

Unrestricted Report

ITEM NO: 5

Application No.
12/00258/FUL

Site Address:

Ward:
Central Sandhurst

Date Registered:
28 March 2012

Target Decision Date:
23 May 2012

**Ryder Cottage 2 St Johns Road Sandhurst Berkshire
GU47 9AD**

Proposal:

**Erection of part single storey / part two storey rear extension and
roof enlargement following part demolition of existing side
elevation.**

Applicant:

Mr B Smith

Agent:

Mr Paul Sehmi

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)

606109 Validation Date: 05.06.1981
Single storey rear extension forming kitchen and lounge. Single storey front extension forming porch.
Approved

612218 Validation Date: 15.06.1987
Single storey rear extension forming enlarged kitchen.
Approved

605151 Validation Date: 01.01.1980
Erection of single storey rear extension to form new kitchen and covered patio. Internal alterations to provide new bathroom and enlarged lounge.
Withdrawn

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 Communities and Character of Environment
SEP	T4	Parking

3 CONSULTATIONS

(Comments may be abbreviated)

Sandhurst Town Council

Recommend refusal,
The proposal will prove detrimental to the adjoining property through overshadowing and a reduction of natural light.

Thames Water Utilities Ltd

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
[OFFICER COMMENT: *An informative can be included on the decision notice*]

4 REPRESENTATIONS

One letter of objection was received, from the residents of No.1 St Johns Road. The letter raises concerns that the proposed development would result in an unacceptable loss of light to and unduly overbearing effect on the rear of No.1 St Johns Road.

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 be unneighbourly and would represent an overdevelopment of the site.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of a part single storey, part two storey extension to the rear of the property and the enlargement of the roof to provide accommodation at first floor level, following the demolition of an existing side element.

The two storey element of the extension would project 3.2m to the rear of the dwelling with a width of 4.1m and a height of 6.0m. The single storey element would project an additional 3.1m to the rear giving an overall depth of 6.3m. It would have a width of 5.3m and a height of 2.7m. It would be set off the boundary with the neighbouring property by 2.4m. The rear extension would form an enlarged kitchen and dining area at ground floor level and an additional bedroom at first floor level.

The roof enlargement would increase the height of the dwelling from 4.5m to 6.4m. In addition to the bedroom provided by the extension, two further bedrooms with an en suite and a bathroom would also be provided. A side element with a width of 1.2m and a depth of 8.5m would be demolished to provide room for two parking spaces at the side.

ii) SITE

No.2 St Johns Road is a detached single storey bungalow with a private garden to the rear of the dwelling. The dwelling is set back only 2.0m from the boundary with the adopted highway at the front of the site, and no parking is provided on site as existing. The site is bordered by No.1 St Johns Road to the north and No.3 to the south. It is noted that No.3 has previously been extended to the side at two storey level, with a garage at ground floor level and a bedroom at first floor level.

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 three bedrooms, and two off street parking spaces are shown to the side. No parking is provided on site as existing, and as the parking area would have a length of 10.2m with a width of 2.7m it is considered that two 4.8m x 2.4m spaces can be provided. Although no on site turning is provided, as No.2 St Johns Road is not a classified road this is not required. 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 development would increase the height of the dwelling by 1.9m, and as a result would be a prominent feature in the streetscene. However, although the neighbouring property to the north at No.1 is also a detached bungalow, the neighbouring properties to the south are semi detached two storey dwellings with a height of 8.6m. It is therefore not considered that such a height increase would result in an overly prominent addition that would be out of keeping with the existing streetscene. Furthermore as the extension to the rear would be lower in height than the extended dwelling it is not considered that it would result in a disproportionate addition to the dwelling that would appear incongruous in the streetscene.

Although the extended dwelling would have a greater depth than the existing, as it would not project beyond the rear building line of the properties to the south, leaving a 16.1m rear garden, it is not considered that the proposals would result in an overdevelopment of the site.

It is noted that the materials used would be white render, and as this would match the materials at the neighbouring dwelling of No.1 it is considered that this would be acceptable.

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

The two storey element of the rear extension would project 3.2m beyond the rear elevation of the neighbouring dwelling at No.1, and would be set off the boundary with that property by 2.4m with a height of 6.0m. A 45 degree line drawn on the horizontal plane from the midpoint of the nearest rear facing window at No.1 would not intersect this element, and it is therefore not considered that it would result in an unacceptable loss of light to the rear facing windows at this property. Furthermore it is not considered that an extension with a rear projection of 3.2m, set off the boundary with the neighbouring property by 2.4m, would appear unduly overbearing when viewed from the rear of the neighbouring property.

The single storey rear element would project an additional 3.1m to the rear than the first floor element, and would therefore project 6.3m beyond the rear elevation of No.1.

A 45 degree line drawn on the horizontal plane from the midpoint of the nearest rear facing window at No.1 would not intersect this element, and it is therefore not considered that it would result in an unacceptable loss of light to the rear facing windows at this property. Furthermore it is not considered that a single storey element with a maximum height of 3.2m would appear unduly overbearing when viewed from the rear of the neighbouring property.

There is a side facing window at No.1 that faces towards No.2. It currently faces directly onto a flank wall and serves a bathroom, and as such it is not considered that any loss of light to this window would be unacceptable.

No.2 projects approximately 6m forward of the neighbouring property to the south at No.3, which has previously been extended to the side at two storey level. However as the ground floor element of this extension is a garage, the extended dwelling would only be visible from the front facing first floor window in the extension. Although a 45 degree line drawn on the horizontal plane from the midpoint of the window would intersect the extended dwelling, as a 45 degree line drawn on the vertical from the enlarged roof towards the window would not overshadow any part of the window it is not considered that it would result in an unacceptable loss of light to the front facing window in the extension. Although a side facing bedroom window would face towards the extended roof, as this window is not the primary source of light to the room it is not considered that any loss of light to this window would be unacceptable.

The nearest ground floor window at No.3 would be located approximately 7m away from the extended dwelling, and as a result a 45 degree line drawn on the horizontal plane from the midpoint of the window would not intersect the dwelling. It is therefore not considered that the extended dwelling would result in an unacceptable loss of light to this window. Finally, although the extended dwelling would project approximately 6m forward of the front elevation of No.3, as the area forward of the front elevation of the neighbouring dwelling is a hard standing parking area it is not considered that it would result in any unduly overbearing effect on the neighbouring property.

One rooflight would be included on the south facing side elevation of the extended roof, and two would be included on the north facing side elevation. Due to the level of the rooflights it is considered that the south facing rooflight could potentially overlook a side facing bedroom window at No.3, and the north facing rooflights could potentially overlook the rear garden at No.1. The south facing rooflight would serve a bathroom and the one of the north facing rooflights would serve an en suite, therefore they could both be glazed with obscure glass and fixed shut. The second north facing rooflight would serve a bedroom, which would also be served by a rear facing window which is considered the primary source of light to this room. Therefore a condition of any approval given would require these three windows to be glazed with obscure glass and fixed shut, with the exception of a top hung openable fanlight.

CONCLUSIONS

It is not considered that the proposed development would result in an adverse impact on the character and appearance of the area or the amenities of the residents of the neighbouring properties. Furthermore, adequate on site parking would be provided. It is therefore not considered that it 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 28th March 2012:

003/Smith

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. 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 or south 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]

04. The first floor bedroom, bathroom and en suite windows in the north and south facing side elevations of the development hereby permitted shall not be glazed at any time other than with obscure glass. They shall at all times be fixed shut.

[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.

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 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.
02. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit their website at www.thameswater.co.uk.

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