

Unrestricted Report

ITEM NO: 5

Application No.
13/00367/FUL
Site Address:

Ward:
Ascot

Date Registered:
5 July 2013

Target Decision Date:
30 August 2013

12 Ferrard Close Ascot Berkshire SL5 8LN

Proposal:

Erection of single storey rear extension and first floor side extension including conversion of existing roof space into habitable accommodation and installation of rear dormer and front roof lights.

Applicant:

Mrs Sonia Pawar

Agent:

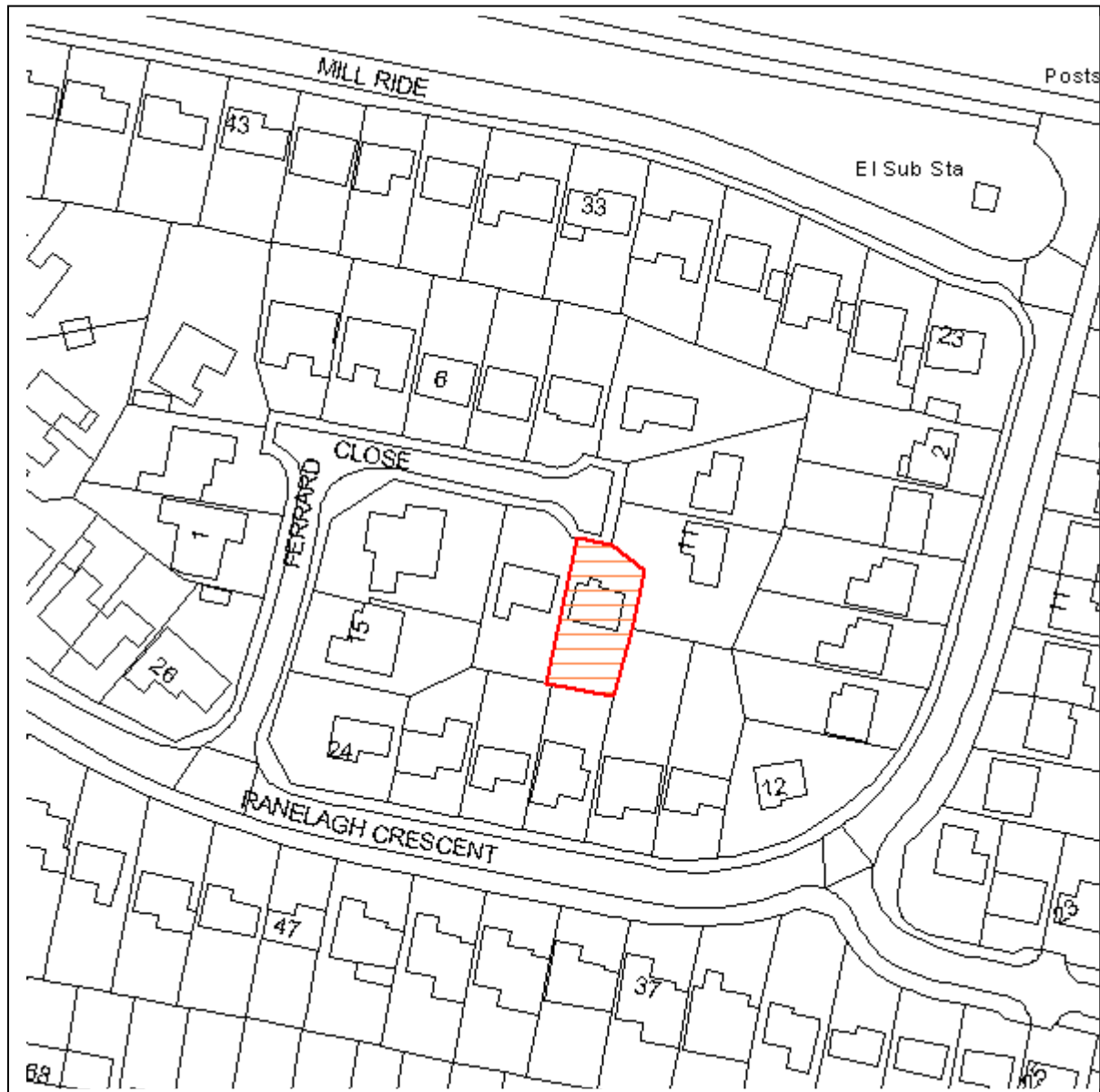
Jutland Surveyors Ltd

Case Officer:

Sarah Horwood, 01344 352000

environment@bracknell-forest.gov.uk

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



2no. further letters of objection received in relation to the amended plans of 4 September 2013 which raise the following matters:

- removal of proposed balcony is a relief;
- still concerned about size of extensions and loss of garden space - overdevelopment of site
- concerned about size of high level windows proposed in the dormer
- dormer is ugly, displeasing to look at
- first floor side extension would encroach on space and privacy
- parking problems
- no other houses have extended like that proposed by this application
- overlooking
- loss of light to front garden of no. 13 Ferrard Close
- concerns regarding foundations and drainage [officer note: this is not a material planning consideration]
- extension if approved would set a precedent for other properties

The issues raised are addressed in the main report.

