.93 metres, there is still sufficient space on the driveway for the provision of parking spaces to meet the Parking Standards SPD (2016).
- 9.40 It has been highlighted that the garage is not currently used for parking, however, whether the garage is currently used for parking is outside the scope of this application and as set out above the proposal would be approved subject to a condition retaining the garage for the parking of at least one vehicle.
- 9.41 As the proposed development can meet the requirements of the parking Standards SPD (2016), the proposed development is not considered to result in Highway harm on the surrounding roads of Bedfordshire Down and Kent Folly.
- 9.42 Inconsiderate parking, cars parking in the turning area of the cul de sac, and where visitors, delivery drivers, and builders park are not planning considerations and are therefore outside the scope of the determination of this application. This is also the case for visitors, builders, delivery drivers, and residents from other parts of the surrounding area parking on Bedfordshire Down and Kent Folly. The impact of inconsiderate parking on the streetscene is not a consideration as sufficient parking has been provided.
- 9.43 Whilst young children may grow up to have additional cars at the dwellinghouse and the potential for the dwellinghouse to be rented as a HMO, the proposed development has already demonstrated that enough parking can be provided in accordance with the Parking Standards (SPD 2016). It is noted that speculation over future occupancy is not a planning consideration.
- 9.44 It has been demonstrated that there is sufficient space for parking and access to these spaces. Cars manoeuvring onto another person's land when there is sufficient space for parking and access is a civil matter and outside the scope of the application.

9.45 Another objection is that the lawn is being used as a converted space and that the lawn was designated to assist with drainage. Given the application site is in Flood Zone 1 (Zone with the lowest risk of flooding) and the modest scale of the development it is not considered significant adverse flooding impacts would result.

v. Other Issues

9.46 A comment was made that the application site is located within 500m of the Great Crested Newt breeding pond highlighted when no. 5 was extended. This is not a concern as this pond is located a significant distance outside the Buffered Species Area for the Great Crested Newt. Therefore, a Biodiversity Officer consultation was not deemed necessary as the proposed development would be located a significant distance from their habitat.

9.47 It is not a concern that the conifer tree located in the garden of 48 Westmorland Drive was not highlighted as it is not a protected tree, nor is it considered worthy of protection. Therefore no arboricultural information was necessary.

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 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF

10.2 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

That the application 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 documents received by the Local Planning Authority:
Proposed Site Block Plan – 20.4BD.09 - Received 26.02.2021
Proposed Elevations – 20.4BD.06 – Revision A – Received 13.01.2021
Proposed First Floor Plans – 20.4BD.04 – Revision A – Received 18.02.2021
Site Location Plan/Site Block Plan – 20.4BD.07 – Revision A – Received 25.02.2021
Proposed Ground Floor Plans – 20.4BD.03 – Received 14.10.2020
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 on the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
4. The development hereby approved shall not be brought into use until the associated vehicle parking for 2 cars to the front of the property has been surfaced with a bound or bonded material in accordance with the approved Block Plan (drawing reference 20.4BD.09). 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]

5. The garage accommodation shall be retained for the use of parking of a least 1 vehicle and 6 cycles 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, and in the interests of accessibility of the development to cyclists.
[Relevant Policy: BFBLP M9]

6. The first floor window in the rear elevation of the proposed development shall at all times be a high level window having a sill height of not less than 1.7 metres above internal floor.

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

7. 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 windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side or rear elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

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

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require details to be submitted, but must be complied with:

1. Time limit
2. Approved plans
3. Materials
4. Parking
5. Garage
6. High level window
7. 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.