

## Unrestricted Report

### ITEM NO: 10

Application No.  
**12/00160/FUL**  
Site Address:

Ward:  
Crowthorne

Date Registered:  
19 February 2012

Target Decision Date:  
15 April 2012

**27 Alcot Close Crowthorne Berkshire RG45 7NE**

Proposal:

**Erection of first floor side extension and alteration to garage roof.**

Applicant:

Mr & Mrs Robinson

Agent:

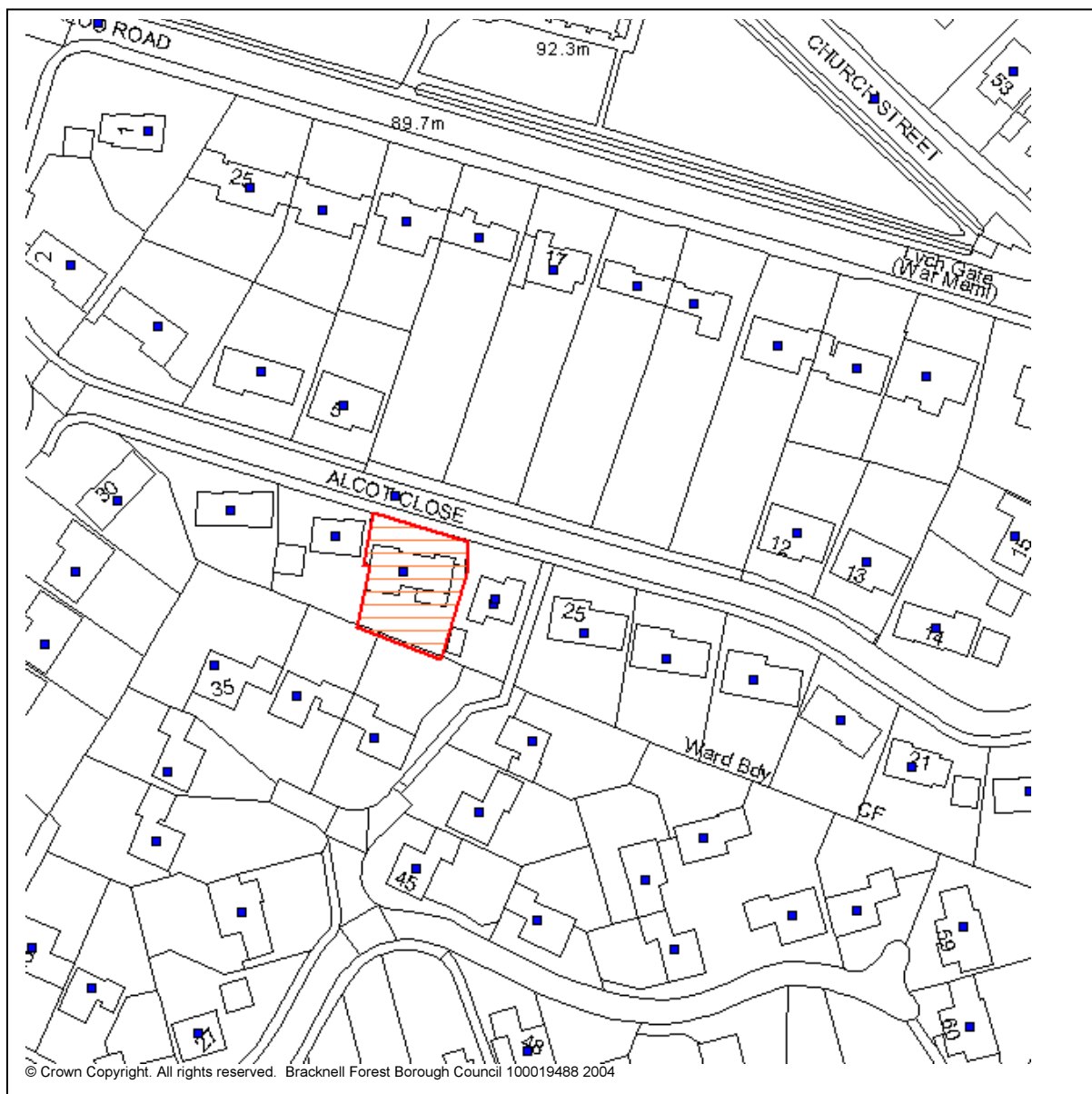
Greg Farrell

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)

613258

Validation Date: 30.03.1988

Single storey side and front extension forming utility room, enlarged garage and kitchen.

