

## Unrestricted Report

### ITEM NO: 9

Application No.  
**12/00142/FUL**

Ward:  
**Old Bracknell**

Date Registered:  
**20 February 2012**

Target Decision Date:  
**16 April 2012**

Site Address:

**65 Gainsborough Bracknell Berkshire RG12 7WL**

Proposal:

**Erection of single storey front extension**

Applicant:

**Mr Philip Smith**

Agent:

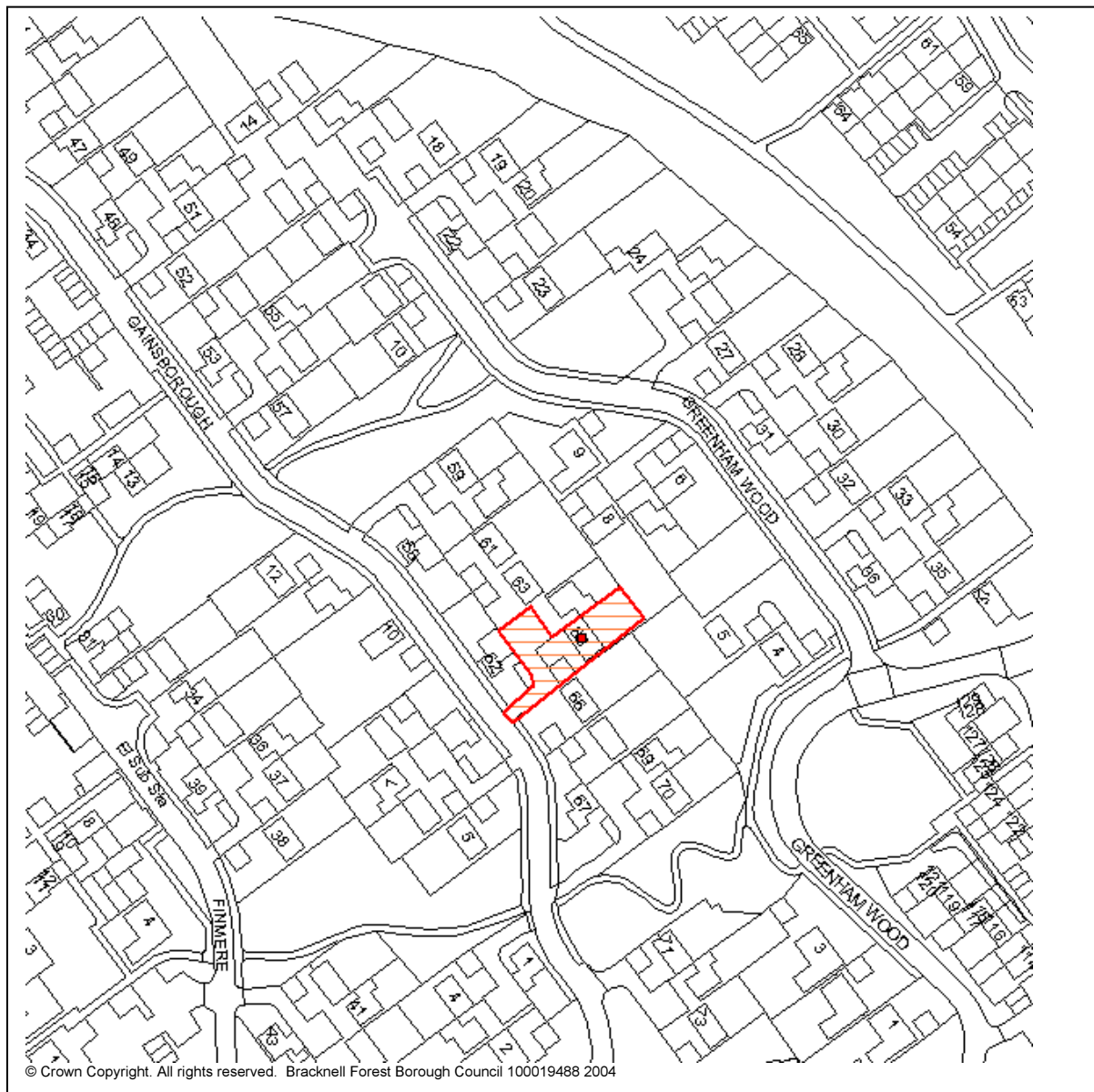
(There is no agent for this application)

Case Officer:

**Sarah Horwood, 01344 352000**

[environment@bracknell-forest.gov.uk](mailto:environment@bracknell-forest.gov.uk)

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



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

None

## 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 and Character of Environment

## 3 **CONSULTATIONS**

(Comments may be abbreviated)

### Bracknell Town Council

No objection.