For clarification, a total of 4no. letters of objections from 4 separate addresses have been received to the proposal.

5 OFFICER REPORT

This application is reported to the Planning Committee as more than 3 objections have been received to the proposal.

i) PROPOSAL

Erection of single storey rear extension and first floor side extension including conversion of existing roof space into habitable accommodation and installation of rear dormer and front roof lights. The proposal has been amended during the course of the application to address officer concerns.

The original proposal as submitted included a balcony over the proposed single storey rear extension which was considered to result in unacceptable impacts to the residential amenities of adjoining properties and the dormer proposed on the rear elevation of the dwelling at second floor level included 2no. windows which were considered to result in overlooking to adjoining properties.

Amended plans were received by the Local Planning Authority on 4 September in which the proposed balcony has been removed and the windows on the proposed dormer have been revised to include high level windows to address the issues stated in the aforementioned paragraph.

ii) SITE

12 Ferrard Close is a detached two storey dwelling located at the end of a residential cul-de-sac. The surrounding area is residential characterised by detached properties. The frontage of the dwelling is laid to block paving. No. 11 Ferrard Close is orientated at 90 degrees to no. 12. The rear garden of the application site backs onto the rear gardens of nos. 16-20 Ranalegh Crescent to the south.

iii) PLANNING CONSIDERATIONS

(1) Principle of development

Policy CP1 of the Site Allocations Local Plan sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

12 Ferrard Close is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are assessed below.

(2) Effect on residential amenities of neighbouring properties

Policy EN20 of the BFBLP states that developments should not adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

Objections have raised relating to privacy, overlooking, loss of light and noise - all of these matters are addressed below.

The proposed first floor side extension would have views over the frontages of 8 and 9 Ferrard Close but this would not be considered to have an adverse impact upon the residential amenities of these dwellings by virtue of overlooking as there would be approximately 25m between the front of the proposed first floor side extension and the front elevations of nos. 8 and 9 Ferrard Close.

Due to a 12m separation distance to no. 11 Ferrard Close from the dwelling at no. 12 at the closest point and the positioning of the proposed extensions, no resulting impact would occur to no. 11 by virtue of overlooking or visual prominence.

The proposed first floor side extension would extend in line with the front and rear elevations of the host dwelling and would be set 1.3m from the common boundary with no. 13 Ferrard Close. No windows exist in the flank wall of no. 13 facing the application site and therefore no loss of daylight would result to any windows in this elevation. It is further considered that due to the rear elevation of no. 12 projecting almost in line with the rear of no. 13, the proposed first floor side extension would not result in loss of daylight to windows in the rear of no. 13 and would not appear unduly overbearing. 1no. window and 1no. door are proposed at ground floor level in the flank wall of the original dwelling which would be obscure glazed. A further window is proposed in the flank wall of the proposed first floor side extension which would be obscure glazed and fixed shut so as to avoid overlooking to no. 13 Ferrard Close. A window is proposed in the rear of the first floor side extension which would have oblique views over the rear garden of no. 13 but would not result in unacceptable overlooking to the detriment of no. 13.

The proposed single storey rear extension would be 1.4m away from the boundary with no. 13 Ferrard Close to the west, would project 4m from the original rear wall of the dwelling and would be 2.6m high. The proposed extension would not encroach on a 45 degree angle when taken from the midpoint of the window at no. 13 at ground floor

level closest to the boundary with the application site and would therefore not result in an unacceptable loss of daylight. Furthermore, the proposed single storey extension, although it would appear visible to no. 13 due to its projection, would not appear unduly overbearing to no. 13 due to its modest height and roof design. The proposed dormer window would project 3m from the roof slope of the dwelling at the deepest point and would be set 3.8m from the boundary with no. 13; as such it would not appear unduly overbearing to no. 13. The windows in the proposed dormer would be high level and would not result in undue overlooking to the rear garden of no. 13.

The application site backs onto the rear gardens of 16-20 Ranelagh Crescent. The proposed dormer window would be set 11.5m from the rear boundary of the site with a 21-24m separation distance between the proposed dormer and the rear elevations of nos. 16-20 Ranelagh Crescent. 2no. high level windows are proposed in the rear of the dormer which would serve the stairwell and bedroom. Given these 2no. windows would be high level, they would not result in a level of overlooking and loss of privacy to the rear gardens and rear elevations of nos. 16-20 that would be so detrimental as to warrant refusal of the application. A condition is recommended to be imposed to ensure the windows remain high level windows in the interest of adjoining properties to prevent overlooking. The dormer window would appear visible to nos. 16-20, however in view of the separation distances to these adjoining properties, it would not appear incongruous to the detriment of these adjoining properties. The proposed single storey flat roofed extension would not impact upon nos. 16-20 Ranelagh Crescent due to its modest height of 2.6m.

