

Unrestricted Report

ITEM NO: 10

Application No.
13/00857/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
4 October 2013

Target Decision Date:
29 November 2013

**3 Kilnside Goughs Lane Warfield Bracknell Berkshire
RG12 2HW**

Proposal: **Formation of dormer on first floor side elevation of outbuilding, and alterations to existing dormer on opposite side elevation.**

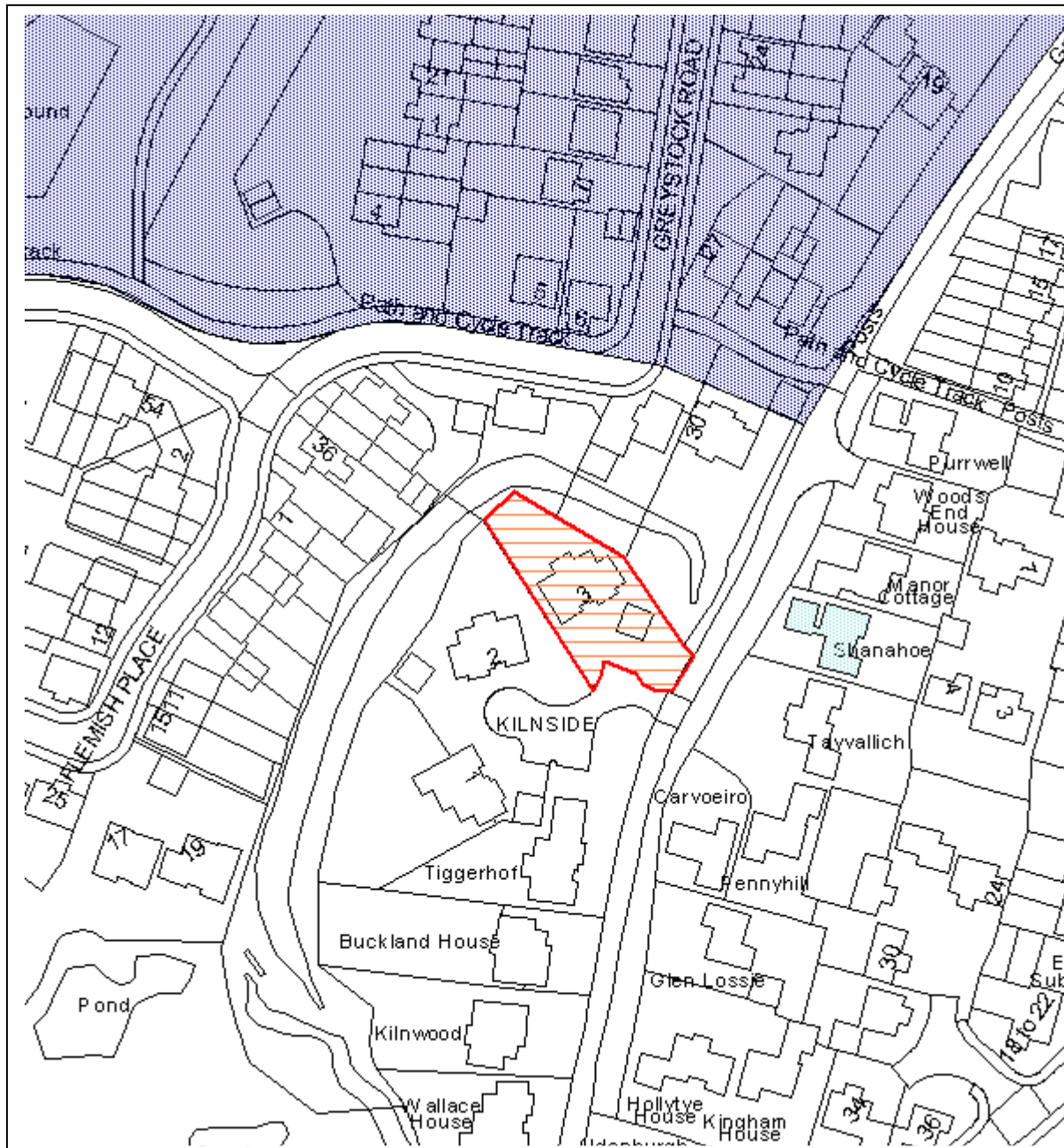
Applicant: Mr R Geal

Agent: The Edwards Irish Partnership LLP

Case Officer: Matthew Miller, 01344 352000

environment@bracknell-forest.gov.uk

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



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

This application is reported to the Planning Committee at the requests of Councillors Thompson and (Dr.) Barnard due to concerns over the possible impact on the amenity of neighbouring properties and on the street scene.

