

Unrestricted Report

ITEM NO: 8

Application No.
12/00292/FUL

Site Address:

Ward:
Crown Wood

Date Registered:
26 March 2012

Target Decision Date:
21 May 2012

25 Pyegrove Chase Bracknell Berkshire RG12 0WE

Proposal:

Erection of two storey side extension and single storey rear extension.

Applicant:

Mr A Thaneja

Agent:

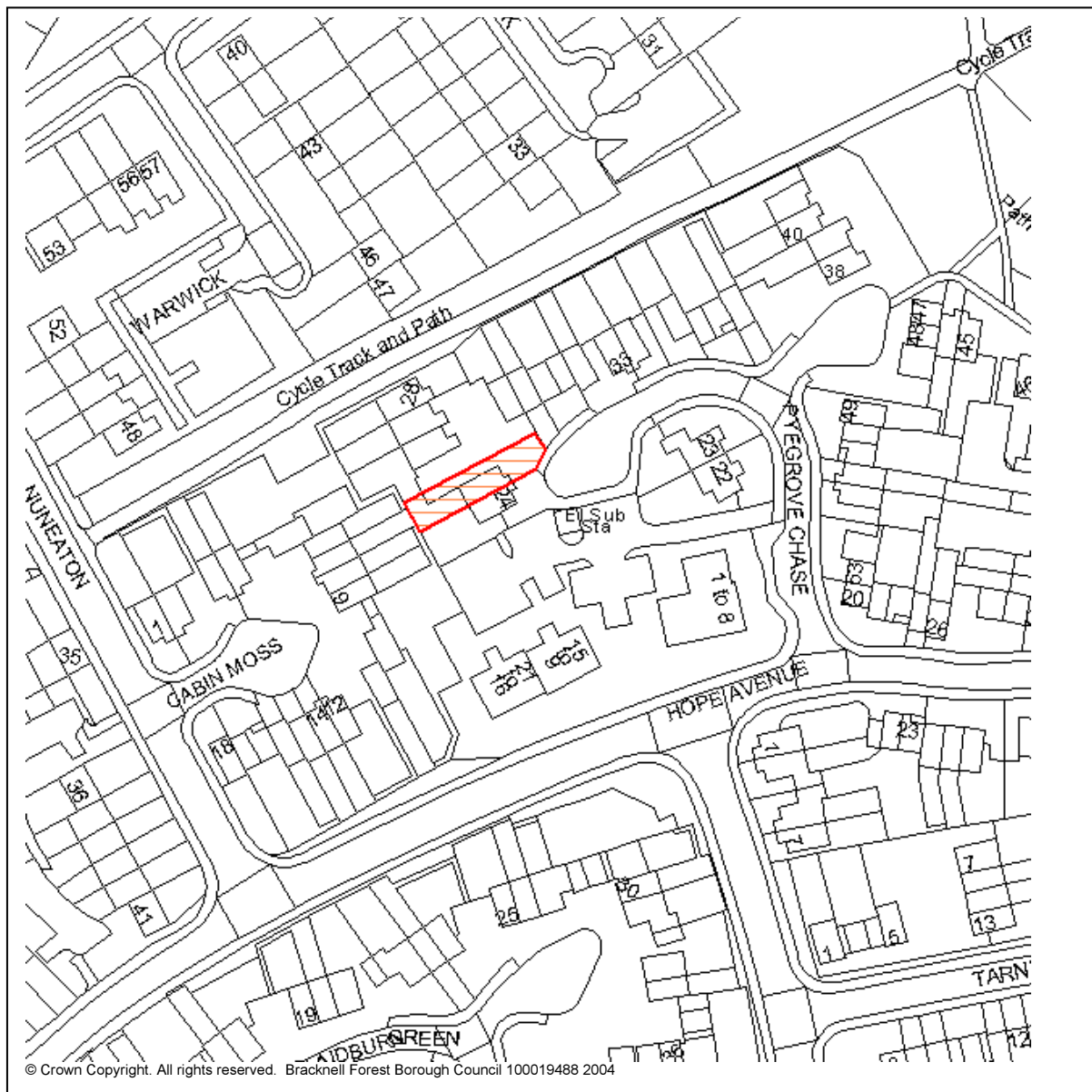
P H Design

Case Officer:

Sarah Horwood, 01344 352000

environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1 **RELEVANT PLANNING HISTORY (If Any)**

11/00449/FUL Validation Date: 20.06.2011
Erection of two storey side extension.
Refused

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
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
SEP	CS7	Design
SEP	CC6	Sustainable Communities and Character of Environment

3 **CONSULTATIONS**

(Comments may be abbreviated)

Transportation Officer

Refer to officer report

Winkfield Parish Council

Recommend refusal;
Winkfield Parish Council is still concerned about parking and vehicle turning issues

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: *This can be dealt with by informative*)

4 REPRESENTATIONS

None received at time of writing of the report.

5 OFFICER REPORT

The application is reported to the Planning Committee at the request of Councillor Dudley as the width of the proposed car port at 2.55m does not comply with the Council's Parking Standards adopted July 2007 for car ports which are 3m wide.

i. PROPOSAL

Full permission is sought for the erection of a two storey side extension and single storey rear extension.

