

Unrestricted Report

ITEM NO: 10

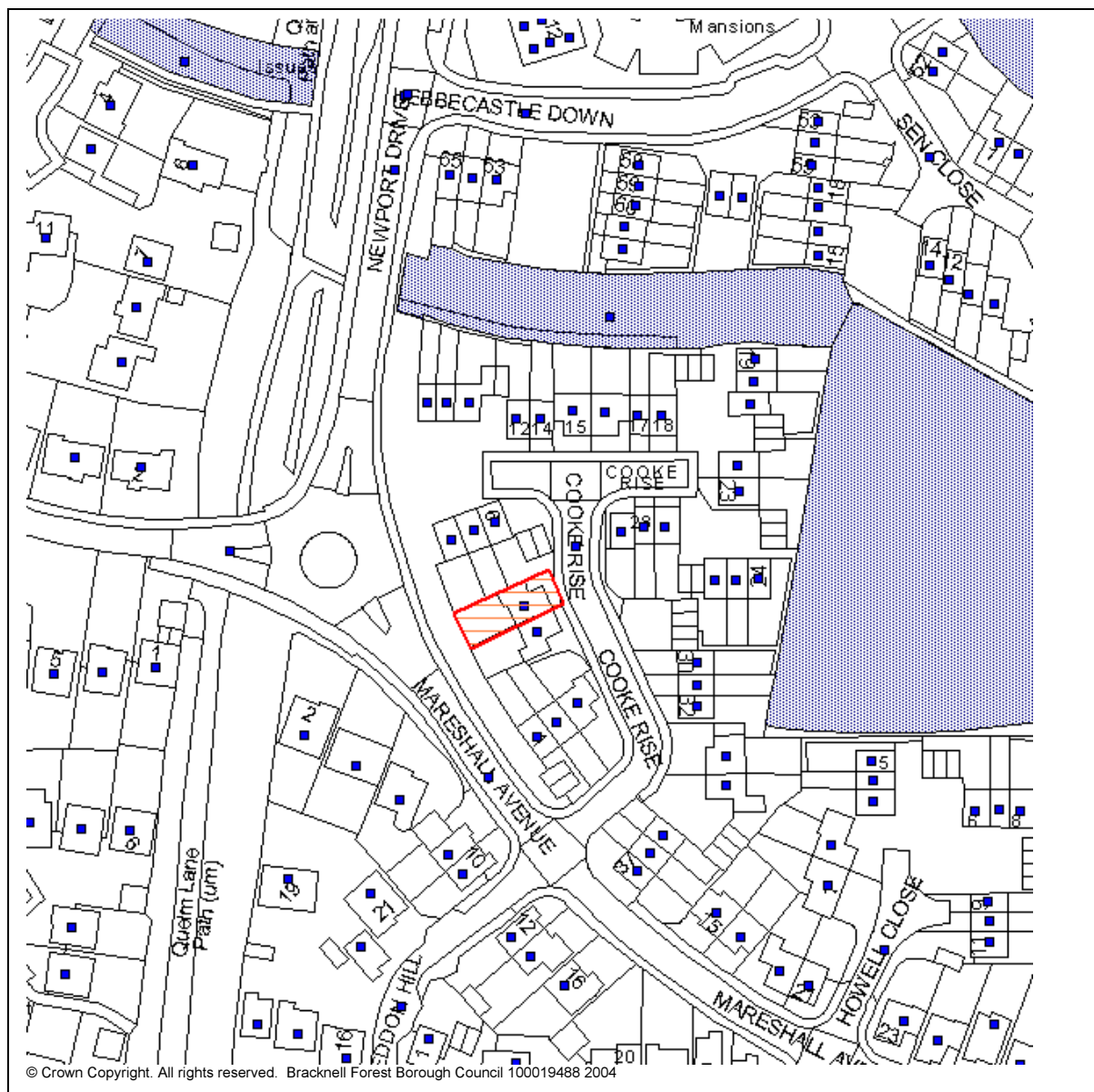
Application No.
12/00169/NMA
Site Address:

Ward: Warfield Harvest Ride
Date Registered: 24 February 2012
Target Decision Date: 23 March 2012
5 Cooke Rise Warfield Bracknell Berkshire RG42 2QN

Proposal: **Non material amendment to planning permission 11/00414/FUL for the white render on flanking walls to change to facing brickwork to match existing.**

Applicant: Mr and Mrs Wilgen
Agent: (There is no agent for this application)
Case Officer: Nick Kirby, 01344 352000
environment@bracknell-forest.gov.uk

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



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

11/00414/FUL Validation Date: 14.06.2011
Erection of single storey rear extension.
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>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design

3 **CONSULTATIONS**

(Comments may be abbreviated)

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

4 **REPRESENTATIONS**

No comments received at the time of producing this report.

5 **OFFICER REPORT**

i) BACKGROUND INFORMATION

Planning application 11/00414/FUL was approved by the Planning Committee for a single storey rear extension in August 2011. The current proposal has to be determined at the Planning Committee because it is for a non-material amendment to the permission granted by the Planning Committee.

ii) PROPOSAL

Drawing number Wil_001/02 approved by the committee showed the rear extension would have a white render finish. The proposed non-material amendment is to finish the extension's two side elevations in brick rather than render.

iii) SITE

The site is a red brick semi detached dwelling in an area of residential settlement. The dwelling has a single storey garage to the side and driveway in front which will remain unaltered. To the rear, the dwelling has an enclosed garden and the boundary between no. 5 and 4 Cooke Rise is marked by an existing close boarded fence to a height of approximately 1.8m.

iv) PLANNING CONSIDERATIONS

(1) Principle of the development

The site lies within the area defined as settlement on the Bracknell Forest Borough proposals map (Feb. 2008) and is therefore acceptable in principle, subject to no adverse impact on the amenity of the neighbours, character of the area, highway safety etc.

(2) Impact on character and appearance of the area

The existing dwelling is predominantly of red brick construction although a mix of white painted render and red brick has been used on its front elevation and others in the streetscene. Given that the extension would not be visually prominent in the streetscene and it is of a simple flat roof design, it is not considered the proposed amendment would have a significant detrimental impact on the appearance of the host dwelling or the character of the area.

(3) Effect on the amenity of neighbouring residential property

As the proposed amendment relates only to the finish of the extension, it is not considered it would have any greater impact on the amenity of the neighbour than the extension approved under application 11/00414/FUL.

iv) CONCLUSIONS

The proposed extension is not considered to have a detrimental on the character and appearance of the dwelling or the surrounding area. It is not considered the proposed amendment would have any greater impact on the amenity of the neighbouring property than the extension approved under application 11/00414/FUL.

6 RECOMMENDATION

01. That the details included in the application form are to be approved as a non-material amendment to Planning Permission 11/00414/FUL.

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:

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 the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area or the amenity of neighbouring residents.

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