2. SITE DESCRIPTION

3 Kilnside is a detached two-storey dwelling, with a two-storey outbuilding (constructed to a lower height than the dwellinghouse) located to the front of the dwellinghouse. The property benefits from a soft-landscaped front garden and enclosed rear garden, with block paving located to the front of the dwellinghouse surrounding the outbuilding to provide additional parking.

The site is bordered by 2 Kilnside to the west, and nos. 30 - 32 Greystock Road to the north.

Kilnside is a small cul-de-sac comprised of two other large two storey detached properties with detached double garages, with access from Goughs Lane. The properties sited along Goughs Lane where the access to Kilnside is located are similarly large two storey detached properties, but with integral or attached garages.

3. RELEVANT SITE HISTORY

03/00404/FUL

Erection of a first floor extension over detached double garage to form study.
Refused, Appeal Dismissed

03/00967/FUL

Erection of first floor extension over detached double garage to form study.
Refused

04/00130/FUL

Erection of first floor extension over detached double garage to form study.
Approved

4. THE PROPOSAL

The proposal is the formation of a roof dormer with a window and 3no. roof lights on the first floor side elevation of the existing outbuilding that forms a double garage at ground level and a study/workshop on the first floor. In addition the proposed development is for alterations to the existing roof dormer on the opposing side elevation, to alter the roof structure from that of a gable dormer to a dormer structure known as a raking dormer, (in order to match the design of the proposed dormer), and to install 2no. roof lights to this existing dormer.

5. REPRESENTATIONS RECEIVED

Warfield Parish Council have objected to the proposal on the grounds that the proposed dormer by reason of its size and scale would have an unacceptable impact on the street scene detrimental to the visual amenities of the area.

The neighbouring property of 31 Greystock Road has objected to the proposal on the grounds that the proposed dormer would result in an adverse overbearing impact and an unacceptable loss of privacy to both the rear garden and rear elevation of the property.

These concerns are assessed in the report below.

6. SUMMARY OF CONSULTATION RESPONSES

No statutory or non-statutory consultations were required.

7. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

Site Allocations Local Plan 2013 (SALP)
'Retained' Policies of the South East Plan 2009 (SEP)
Core Strategy Development Plan Document 2008 (CSDPD)
'Saved' Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)
Bracknell Forest Borough Policies Map 2013

8. PRINCIPLE OF DEVELOPMENT

SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings and locating development in locations that reduce the need to travel.

CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

These policies are considered to be consistent with the sustainable development principles of the National Planning Policy Framework (NPPF), and as a consequence are considered to carry significant weight.

As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees, etc.

9. IMPACT ON CHARACTER OR APPEARANCE OF AREA

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local

landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area.

These policies are considered to be consistent with the objectives set out within the NPPF. In addition para. 56 of the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live. Furthermore para. 64 of the NPPF states that development should only be granted when the design takes the opportunities where available to improve the character and quality of an area and the way it functions.

Although the existing dormer and the outbuilding itself are visible from the street scene, the proposed dormer would not be visible from the street scene as it is to be inserted on the west-facing side elevation of the outbuilding which faces the host dwelling.

The proposed alterations to the existing side dormer involving the change of structure from a gable dormer to a raking dormer and the installation of 2no. roof lights would be visible from the street scene. However given the scale of this development it is not considered that the alterations would appear incongruous to the street scene over and above the existing developments. The proposed alterations to the existing dormer would result in this dormer matching the structure of the proposed roof dormer on the opposing elevation. As a result it is not considered that the proposed development would have any adverse impact on the street scene, and would potentially serve to enhance the design of the outbuilding as a whole. In addition to this, given the presence of the existing dormer window on the opposing elevation and the existing first floor extension to the outbuilding, it is not considered that the proposed development would have an adverse impact on the overall character of the area, host dwelling or townscape.