The proposed two storey side extension would form a car port at ground floor level and a bedroom, family bathroom and en-suite at first floor level. The proposed single storey rear extension would form an enlarged kitchen.

ii. SITE

25 Pyegrove Chase is a two storey semi-detached property located within a residential cul-de-sac with an area for parking to the side of the property and a private garden to the rear. The site is bordered by the adjoining dwelling of No.24 to the south and No.26 to the north.

iii. PLANNING CONSIDERATIONS

1. Principle of development

The site is located within an area designated as "Defined Settlement" by the Bracknell Forest Borough Proposals Maps whereby the principle of development is acceptable subject to no adverse impacts upon the residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc.

2. Effect on residential amenities of neighbouring properties

The proposed two storey side extension would not project beyond the front and rear elevation of the host dwelling and would therefore not appear visible to the adjoining semi-detached property at no. 24 Pyegrove Chase. A single storey rear extension is proposed, set on the common boundary with no. 24 which would be 3m deep with a flat roof at a height of 3m. A roof lantern is also proposed in the single storey rear extension, taking the maximum height of the extension to 3.3m. There is a kitchen/dining room window in the rear elevation of no. 24 set closest to the common boundary. The proposed single storey rear extension at a depth of 3m would encroach upon a 45 degree angle on the horizontal plane when drawn from the midpoint of the kitchen window at no. 24, however it is noted that there are also patio doors serving the kitchen/diner which provide a further source of light to this room. As such, although there would be a loss of daylight to the kitchen/dining room window at no. 24 nearest to the boundary with no. 25, there is a further light source serving this room - the patio

doors and therefore the loss of daylight to the window would not be so detrimental. Further, due to the flat roof design of the single storey rear extension and its height of 3m, the proposal would not appear unduly overbearing to the adjoining property.

The proposed two storey side extension would be set 1m from the garage of no. 26 Pyegrove Chase and 4.5m from the flank wall of no. 26. There is a window in the front elevation of no. 26 at first floor level. The proposed two storey side extension would however not encroach upon a 45 degree angle on the horizontal plane when drawn from the midpoint of this window and would therefore not result in a loss of daylight to the adjoining property that would be detrimental. No windows are proposed in the side elevation of the two storey side extension and therefore it would not result in any unacceptable overlooking of the neighbouring property at no. 26 Pyegrove Chase. Further, the proposed two storey side extension would not appear unduly overbearing when viewed from the front elevation of no. 26.

The proposed two storey side extension would be set 11m from the rear boundary of the site backing onto the rear gardens of nos. 6 and 7 Cabin Moss. A window is proposed in the rear elevation of the two storey side extension serving a bedroom; however this window would not result in an increased level of overlooking to the rear gardens of nos. 6 and 7 than what is currently experienced on site from existing first floor windows in the rear elevation of the dwelling, given the extension would not project beyond the established rear building line of the host dwelling.

3. Impact on character and appearance of surrounding area

The proposed two storey side extension would increase the width of the dwelling by 2.5m from 4.0m to 6.5m. It would be subordinate to the main dwelling, set back from the front elevation by 0.8m, with the ridge height of the roof set 0.3m lower than the existing ridgeline and would therefore not result in a disproportionate addition to the host dwelling that would appear incongruous in the street scene.

Further, the proposed two storey side extension would not be considered to appear out of character within the surrounding area. It is noted that the adjoining property at No.24 has previously been extended to the side at two storey level and no. 26 has undertaken a single storey side extension. In view of the two storey side extension at no. 24, the proposed development at no. 25 would not unbalance the pair of semi-detached properties, and would not be out of keeping within the street scene.

The materials for the proposed extension would match those of the host dwelling and would therefore be sympathetic to the visual appearance of the host dwelling.

4. Highway implications

The Council's Highways Officer was consulted on the application and has stated that the site is located on a private spur off Pyegrove Chase, a residential shared surface cul de sac with a 30mph speed limit and no waiting restrictions or traffic management measures. Pedestrian access to the site will remain as existing and be acceptable. Vehicles will park beneath the proposed first floor extension but may be obstructed by the supporting column which should be relocated 1200mm back from the front of the house to accommodate manoeuvring and to ensure that acceptable visibility can be achieved.

The application will extend the dwelling to provide 3 bedrooms which will require 2 parking spaces to comply with the Bracknell Forest Borough Parking Standards (July 2007). 2 parking spaces are provided beneath the proposed extension which will have

dimensions of 11.4m x 2.55m which is too narrow to comply with the BFC standard that requires all car ports to be 5.5m long x 3.0m wide. However, as 2.55m is the maximum width that can be provided on the site the proposal will be acceptable on this occasion.

An amended plan has been requested to satisfy the Highways Officer in relation to the positioning of the supporting columns. A condition will be imposed to ensure that the car port is retained for the parking of vehicles.

iv. CONCLUSION

The proposed extensions are considered to not adversely affect the residential amenities of neighbouring properties or character and appearance of the surrounding area. The proposed car port at ground floor level, although at a reduced width of 2.5m as opposed to 3m as stated in the Council's Parking Standards will be acceptable for parking as this is the maximum width that can be achieved on site.

The application is therefore 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 27 March 2012:
block plan
drawing no. 1228/04 and 05
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 similar in appearance to those of the existing building.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: 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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
05. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements

or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP M9]

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: Policies:

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.

M9 which seeks satisfactory parking provision for vehicles and cycles.

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 use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, M9, CSDPD CS7, SEP 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. 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
02. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent, including the need to comply with any requirements under the provisions of 'The Party Wall etc Act 1996'.

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