

ITEM NO: 6Application No.
11/00187/FUL

Site Address:

Ward:
HanworthDate Registered:
30 March 2011Target Decision Date:
25 May 2011**96 Bucklebury Bracknell Berkshire RG12 7YJ**

Proposal:

Erection of single storey front extension and single storey rear extension.

Applicant:

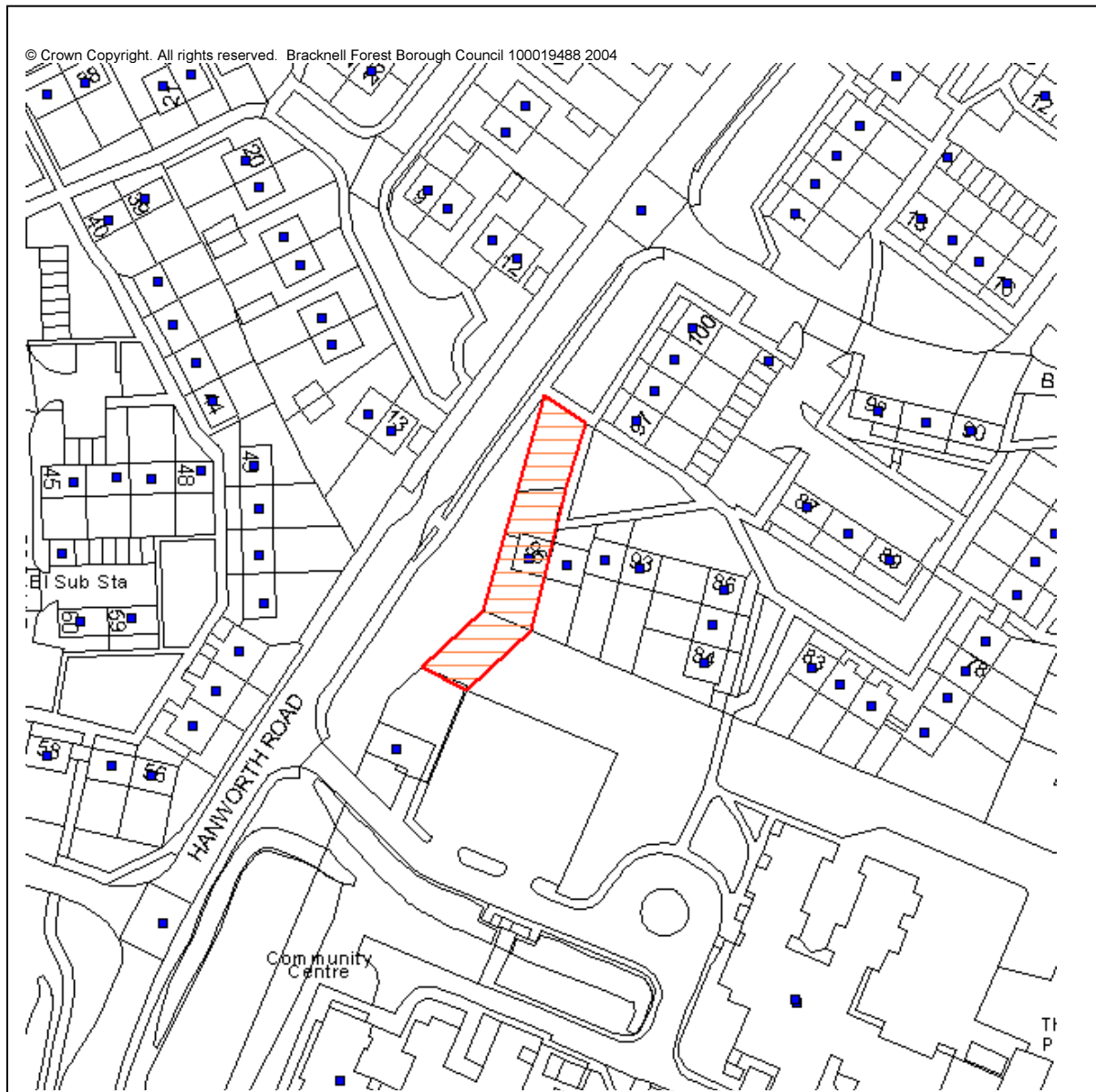
Mr Steven Plummer

Agent:

(There is no agent for this application)

Case Officer:

Michael Ruddock, 01344 352000

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

1 **RELEVANT PLANNING HISTORY** (If Any)

603556

Validation Date: 11.08.1978

Two storey side extension forming new store/study and lounge with two new bedrooms over, together with repositioning of fence to enclose amenity open space.

Approved

2 **RELEVANT PLANNING POLICIES**

Key to abbreviations

<i>BFBCS</i>	<i>Core Strategy Development Plan Document</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>PPG (No.)</i>	<i>Planning Policy Guidance (Published by DCLG)</i>
<i>PPS (No.)</i>	<i>Planning Policy Statement (Published by DCLG)</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>SEP</i>	<i>South East Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design
SEP	CC6	Sustainable Communities & Character of Environment

3 **CONSULTATIONS**

(Comments may be abbreviated)

Bracknell Town Council

Recommend refusal, for the reasons set out below:
Out of keeping / unneighbourly overdevelopment of property.