It is recommended that a condition be attached to any planning permission that ensures the materials used in the proposed development are similar to those of the existing dwellinghouse and outbuilding, for the purpose of preserving the existing local character of the area.

It is therefore considered, subject to the above condition, that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.

10. RESIDENTIAL AMENITY

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFPLP Policy 'Saved' EN20 and CSDPD Policy CS7, is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the core principle relating to design in paragraph 17 of the NPPF, which states that LPAs should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and consistent with the general design principles laid out in paras. 56 to 66 of the NPPF.

The proposed dormer would be visible from the side elevation of the neighbouring property at 2 Kilinside, and from the front elevation of 1 Kilinside, which are located to the south of the site. It is considered that given the scale and size of the proposed dormer, it would not result in any adverse overbearing impact on these properties.

Furthermore, it is considered that as the location of the proposed windows would be at an acute angle to these two dwellings, there would not be an adverse loss of privacy to these properties as a result of the proposed development.

The proposed dormer would be visible from the rear of the neighbouring property of 31 Greystock Road to the north. However the proposed dormer would be erected approximately 30 metres away from the dwellinghouse of 31 Greystock Road. Considering this distance the proposed development would not be considered to result in an adverse overbearing impact on the property of 31 Greystock Road. With concern to the potential loss of privacy and overlooking, the windows of the proposed dormer will be located at an acute angle to the rear garden and rear elevation of the property of 31 Greystock Road. The location of the proposed windows means that the only significant loss of privacy would occur on the host dwelling. Significant screening is provided by trees and other planting along the boundary between the two properties. Although 31 Greystock Road is set at a lower level than 3 Kilinside, it is considered that due to the distance of 30 metres between the buildings, and the angle of the proposed window to 31 Greystock Road, the level difference would not result in an adverse impact on the residential amenity of 31 Greystock Road. By combining these factors it is not considered that the proposed development would result in an unacceptable loss of privacy to 31 Greystock Road.

The proposed dormer may also be partially visible from the neighbouring property of 30 Greystock Road to the north, immediately east of 31 Greystock Road. The proposed windows would not be visible from this property and therefore would not result in an adverse overlooking or loss of privacy to 30 Greystock Road. Furthermore as the proposed development is located approximately 30 metres from the rear elevation of the dwelling of 30 Greystock Road, it is not considered that the proposed development would result in an adverse overbearing impact on this property, even when taking into account the lower level of 30 Greystock Road.

It is unlikely that the proposed development would be visible from the neighbouring property of 32 Greystock Road to the north-west because the host dwelling of 3 Kilinside would obscure the outbuilding and proposed dormer from this location.

It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, and is therefore in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.

11. TRANSPORT IMPLICATIONS

CSDPD CS23 states that the Local Planning Authority will seek to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. To supplement this policy the Local Planning Authority's Parking Standards SPD sets out the advised levels and size of parking spaces for residential dwellings, where for a dwelling that has or exceeds four bedrooms (as is the case with 3 Kilinside), a minimum of three allocated parking spaces should be provided, with the minimum measurements stated within the document.

The proposed development would not result in a net increase in the number of bedrooms and would not have any impact on the existing parking arrangements. Therefore no additional parking is required and the proposal would be in accordance with CSDPD CS23 and the Parking Standards SPD.

12. CONCLUSIONS

It is considered that the development would not result in an adverse impact on the character and appearance of the host dwelling or local area, the amenities of the residents of the neighbouring properties, or on highway safety. It is therefore considered that the proposed development complies with the Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policy EN20, and with the Parking Standards SPD and NPPF.

The application is therefore recommended for conditional approval.

13. RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

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:

Location Plan received on 4 October 2013

2167-03A Block Plan received on 18 November 2013

2167-02B Proposed Plans and Elevations received on 15 November 2013

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 and outbuilding.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The outbuilding shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 3 Kilinside, Goughs Lane, Warfield, and shall at no time form a separate dwelling.

REASON: The creation of a separate dwelling unit would require mitigation measures such as the provision of sufficient off-road parking to comply with Council parking standards, and would involve an intensification of the site.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS6, CS7, CS23]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, 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:
 01. Time Limit
 02. Approved Plans
 03. Materials
 04. Use Of Outbuilding

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