

Unrestricted Report

ITEM NO: 8

Application No.
12/00131/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
8 February 2012

Target Decision Date:
4 April 2012

**Dunraven House Thibet Road Sandhurst Berkshire
GU47 9AR**

Proposal: **Erection of two storey front and side extension, single storey rear extension with balcony and wall and gates to front boundary (maximum height 2.5m).**

Applicant: Mr and Mrs Dean Smith

Agent: Welldesign

Case Officer: Sarah Horwood, 01344 352000

environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



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

5395 Validation Date: 01.01.1959
Outline application for dwelling.
Approved

6461 Validation Date: 01.01.1960
Erection of detached house and garage.
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
BFBLP	H4L	Areas Of Special Housing Character
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
SEP	CC6	Sustainable Communities and Character of Environment

3 **CONSULTATIONS**

(Comments may be abbreviated)

Sandhurst Town Council

(No comments received at time of producing this report).

Transportation Officer

Refer to officer report

4 **REPRESENTATIONS**

1no. letter of objection received which raises the following issues:

- The owners of Dunraven House have cleared a substantial amount of trees, shrubs and tall bushes which had previously screened Dunraven House from our property in Abingdon Road, the proposed plans for a single storey rear extension with balcony will now afford little to no privacy of our first floor bedrooms and bathrooms due to the higher elevation of Dunraven House.
- The addition of a liveable area, i.e. the balcony, clearly invades on our privacy as will the views from the Romeo and Juliet balconies also on the rear extension.

- The removal of vegetation means current high level security lighting now shines directly into our bedrooms at night. Consideration of future lighting of this type should also be reviewed due to the current lack of screening towards Abingdon Road.
- Any future garden or building rubbish be removed from site rather than the current almost daily bonfire which impacts directly on all residents in the immediate vicinity.

5 OFFICER REPORT

This application is reported before the Planning Committee at the request of Councillor Dudley over concerns that the proposal results in overlooking to adjoining properties.

i) PROPOSAL

Full permission is sought for the erection of two storey front and side extensions, single storey rear extension with balcony and wall and gates to front boundary (maximum height 2.5m).

ii) SITE

Dunraven House is a two storey detached dwelling set back from the highway in a large plot. There is an existing conservatory on the rear elevation of the dwelling and an existing garage on the side or north elevation of the dwelling. The surrounding area is residential, characterised by a mix of styles of houses. There is rhododendron hedging along the front boundary of the site. Thibet Road is an unmade highway. Site levels fall from west to east towards Abingdon Road to the east.

iii) PLANNING CONSIDERATIONS

(1) Principle of development

Dunraven House is located within "Defined Settlement" and within an "area of special housing character" as designated by the Bracknell Forest Borough proposals maps.

The site is also included within the Character Area Assessment SPD adopted 2010 - the area referred to as Central Sandhurst.

(2) Effect on residential amenities of neighbouring properties

The proposed extensions would be set 10m from the flank wall of Wallbrooke House to the north. 2no. windows are proposed in the flank wall of the extension at first floor level facing Wallbrooke House serving en-suites. These windows could be conditioned to be obscure glazed and fixed shut so as to prevent overlooking to the front garden and front elevation of the adjoining property. The proposed balcony on the rear elevation would be set between 13-15m from the northern boundary of the site. Due to the siting of Dunraven House further forward than Wallbrooke House, the proposed balcony would have views across the front garden of this property; however this is not considered their most private amenity space and therefore would not result in a detrimental level of overlooking and loss of privacy to the property.

The proposed extensions would be set 26m from the southern boundary of the site, with a separation distance of 33m to the flank wall of Roughwood at the closest points. In view of these separation distances, the proposed extensions would not be considered to appear visually prominent to the adjoining property and the proposed

balcony on the rear elevation of the dwelling would not be considered to result in an undue level of overlooking to Roughwood.