4 **REPRESENTATIONS**

Two letters of objection were received, which can be summarised as follows:

- The proposed extensions would result in an unacceptable loss of light to the front and rear facing windows of No.95 Bucklebury, to the detriment of the amenities of the residents of that property.
- The proposed extensions would appear unduly overbearing when viewed from No.95 Bucklebury.
- The proposed extensions would result in a loss of privacy to the occupants of No.95 Bucklebury.
- The development would be out of keeping with the character and appearance of the area.

A further letter of representation was received, which detailed concerns about the quality of the submitted drawings.

5 OFFICER REPORT

Summary Of Key Aspects Of The Proposal (If Any)

This application has been reported to the Planning Committee at the request of Councillor Baily and Councillor Mrs Birch due to concerns that the proposed development would result in a detrimental effect on the amenities of the residents of the neighbouring property.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of single storey extensions to the front and the rear of the dwelling. The front extension would project 2.2m forward of the front elevation of the dwelling with a width of 7.0 m and a height of 3.2m. It would be set off the boundary with the neighbouring property at No.95 by 2.5m. The additional gabled canopy originally proposed has now been deleted from the scheme.

The rear extension would project 3.1m to the rear of the property with a width of 7.9m and a height of 3.1m. It would be set off the neighbouring boundary with No.95 by 1.6m.

ii) SITE

No.96 Bucklebury is an end of terrace dwelling with a private garden to the rear. The western boundary of the site fronts Hanworth Road, and the site borders No.95 Bucklebury to the east. An area of land to the front of the dwelling has previously been enclosed, and the applicants have also extended their garden to the rear. The fence to the side of the property fronting Hanworth Road has previously been extended out towards the highway, under application no. 603556 which gave permission for a two storey extension to the west side of the property, and the enclosure of the previously amenity land at the side of the property to form residential curtilage.

iii) PLANNING CONSIDERATIONS

1) Principle of the Development

The site is located in a residential area that is defined as settlement on the Bracknell Forest Borough Proposals Map, and as such the proposed development is considered acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees etc.

2) Highways Considerations

The proposed development would not result in any additional bedrooms and would not encroach upon any existing parking. Furthermore there would not be any encroachment on to the adopted highway land and amenity land at the side of the property. The Highways Officer has therefore raised no objection to the proposed development.

3) Impact on the Character and Appearance of the Area

Both extensions would be visible in the street scene from the side of the property along Hanworth Road, and the front extension would be visually prominent in the street scene at the front of the property. In terms of the rear extension, it would not project any closer to Hanworth Road than the side elevation of the existing property, and

would be single storey. It is therefore not considered that it would be overly prominent in the street scene.

With regard to the front extension, this would project 2.2m forward of the front elevation of the dwelling with a width of 7.0m and a height of 3.2m. As No.96 and No.95 are set back by approx 2.8m from the rest of the properties on the terrace, the front extension would not extend forward of the general building line at these properties. Furthermore it is not considered that a single storey extension with a front projection of 2.2m would represent a disproportionate addition to the property that would be overly prominent in the street scene.

It is therefore not considered that the development would be out of keeping with the character and appearance of the area.

4) Effect on the Amenities of the Residents of the Neighbouring Properties

In terms of the rear extension, it would project 3.1m beyond the rear elevation of the neighbouring property at No.95, and would be set off the boundary between the two properties by 1.6m. The extension would not encroach upon a 45 degree line drawn from the midpoint of the nearest rear facing window at No.95. Furthermore it is not considered that an extension with a rear projection of 3.2m with a maximum height of 3.2m, set off the boundary between the two properties by 1.6m would be unduly overbearing on the neighbouring property.

With regard to the front extension, it would project 2.2m beyond the front elevation of No.95 and would be set off the boundary between the two properties by 2.5m. The extension would not encroach upon a 45 degree line drawn from the midpoint of the nearest front facing window at No.95. Furthermore it is not considered that an extension with a front projection of 2.2m with a maximum height of 3.2m, set off the boundary between the two properties by 2.5m would be unduly overbearing on the neighbouring property. The design has now been improved with the omission of the gabled canopy from the scheme.

There would be no side facing windows in either extension, and there would be no encroachment over the boundary with No.95. It is therefore not considered that there would be a loss of privacy to the neighbouring dwelling.

It is therefore not considered that the proposed development would result in a detrimental effect on the amenities of the residents of the neighbouring properties.

CONCLUSIONS

In light of the above comments, the proposed development would not result in an adverse impact on the character and appearance of the area or a detrimental effect on the amenities of the residents of the neighbouring properties. It is therefore not considered that the proposal would be contrary to BFBLP Policy EN20, CSDPD Policy CS7 or SEP Policy CC6 and the application is recommended for approval.

6 RECOMMENDATION

That the application 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 received by the Local Planning Authority on 16th March 2011:

'Proposed Front and Rear Single Storey Extension'
'Proposed Front Extension'
'Proposed Front Extension from adjoining property'
'Proposed Rear Extension'
'Proposed Rear Extension from adjoining property'

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

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 of the existing building unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20, CSDPD Policy CS7 and SEP Policy CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. Specifically it is not considered that the proposed development would result in an unacceptable loss of light or unduly overbearing effect to the detriment of the amenities of the residents of No.95 Bucklebury. The planning application is therefore approved.

Informative(s):

01. The Applicant is advised 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.

02. The applicant is advised that the red line does not indicate the extent of the residential curtilage, and planning permission would be required for the land to the front and rear for ancillary residential use.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk