

Unrestricted Report

ITEM NO: 6

Application No.
12/00264/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
21 March 2012

Target Decision Date:
16 May 2012

Four Seasons Goughs Lane Warfield Bracknell Berkshire RG12 2JS

Proposal: **Erection of part single storey and part two storey rear extension including first floor dormer window.**

Applicant: Mr & Mrs Stirrup

Agent: MB Design Services

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)

620219 Validation Date: 05.10.1994
Erection of 1 detached dwelling. No windows or doors in E & S elevations. No front enclosures, no garage conversion.
Approved

02/01194/FUL Validation Date: 27.11.2002
Erection of single storey front, side and rear extensions.
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
BFBCS	CC6	Sustainable Comms. & Character of Env.
SEP	CC6	Sustainable Communities and Character of Environment

3 CONSULTATIONS

(Comments may be abbreviated)

Warfield Parish Council

Warfield Parish Council objects to the proposal on the following grounds:

1. The proposed extension by reason of its size and siting would have a detrimental effect on the amenities currently enjoyed by the residents of adjoining properties.
2. In the light of the cumulative increase in floorspace arising from previous extensions to the dwelling the proposed extension would result in an unacceptable overdevelopment of the property.

4 REPRESENTATIONS

None received at the time of writing this report

5 **OFFICER REPORT**

This application is reported to the Planning Committee at the request of Councillor Thompson due to concern that the proposal could adversely impact on the amenity of neighbouring residents.

i) PROPOSAL

Erection of part single storey and part two storey rear extension including first floor dormer window. The proposed extension would have a ridge height of 6m and a projection from the rear wall of the dwelling of 2.5m.

ii) SITE

The site is a two storey gable fronted dwelling with a dormer in the front elevation. A conservatory has also been built to the front. The main amenity area for the dwelling is located on the south west side, adjoining 2 Holly Spring Cottages. A patio is currently provided to the rear of the dwelling and a 2m high fence marks the rear boundary. The site steps up at the rear boundary with Knockroe House being set approximately 0.5m higher. The dwelling has previously been extended to the front, rear and side.

iii) 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, occupiers, character of the area, highway safety etc.

(2) Impact on character and appearance of the area

The proposal is set within an enclosed rear garden and will have a minimal impact in this respect. The dwelling is within the settlement boundary and would retain a garden area to the both sides and front. The proposal is not considered to represent an over development of the site subject to an acceptable impact on the neighbours.

(3) Effect on the amenity of neighbouring residential property

The proposal consists of a part single storey and part two storey rear extension including dormer window. The proposal would be sited at its closest 1m, and at its furthest 2m from the southeast tapering boundary of the site. The neighbouring property to the southeast, Knockroe House is located 3m from the boundary separating the two properties and is set at 90 degrees to the proposing dwelling.

The proposed elevation facing the neighbouring residents at Knockroe House would be a gable roof plus dormer window at a height of 6m which connects to a lower sloping roof. In fact the highest part of this gable is opposite the flank wall of the neighbour's house lessening its impact. The neighbour's view of the extension would be more in line with the proposed dormer window which would appear significantly less bulky than the gable. The existing site level difference of approximately 0.5m would also lessen the impact of the extension when viewed by the neighbours.

The neighbour's amenity area is in the form of a patio to the rear of the dwelling. This patio is set off the boundary meaning the extension would be viewed at a distance of 6m from the neighbour's rear amenity area. Given this separation distance between the neighbour's amenity area, together with the orientation of the neighbouring dwelling looking away from the proposal, it is not considered the proposal would appear unduly prominent or cause significant overshadowing.

Furthermore the proposed dormer window is 12m from the boundary of 2 Holly Spring Cottages which is considered acceptable though it exceeds the Council's guidance regarding overlooking. Any views from the proposed dormer window over the garden of Knockroe House would not cause a significant loss of privacy given the obliqueness of the angle. A condition is attached to the permission to restrict new windows in the south east elevation which could cause overlooking.

(4) Highways

The proposal does not increase the number of bedrooms in the dwelling and therefore creates no additional parking demand.

iii) CONCLUSIONS

The site is within the settlement boundary where extensions are acceptable in principle and the proposal is not considered to constitute over development of the site. Given the separation distance of the neighbours from the extension and the limited bulk of the facing elevation, it is not considered the proposal would have an adverse impact on the living conditions of neighbouring residents.

6 RECOMMENDATION

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 13/03/12:

1247-P01a

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 any part of the south east 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: 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:

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 of the area given its location in the rear garden or the amenity of neighbouring residents given the siting and bulk of the extension. 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