

Unrestricted Report

ITEM NO: 12

Application No.
12/00203/FUL
Site Address:

Ward:
Crowthorne

Date Registered:
29 February 2012

Target Decision Date:
25 April 2012

21 Alcot Close Crowthorne Berkshire RG45 7NE

Proposal:

Erection of two storey rear extension and single storey front extension forming porch

Applicant:

Mrs Sarah Selby

Agent:

Archcad Architectural Services

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)

No relevant planning history.

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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
BFBCS	CS7	Design
SEP	CC6	Sustainable Comms. & Character of Env.

3 **CONSULTATIONS**

(Comments may be abbreviated)

Crowthorne Parish Council

Recommend refusal,
Refusal is recommended on the grounds of overdevelopment and close proximity to the boundary of 57 Chaucer Road.

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 development would result in the unacceptable overlooking of No.57 Chaucer Road.
- The proposed development would be out of character with existing properties on Alcot Close.

5 **OFFICER REPORT**

This application has been reported to the Planning Committee at the request of Councillor Finnie due to concerns that the proposed development would represent an overdevelopment of the site and concerns over the proximity of the extension to the boundary with No.57 Chaucer Road to the rear.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of a two storey extension to the rear of the property and a single storey extension to the front of the property. The two storey rear element would project 3.9m to the rear of the dwelling with a width of 6.2m and a height of 7.3m. It would enlarge two existing bedrooms. The single storey front element

would have a width of 3.4m with a depth of 1.6m and a height of 3.7m, and would form a porch.

ii) SITE

No.21 Alcot Close is a detached dwelling with a double garage and parking to the side of the property with a private garden to the rear. The site is bordered by No.20 to the east, No.22 to the west and No.57 Chaucer Road to the south. The site is covered by woodland Tree Preservation Order TPO 24, and there are a number of trees to the rear of the site within the ownership of No.57 Chaucer Road.

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 or encroach upon any existing parking areas. The Highways Officer is therefore satisfied that the proposed development would not result in an adverse impact on highway safety.

3) Impact on the Character and Appearance of the Area

The two storey element of the development would be located to the rear of the dwelling however it may be visible in the streetscene along the side of the property. As it would be set to the rear of the dwelling it is not considered that it would appear overly prominent in the streetscene. It would be of no greater height than the existing dwelling and it is not considered that such an extension set to the rear of the dwelling would result in a disproportionate addition to the property that would appear incongruous in the streetscene. Furthermore although it would leave a gap of only 6.9m between the rear wall and the property boundary to the south, as a significant proportion of the rear garden space would remain it is not considered that it would be an overdevelopment of the site.

The single storey front porch extension would be visible in the streetscene, however it is not considered that a development of the size and scale of what is proposed would result in a disproportionate addition to the property that would appear incongruous in the streetscene.

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

In terms of the two storey rear element, it would be set 5.6m off the boundary to the west with No.22, and set 13.6m off the rear elevation as there is a double garage under the ownership of No.22 between the two dwellings. As a result, a 45 degree line drawn from the midpoint of the nearest rear facing window at No.22 would not intersect the extension, and it is not considered that the extension would result in an unacceptable loss of light to the rear facing windows at No.22. Furthermore it is not considered that an extension with a rear projection of 3.9m, set 5.6m off the boundary with the neighbouring property would result in an unduly overbearing effect on the neighbouring property.

The extension would be set approximately 10m off the boundary with the neighbouring property to the east at No.20 and would not project beyond the rear elevation of that property. It is therefore not considered that the extension would result in any unacceptable loss of light to or unduly overbearing effect on that property.

No side facing windows would be included at first floor level, therefore it is not considered that the extension would result in any overlooking of the neighbouring properties to the east and west.

In terms of the neighbouring property to the south at No.57 Chaucer Road, the extension would leave a gap of approximately 6.95m between the rear wall of the extension and the common boundary with No.57 to the south. The rear facing windows in the extension would be set over 18m from the rear facing windows at No.57. No.21 Alcot Close is set at an oblique angle to No.57 Chaucer Road, and it is therefore not considered that the rear facing windows at the neighbouring property would be unacceptably overlooked. The nearest point of No.57 is an integral garage and the most private amenity area at the rear of No.57 would be set further away from the rear of the extension, approximately 16m from the rear of the extension at its closest point. Whilst it is acknowledged that there would be an element of overlooking, it is not considered that this relationship warrants refusal of the application.

Furthermore, four protected trees are situated between the two dwellings, on land under the ownership of No.57. While their screening is more limited during the winter months, aerial photos of the site show the trees to provide greater screening during the summer months, when the residents of No.57 would be more likely to use their private amenity area at the rear.

With regard to the single storey front porch, due to the nature of the development and that would be set off approximately 5m from the property to the west and 12m from the property to the east it is not considered that it would result in any unacceptable loss of light to or unduly overbearing effect on the neighbouring properties.

5) Effect on Trees

The extension would project closer to the protected trees at the rear of the site than the existing dwelling, however as it would be a similar distance away from the trees than the existing dwelling at No.57 Chaucer Road it is not considered that this relationship would be unacceptable.

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. It is therefore not considered that the development 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 29th February 2012:

12006-02

12006-03

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 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 west or east facing side elevations 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]

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.

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 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. 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