

## Unrestricted Report

### ITEM NO: 8

Application No.  
**12/00141/FUL**  
Site Address:

Ward:  
College Town

Date Registered:  
23 February 2012

Target Decision Date:  
19 April 2012

**14 College Crescent College Town Sandhurst  
Berkshire GU47 0RF**

Proposal: **Erection of first floor rear & side extension and front dormer.**

Applicant: Mr & Mrs Green

Agent: Abracad Architects

Case Officer: Michael Ruddock, 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)

602929 Validation Date: 12.12.1977  
Erection of single storey extension forming kitchen and WC.  
**Approved**

7993 Validation Date: 18.09.1962  
Application for dining room extension.  
**Approved**

12467 Validation Date: 03.04.1967  
Application for extension to form bedroom.  
**Approved**

5601 Validation Date: 05.02.1960  
30 houses and bungalows with garages.  
**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>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>NPPF</i>	<i>National Planning Policy Framework</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	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	T4	Parking

## 3 CONSULTATIONS

(Comments may be abbreviated)

### Sandhurst Town Council

No objection.

### Transportation Officer

Recommends that the application is refused for failing to provide an adequate level of parking.

#### **4 REPRESENTATIONS**

One letter of objection was received in respect of the proposed development. The reasons for objection can be summarised as follows:

- The proposed extension, due to its size, would be out of keeping with the character of the surrounding properties.
- The extension would result in a loss of light to the rear of the adjoining dwelling at No.13.

#### **5 OFFICER REPORT**

This application has been reported to the Planning Committee at the request of Councillor Dudley due to concerns that the proposed development would represent an overdevelopment of the site.

##### **i) PROPOSAL AND BACKGROUND**

The proposed development is for the erection of a first floor extension over an existing single storey element to the rear and side of the property, and the erection of a dormer at the front of the property at first floor level. The extension would project 3.4m to the rear of the dwelling with a width of 7.4m, having an overall depth of 5.35m and a projection of 2.15m to the side of the dwelling. It would have a height of 6.8m and would be set in 2.3m from the boundary of No.13. The extension would form an additional fourth bedroom with en suite. Two side facing rooflights would be included on the south facing side elevation, serving the en suite and a bathroom.

The dormer would have a depth of 1.1m with a width of 2.1m and a height of 2.1m. It would enlarge an existing bedroom. It is noted that a rear facing rooflight would be included on the existing roof, however this element of the development is considered 'Permitted Development', thereby no requiring planning permission. Its planning merits will therefore not be considered further.

##### **ii) SITE**

No.14 College Crescent is a semi detached dwelling with parking areas to the front and side of the dwelling and a private garden to the rear. The site is bordered by the adjoining property of No.13 to the north and No.15 to the west.

##### **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 application would extend the property to provide four bedrooms, which would require three off street parking spaces in order to comply with the Bracknell Forest Borough Parking Standards. The parking plan provided only shows one parking space forward of the front elevation of the dwelling, however it is considered that there is sufficient space to the side of the dwelling to park two further cars. It is therefore

considered that an amended parking layout showing three spaces should be a condition of any approval given.

### **3) Impact on the Character and Appearance of the Area**

Part of the two storey extension would project to the side of the existing dwelling and the dormer would project forward of the front elevation, therefore both elements of the development would be visible in the streetscene. In terms of the extension, as it would be set back from the front elevation of the dwelling by 6.1m and set 1.2m lower in height it is considered that it would be subordinate to the host dwelling. It is therefore not considered that it would result in a disproportionate addition to the dwelling that would appear incongruous in the streetscene. Furthermore as there are examples of similar extensions to the side at No.7, No.8 and No.9 College Crescent it is not considered that the extension would appear out of keeping with the existing streetscene.

With regard to the dormer, it is not considered that an addition of the size and scale of what is proposed would be an overly prominent feature in the streetscene. Furthermore there is an example of a similar addition at No.3 College Crescent, and as a result it is not considered that the dormer would appear out of keeping with the existing streetscene. Finally, as the proposed development would not result in any additional footprint at the property it is not considered that it would represent an overdevelopment of the site.

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

The rear element of the extension would project 3.4m beyond the original rear elevation at No.13, however as this property has previously been extended to the rear at single storey level with a similar depth to the existing single storey rear element at No.14 the extension would only be visible from the rear facing windows at first floor level. The extension would be set in from the boundary with No.13 by 2.3m, and as a result a 45 degree line drawn on the horizontal plane from the midpoint of the nearest rear facing window at No.13 would not intersect the extension. It is therefore not considered that it would result in an unacceptable loss of light to the rear facing windows at No.13.

As the extension would not project beyond the rear elevation of No.13 it is not considered that it would appear unduly overbearing when viewed from the private amenity area at the rear of the neighbouring property. As there would be no windows in the side elevation it would not result in a loss of privacy to the neighbouring property. A condition of any approval given should ensure that this remains the case.

In terms of No.15, although it may be visible from the nearest front facing window at ground floor level, as the closest point of the extension would be set approximately 9.5m from the neighbouring property it is not considered that it would result in any unacceptable loss of light to or unduly overbearing effect on that property. The side elevation of the extension would face towards the common boundary between the properties to the south, and two velux roof windows would be included in the roof of the side elevation. Although these window would be located only 7m from the boundary, as they would not overlook the private amenity area to the rear of the dwelling it is not considered that they should be conditioned to be glazed with obscure glass and fixed shut.

The dormer would project forward of the front elevation of No.13 by 1.1m, and as it would be set off the boundary with the neighbouring property by 4.5m it is not considered that it would result in any unacceptable loss of light to or unduly

overbearing effect on that property. It would be set approximately 7m away from No.15 and although the window would face towards that property, as No.15 is set at an oblique angle to No.14 and the area it would overlook is visible from the public realm it is not considered that it would result in a loss of privacy to the neighbouring property.

## **CONCLUSIONS**

It is not considered that the proposed extension would result in an adverse impact on the character and appearance of the area or on the amenities of the residents of the neighbouring properties. Subject to the submission of an amended parking layout it is not considered that the development would result in an adverse impact on highway safety. It is therefore not considered that the development would be contrary to BFBLP Policies EN20 and M9, CSDPD Policies CS7 and CS23 or SEP Policies CC6 and T4, 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 23rd February 2012:  
GRE/02  
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 be of similar appearance to those of the existing dwelling.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
04. 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 north facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).  
REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: SEP CC6, BFBLP EN20]
05. Notwithstanding the submitted parking layout, no extension shall be occupied until the associated vehicle parking has been set out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.  
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: SEP T4, BFBLP M9, 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: 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.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

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

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

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.

Policy T4 which seeks an appropriate level of parking.

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, and M9, CSDPD Policies CS7 and CS23 and SEP Policies CC6 and T4. 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. The rear facing rooflight shown on the submitted plans is considered 'Permitted Development', thereby not requiring planning permission. It has therefore not been considered as part of the proposal.

### 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)