

## Unrestricted Report

### ITEM NO: 06

Application No.  
**20/00758/FUL**

Site Address:

Ward:  
Crowthorne

Date Registered:  
23 November 2020

Target Decision Date:  
18 January 2021

### **The Managers Flat Dial House Hotel 62 Dukes Ride Crowthorne Berkshire RG45 6DL**

Proposal:

**Proposed front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.**

Applicant:

Syed Pirzada

Agent:

Mr Alberto Ochoa

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 Planning permission is sought for the erection of a front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.
- 1.2 The development relates to a site within the settlement boundary. 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 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 THE APPLICATION TO PLANNING COMMITTEE**

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Dudley on the grounds that the proposal would result in overdevelopment of the site.

## **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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Within Area B of Crowthorne Study Area within Character Area Assessments SPD
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- 3.1 The building in question is located within the grounds of Dial House Hotel. The building is in use as staff accommodation for the hotel.

## **4. RELEVANT PLANNING HISTORY**

- 4.1 The planning history relevant to this site as follows:

614232

Siting of a single storey detached building forming permanent garage/store

Approved 1989

624362

Conversion of domestic garage to use as staff accommodation.

Approved 1999

- 4.2 Condition 5 of planning permission 624362 secures the building for use as ancillary staff accommodation only.

## **5. THE PROPOSAL**

- 5.1 Planning permission is sought for the erection of a side and front extension and the raising of the roof height.
- 5.2 The proposed extension would be L-shaped, with a maximum width of 11.1 metres and a maximum depth of 10.1 metres. The roof height would increase from 4.7 metres to 7.4 metres.



## 6. REPRESENTATIONS RECEIVED

### Crowthorne Parish Council

#### 6.1 Objection raised on the following grounds:

- Development out of keeping with area
- Overlooking concerns
- Request that the use of the building for staff accommodation be controlled by condition

### Other Representations

#### 6.2 Letters of objection have been received from the occupiers of two neighbouring properties raising the following concerns:

- The extensions would be excessive and appear dominant resulting in overdevelopment of the site adversely impacting the character of the building
- The development would appear overbearing
- The development would result in a loss of light to the neighbouring properties and rear gardens
- Concern regarding overlooking and loss of privacy should loft be converted
- Concern regarding the proposed use of the building and any additional parking demand or noise generated as a result
- Request that conditions are imposed retaining the building for use of the staff of the hotel only, to avoid overlooking, and to restrict permitted development rights

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

#### 7.1 No objection

## 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 CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
<b>Supplementary Planning Documents (SPDs)</b>		
Design (2017) Parking Standards (2016)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

### 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, etc. These matters are assessed below.

9.3 It has been confirmed by the agent for this application that the building would remain for the use of the staff of the hotel. The building would therefore not increase the guest provision for the hotel. A condition would be imposed requiring that the building be used by existing staff only.

### ii. Impact on the character and appearance of the area

9.4 It is proposed to substantially extend the building to the front and side, increasing the footprint by 168% over the existing footprint. Furthermore, the roof height would increase from 4.7m to 7.4m, an increase of 57%.

9.5 The building in question is located to the rear of 62 Dukes Ride, well screened from public view. The building is also well screened from views from The Avenue by the

presence of dense vegetation and the substantial separation distance to the highway.

- 9.6 Given the separation distance of the building from public viewpoints, and the screening by existing buildings and vegetation, it is not considered that any glimpses of the building that might be seen would appear overly prominent or incongruous within the area.
- 9.7 While the proposed enlargements are extensive, the development plot is large and can accommodate this increase without a significant impact on the amount of outdoor space provided by the hotel. There would be a separation distance of approximately 23 metres between the proposed development and 62 Dukes Ride, and the main building would remain taller measuring approximately 10.5m in height.
- 9.8 As such, it is not considered that the proposed developments would result in a building which is unduly dominant within the ground of 62 Dukes Ride, nor would it result in a cramped development or result in an adverse impact on the character of the area.

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

- 9.9 In order to ensure no overlooking from a loft conversion a condition would be imposed restricting any upper storey windows on the elevations facing towards the neighbouring boundaries.
- 9.10 The proposed development would be sited approximately 9.5 metres from the nearest residential property, 7 The Avenue. Given the development would be 7.4m in height, it is considered that this separation distance is sufficient to avoid an unduly overbearing impact on the occupants of the neighbouring dwellings.
- 9.11 Given the separation distance of 9.5 metres to the nearest residential property a loss of light assessment found no significant loss of light to the habitable rooms of the neighbouring properties. Due to the height of the building and its relationship to the neighbouring gardens, it is not considered the development would result in a significant loss of daylight to the neighbouring gardens.

### **iv. Highway Safety Considerations**

- 9.12 The Dial House Hotel is accessed from Duke's Ride, a B-class road with 30mph speed limit. The site has separate entrance and exit points for vehicles. The Manager's Flat is accessed via a driveway to the eastern side of the main hotel building. The driveway exceeds the 3m minimum width standard set out in Appendix F of the Highways Guide for Development SPD (April 2011).
- 9.13 The proposed development would increase the size of the manager's accommodation at Dial House Hotel from 3 to 4 bedrooms, which would require 3 car parking spaces to accord with Table 6 of the Parking Standards SPD (March 2016). 3 spaces have been provided on the proposed plans to the east of the Manager's Flat. These spaces are compliant with the minimum dimensions of 2.4 x 4.8m set out in Table 7 of the Parking Standards SPD (March 2016).

## **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,

highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

## **11. RECOMMENDATION**

11.1 The application is recommended for APPROVAL 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:

Site Location Plan – Received 13.11.20

Proposed Floor Plan (102/A) – Received 15.12.20

Proposed Roof Plan (103/A) – Received 15.12.20

Proposed Elevations (202/A) – Received 15.12.20

Proposed Block Plan (402/D) – Received 22.01.21

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. 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 north or east elevations of the development hereby permitted.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

4. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been provided in accordance with the approved drawing. 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 accommodation hereby permitted shall not be occupied at any time other than for staff accommodation ancillary to the use of Dial House Hotel.

REASON: The use of the building for unrestricted residential use could adversely impact residential amenity or highway safety.

### 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
  3. Windows restriction
  4. Parking and turning
  5. Ancillary use
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.