The proposed balcony at first floor level would be set 28m from the rear (east) boundary of the site, with a separation distance of 40m to the rear elevation of no. 28 Abingdon Road and 50m to the rear elevation of no. 30 Abingdon Road. In view of these separation distances, the proposed balcony would not be considered to result in a level of overlooking to the rear elevations and gardens of nos. 28 and 30 Abingdon Road that would be considered detrimental to their privacy. Further, the full length windows with Juliet balconies proposed in the rear elevation at first floor level would also not result in an undue level of overlooking in view of the separation distances to properties to the rear.

The proposed two storey front and side extensions would be set some 35m from the front elevations of dwellings opposite the site at Oaklands and Chelwood and would therefore not result in overlooking or appear visually intrusive to these properties.

The issue of bonfires and lighting nuisance are not a matter for the planning department to consider, however may be able to be addressed by the Council's Environmental Health department.

(3) Impact on character and appearance of surrounding area

The proposed two storey front and side extensions would extend the property to the north and east. It is acknowledged that the proposed extensions would increase the width of the dwelling from 16m to 22.5m; however it is not considered that they would appear disproportionate to the host dwelling. Dwellings along Thibet Road are relatively large and therefore the proposed extensions, although adding 6.5m in width to the host dwelling, would not be considered to appear out of character within the area.

The proposed extensions would not appear as an overdevelopment of the site taking into account the size of the existing plot and the two storey side extension would maintain a 6m separation distance between the flank of the extension and the northern boundary of the site which would retain a sense of spaciousness within the plot, a characteristic of Thibet Road where dwellings are set in large, spacious plots.

The design of the proposed two storey front and side extensions would be acceptable, in particular, the two storey side extension would appear subordinate in design, with the ridge height of the roof set approximately 1m lower than the ridge height of the main dwelling. Thibet Road is characterised by a mix of styles of dwellings where the street scene has no uniformity. This is reinforced by the Character Area Assessment SPD relating to this area which states "generally architecture is inconsistent" and therefore the proposed extensions would not be considered to appear out of character within the street scene and would not have an adverse impact upon the visual amenities of the surrounding area.

The single storey rear extension with balcony at first floor level would be sited to the rear of the dwelling and would not appear visible within the street scene.

The proposed brick winged walls and iron entrance gates at the two existing "in/out" accesses serving the site would not appear unduly prominent or out of character within the street scene. The adjoining property - Wallbrooke House to the north of the site has a similar access arrangement with brick winged walls, brick pillars and iron gates. As such, this element of the scheme would be acceptable.

(4) Highway implications

The Highways Officer was consulted on the proposal and provided the following comments:

"The site is located on Thibet Road, an unadopted road with a 30mph speed limit, although vehicle speeds appear slower due to the unmade nature of the road.

The site has an existing 'in and out' drive and the application proposes to erect a wall and provide gates to both accesses. The proposed gates should be set back 6.0m from Thibet Road and 2.0m x 2.0m pedestrian visibility splays should be provided. A pedestrian gate will also be required, which could also be used by cyclists and for refuse, and should be located adjacent to the vehicle gates on the southern access.

There is ample area for parking on the site which will not obstruct access and will be acceptable".

In summary, no objection is therefore raised by the Highways Officer subject to conditions.

iv) CONCLUSION

The proposed extensions would not be considered to have an adverse impact upon the residential amenities of neighbouring properties and character and appearance of the surrounding area.

The application is therefore 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 8 February 2012:
drawing nos. DHTR - 1,2,3,4,5,6, 7, 14
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 in the planning application form received 8 February 2012 by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The first floor windows serving the en-suite bathrooms in the 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 fixed with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 extension hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. No part of the extension shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The approved means of access shall thereafter be retained.

REASON: In the interests of accessibility and to facilitate access by pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

07. Any gates provided shall open away from the highway and be set back a distance of at least 6 metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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: Policies

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.

H4 which permits development where it would not undermine the quality or residential character of defined areas of special housing character.

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

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.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, H4, M9, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. Details required by condition 6 are for the provision of a pedestrian gate to be located adjacent to the vehicle gate located on the southern boundary of the site to provide access to the site for pedestrians, cyclists and refuse.

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