## 4 **REPRESENTATIONS**

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

- Front courtyard is used for vehicles turning in and out of the driveway of adjacent properties at nos. 63 to 65 Gainsborough. Vehicles at no. 64 are parked on the driveway when not in the garage. The proposed extension would be set on the driveway of no. 64 and it would be difficult to access the driveway and be able to open up car doors for the owner/occupier of no. 64 Gainsborough. If the proposal went ahead, the owner/occupier of no. 64 would not be able to use their driveway.
- The proposed extension will cause overshadowing.

2no. letters of representation received which raise the following issues:

- Hope the Planning Department approve the application.
- No objection to the application.
- Extension has been approved at 62 Gainsborough - this will be implemented.

1no. letter of representation received from the applicant (65 Gainsborough) which states:

- A letter was sent to neighbouring properties in February 2012 with plans showing the proposed extension. Letters of support were received from some neighbours.
- No contact was made by the objector to the application.
- Turning square is used by 63, 64 and 65 Gainsborough.

- The proposal extends the existing property wall and does not reduce the width of the driveway at the adjoining property.
- The slope is not steep.
- The proposal does not affect access to the adjoining property or use of the driveway.
- No issue of overshadowing from the proposal.

## **5 OFFICER REPORT**

This application has been reported before the Planning Committee at the request of Councillors Dudley and McCracken over concerns about the vehicular access and overbearing nature of the extension to the adjoining property at 64 Gainsborough.

### **i) PROPOSAL**

Full permission is sought for the erection of single storey front extension. The proposed extension would form study, entrance hall and bathroom. It would have dimensions of 3.2m deep x 7.3m wide, with a monopitch roof at a height of 4.4m.

### **ii) SITE**

65 Gainsborough is a detached two storey dwelling, brick at ground floor level, with cladding at first floor level. There is a detached garage orientated at 90 degrees to the front elevation of the dwellinghouse. There is a shared drive which serves nos. 62 to 66 Gainsborough sited to the south of the application site. The surrounding area is residential.

### **iii) PLANNING CONSIDERATIONS**

#### **(1) Principle of development**

65 Gainsborough is located within "Defined Settlement" as designated by the Bracknell Forest Borough Proposals maps whereby the principle of development is acceptable, subject to no adverse impacts upon the residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc.

#### **(2) Effect on residential amenities of neighbouring properties**

The proposed front extension would project 3.2m from the front elevation of the host dwelling. The adjoining property no. 64 Gainsborough is set back 1m from the front elevation of no. 65, however due to the single storey height of the extension, with monopitch roof at a maximum height of 4.4m and separation distance of the extension to the front elevation of the adjoining property (not the garage set on the boundary with the application site) of 3m, it would not appear so unduly overbearing to the adjoining property at no. 64 as to warrant refusal of the application. Further, the proposed extension would not encroach upon a 45 degree angle of light when drawn from the midpoint of the lounge window at no. 64. As such, the proposed extension would not appear unduly overbearing or result in loss of daylight to no. 64 Gainsborough.

The proposed front extension would not appear visually prominent to surrounding properties at nos. 62, 63 and 66 Gainsborough due to the single storey height of the extension and separation distances between these properties and the extension.

### **(3) Impact on character and appearance of surrounding area**

The proposed extension would be set back 20m from the highway. Due to its design and height, the proposed front extension would not appear unduly prominent within the street scene.

The proposed single storey front extension would have a monopitch roof and would be similar in design to the front extension approved and implemented at no. 63 Gainsborough by virtue of permission 615523. The materials for the proposed extension - brickwork and tiles would match those of the host dwelling. As such, the design of the extension would be acceptable.

### **(4) Highway implications**

The proposed extension would not interfere with on site parking provision serving the application site, extending into an area to the front of the property laid to soft landscaping. Further, the proposed extension would not interfere with the access serving nos. 62 to 66 Gainsborough.

An objection has been raised that the proposed extension would impact upon the driveway at the adjoining property at no. 64 Gainsborough, however the extension would come in line with the existing flank wall of the dwelling and would therefore not reduce the width of the driveway leading to the garage at no. 64 Gainsborough so as to prevent it from being used to access the garage or for parking purposes.

### **iv) CONCLUSION**

The proposed extension is not considered to have an adverse impact upon the residential amenities of neighbouring properties and is not considered to appear unduly prominent within the street scene.

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 20 February 2012:  
block plan  
drawing no. 717765-02  
drawing no. 717765-03  
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.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: 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: 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.

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, 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 proposed extension is not considered to impact upon the residential amenities of neighbouring properties by virtue of loss of daylight or overbearing impact. Further, the proposal is not considered to appear visually prominent within the street scene. The planning application is therefore approved.

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](http://www.bracknell-forest.gov.uk)