As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

(3) Impact on character and appearance of surrounding area

Policy EN20 of the BFBLP and Policy CS7 of the CSDPD relate to design considerations in new proposals and are relevant considerations. These policies seek to ensure that developments are sympathetic to the character of the area and are of a high design. This is consistent with the NPPF.

Objections have raised relating to overdevelopment, visual appearance, character of surrounding area and a precedent being set by this proposal - all of these matters are addressed below.

The proposed first floor side extension would be constructed over the footprint of the former garage and would extend in line with the existing front and rear elevations of the dwelling. The ridge line of the roof would be half hipped and would be the same height as that of the existing roof of the host dwelling. As such, the design of the proposed first floor side extension would be sympathetic to that of the host dwelling. Further due to the positioning of the dwelling at the end of a cul-de-sac and the set back of the proposed first floor side extension from the highway of 7m, the proposal would not be considered to appear so unduly prominent in the street scene as to be detrimental to the character and appearance of the surrounding area. Further, the design of the proposed extension would match that of the two storey side extension undertaken at no. 13 Ferrard Close.

The proposed dormer window at second floor level would be sited to the rear of the dwelling and with a flat roof would not exceed the ridge line of the roof of the host dwelling. It would be tile hung. Due to the positioning of the proposed dormer, it would be unlikely to appear visible from the front of the property. Views of the dormer may

appear visible from Ranalegh Crescent through the houses however the dormer would be set back approximately 35m from the highway and therefore would not appear so unduly prominent in the street scene as to warrant refusal of the application.

The proposed single storey rear extension would not appear visible in the street scene due to its positioning to the rear of the dwelling.

The proposed first floor side extension and dormer would be constructed over the footprint of the host dwelling and would therefore not represent a disproportionate addition to the dwelling. The proposed single storey rear extension would create an additional 38.4 square metres of floor area extending the property out southwards however due to the size of the plot; the proposals would cumulatively not represent an overdevelopment of the site.

The proposed roof lights on the front elevation of the dwelling would not appear unduly prominent in the street scene.

Any subsequent applications for proposals of a similar nature at other properties in the street scene would be assessed on their own planning merits.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy DPD and the National Planning Policy Framework.

(4) Highway implications

Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards SPD. The NPPF refers to local authorities setting their own parking standards for residential development, therefore these are considered to be in conformity.

In accordance with the Council's adopted Parking Standards SDP, 3no. parking spaces are required at the property as a result of the extensions given they result in an increase in the number of bedrooms at the property from 3 to 4. The Highways Officer was concerned that there is not sufficient parking at the property for 3no. vehicles and recommended the application be refused as it fails to provide appropriate parking provision which could lead to on street parking which could obstruct the turning head.

An amended plan was received on 4 September which demonstrates 3no. vehicles could park to the frontage of the dwelling, each space being 2.4m wide by 4.8m deep with a clear route to the front door of the dwelling for pedestrian access. Although parking space 1 would be obstructed by parking space 2 when vehicles were parked, this would be no different to a tandem parking layout where a vehicle would have to exit the site to allow the other vehicle to leave. Given the site is at an end of the turning head, traffic flows would be minimal and in this instance, the parking layout as shown is considered acceptable and would not result in a detrimental impact to the surrounding highway.

An objection was raised relating to parking problems in the wider area, however given adequate on site parking provision is provided at the property in accordance with the adopted Council Standards, this proposal would not exacerbate parking problems in the locality.

For the reasons given above the proposal is considered to be in accordance with Policy M9 of the Bracknell Forest Borough Local Plan and the NPPF and would not result in highway implications.

iv) CONCLUSION

The proposed first floor side extension, single storey rear extension and second floor dormer window would not result in significant adverse impacts to the residential amenities of adjoining properties at Ferrard Close or Ranalegh Crescent, would not adversely affect the character and appearance of the surrounding area and would provide sufficient on-site parking provision. As such, the proposal is considered to be in accordance with Policies EN20 and M9 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy DPD, Policy CP1 of the Site Allocations Local Plan and the National Planning Policy Framework.

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 4 September and 9 October 2013:
SP/013/P1
SP/013/WD/D20 Rev A
SP/013/101 Rev A
SP/013/102 Rev A
SP/013/104 Rev B
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. The 2no. windows at second floor level in the rear elevation of the proposed dormer shall at all times be high level windows having a sill height of not less than 1.8 metres above internal floor.
REASON: To prevent the overlooking of neighbouring properties..
[Relevant Policies: BFBLP EN20]
05. The first floor window in the west elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung operable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side and rear elevations of the extensions hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: In the interests of the privacy of nearby dwellings.
[Relevant Policies: BFBLP EN20, Core Strategy CS7]
08. The 3no. parking spaces shown on drawing no. SP/013/P1 received by the Local Planning Authority on 4 September 2013 shall be kept available for the parking of vehicles at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policy: BFBLP M9]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1. Time limit
 2. Approved plans
 3. Materials
 4. High level windows
 5. Obscure glazing
 6. Restrictions on windows
 7. No balcony
 8. Parking

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