**Approved**

## 2 **RELEVANT PLANNING POLICIES**

### Key to abbreviations

BFBCS	Core Strategy Development Plan Document
BFBLP	Bracknell Forest Borough Local Plan
RMLP	Replacement Minerals Local Plan
WLP	Waste Local Plan for Berkshire
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
MPG	Minerals Planning Guidance
DCLG	Department for Communities and Local Government
NPPF	National Planning Policy Framework
SEP	South East Plan

<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 loss of light, overbearing, out of keeping.

## 4 **REPRESENTATIONS**

Two letters of objection were received in respect of the proposed development. The reasons for objection can be summarised as follows:

- The proposed development would result in an unacceptable loss of light to and unduly overbearing effect on the neighbouring property at No.28.
- The proposed development would be out of character with the surrounding properties.
- An aerial at No.28 would have to be moved.

*[OFFICER COMMENT: The impact on a television aerial at a neighbouring property is not a material planning consideration.]*

## 5 **OFFICER REPORT**

This application has been reported to the Planning Committee at the request of Councillor Finnie, Councillor Wade and Councillor Dudley due to concerns that the proposed development would result in a detrimental effect on the amenities of the residents of No.28 Alcot Close.

## **i) PROPOSAL AND BACKGROUND**

The proposed development is for the erection of a first floor extension to the side of the property. The extension would project over an existing single storey garage with a width of 5.05m and a depth of 5.49m. It would have a height of 7.3m which would be lower in height than the existing dwelling height of 7.8m. The extension would be set in 1.5m from the side elevation of the existing garage and 1.0m from the rear elevation of the existing dwelling. It would form an additional bedroom, en suite and dressing room. A new pitched roof would be built over the part of the garage that that would not be covered by the extension, with a maximum height of 3.5m.

## **ii) SITE**

No.27 Alcot Close is a detached dwelling with parking located forward of the front elevation of the dwelling with a private garden to the rear. The site is bordered by No.28 to the west and No.26 to the east. No.28 is set further forward than No.27, so that the garage as existing projects 6.2m beyond the rear elevation of No.28.

## **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 an additional fifth bedroom. However as the Bracknell Forest Borough Parking Standards for four and five bedroom properties are the same, the Highways Officer does not consider that any additional parking is required as a result of the proposed development. Furthermore the extension would not encroach over 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 extension would be set back from the front elevation of the dwelling and set lower in height. It is therefore considered that it would appear subordinate to the host dwelling, and it would not result in a disproportionate addition to the property that would appear incongruous in the streetscene. As a gap of 3.3m would remain between the two storey elements of No.27 and No.28 it is not considered that it would bring the dwellings too close together resulting in an unacceptable terracing effect.

Furthermore, it is noted that a similar extension has previously taken place at No.23, and it is therefore not considered that such a development would appear out of keeping with the existing streetscene in this location.

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

The extension would project 3.35m beyond the rear elevation of No.28 and would be set in 1.5m from the side boundary with that property. A 45 degree line drawn on the horizontal plane from the midpoint of both the ground floor living room and first floor

bedroom windows would not intersect the extension, and it is therefore not considered that the proposed extension would result in an unacceptable loss of light to the rear facing windows at No.28.

Whilst it is acknowledged that the extension would be visible from the rear of No.28, it is not considered that an extension with a 3.35m rear projection and set in 1.5m from the boundary with the neighbouring property would appear unduly overbearing. Furthermore the hipped roof design would reduce the impact of the extension on the neighbouring property.

No windows are proposed in the side elevation of the extension, and a condition will be applied in the event of an approval to ensure that this remains the case, to ensure that there would be no unacceptable overlooking of the neighbouring property. Finally, it is not considered that the alterations to the garage roof would result in an unacceptable loss of light to or unduly overbearing effect on 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 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 20th February 2012:  
02 (D)  
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 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]

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.

Informative(s):

01. The Applicant is advised that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the Applicant's ownership.

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)