

## Unrestricted Report

### ITEM NO: 6

Application No.  
**13/00646/FUL**  
Site Address:

Ward:  
Central Sandhurst

Date Registered:  
14 August 2013

Target Decision Date:  
9 October 2013

**29 Robin Lane Sandhurst Berkshire GU47 9AU**

Proposal:

**Erection of single storey and two storey side extensions following demolition of existing attached garage, and erection of detached double garage to front of property.**

Applicant:

Mrs Dawn McGrady

Agent:

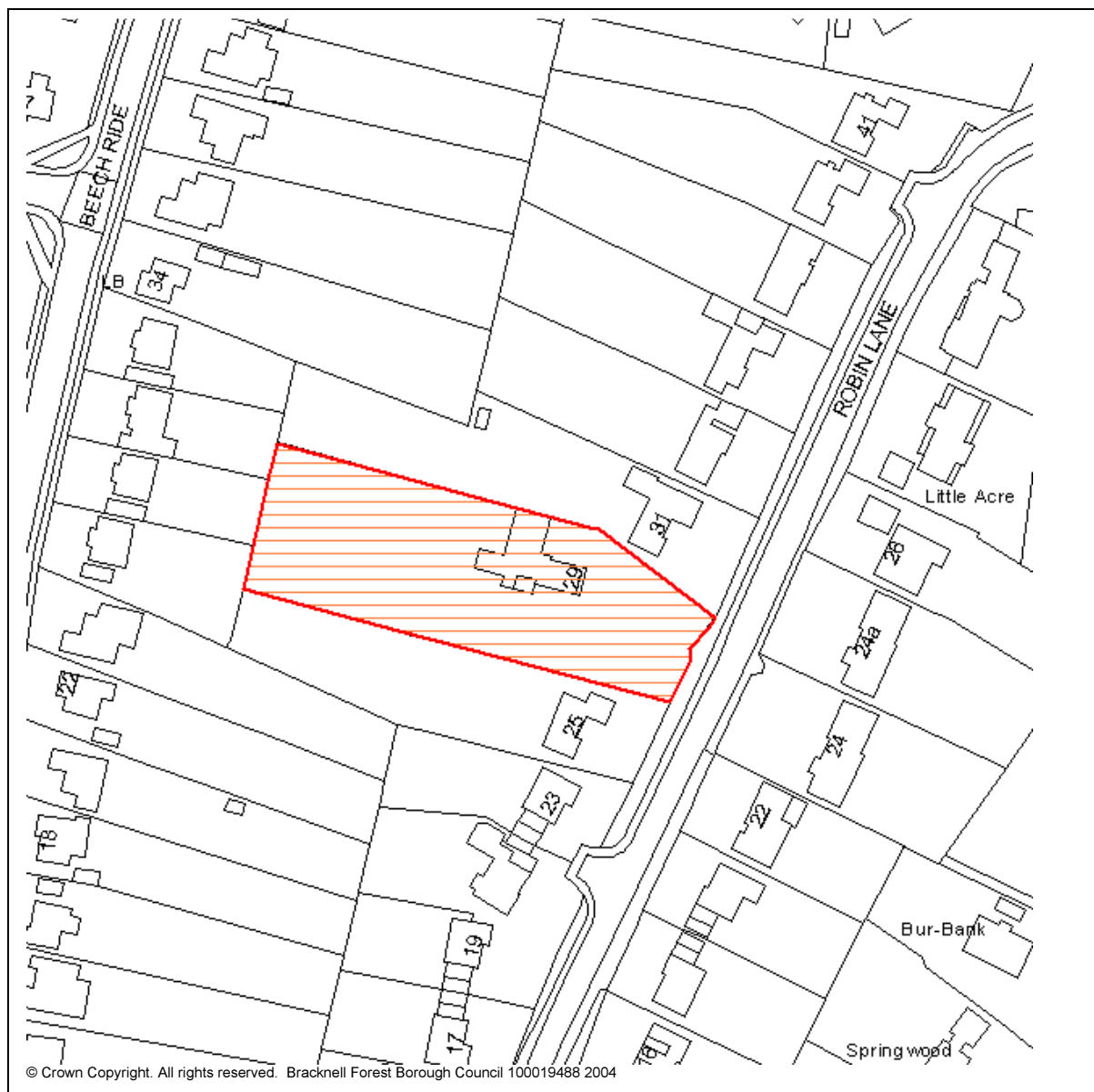
M3 Architectural Design

Case Officer:

Laura Rain, 01344 352000

[environment@bracknell-forest.gov.uk](mailto: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 as over 3 objections were received to the original scheme. The garage has been re-located and re-designed however the objectors have not withdrawn their objections to the original scheme when consulted on the amended plans.

### **2. SITE DESCRIPTION**

29 Robin Lane is a detached two storey property set within a spacious plot located within an area of 'Special Housing Character'. The property is sited towards the northern boundary of the site. The surrounding area is residential, characterised by a mix of styles of large, detached properties. The property is screened to the frontage by a 1m high wall along part of the frontage to the south of the driveway entrance, 2m high gates and 1.8m high wall to the north of the driveway.

### **3. RELEVANT SITE HISTORY**

Application 02/00598/FUL refused for the erection of 3no. five bed roomed dwellings with associated access onto Robin Lane and erection of detached double garage for no. 29.

Application 02/01017/FUL for the erection of 2no. five bed roomed houses with detached garages with associated access onto Robin Lane and erection of detached double garage for no. 29 was refused and the appeal dismissed.

Both applications were refused on the grounds that they would be out of keeping with the character of the area which is low density.

In the appeal decision relating to application 02/01017/FUL for the "erection of 2no. five bed roomed houses with detached garages with associated access onto Robin Lane", the Inspector states:

"Robin Lane has a distinctive character established by medium sized frontage dwellings being sited in large, leafy gardens...the properties at 25 and 29 Robin Lane have a slightly different appearance to those nearby, because there is a larger than usual side garden between 25 and 29 Robin Lane, and 29 Robin Lane is set back from the road...the site as it stands conforms to the general pattern of development and makes a positive contribution to the character and appearance of the area".

Application 02/00788/FUL for the erection of a detached double garage with accommodation in loft following demolition of existing garage and outbuilding was approved but has not been implemented. The garage approved was 1 1/2 storey with dormers serving the first floor and it was located in a similar position to that proposed by the current application.

Application 08/00922/FUL - Erection of new four bedroom dwelling house and erection of two storey extension to existing dwelling following demolition of garage. This application was withdrawn.

09/00622/FUL for the erection of a two storey side extension following demolition of existing garage. Approved but not implemented.

#### **4. THE PROPOSAL**

The proposal is for the erection of a single storey and two storey side extension following demolition of existing attached garage, and erection of detached double garage to front of property.

At ground floor the single storey side extension would provide a kitchen. A large living room would be provided at ground floor level of the two storey extension and an additional bedroom and en-suite would be provided at first floor level.

A detached double garage 6.5m deep and 9.2m wide with an attached log store 1.7m wide is proposed at the front of the site. This would be 4.7m in height.

#### **5. REPRESENTATIONS RECEIVED**

Sandhurst Town Council has not commented on the amended plans. In respect of the original scheme the Town Council considered no objection to the erection of single storey and two storey extensions however there was concern that the proposed garage development by reason of its size and scale would have an unacceptable impact on the street scene detrimental to the visual amenities of the area.

6 letters of objection have been received from 5 households. These objections were made prior to the amended plans being received and they have not been withdrawn following consultation on the amended plans. The objections to the original scheme raised the following issues:

- The proposed garage would be too big and too far forward in the plot.
- The garage does not respect the building line.
- The garage would be detrimental to the street scene.
- The proposal is not in keeping with the 1920's character dwelling.
- Extensions would result in a loss of privacy to neighbouring dwellings.
- The proposal is contrary to the Special Housing designation.

1 letter of objection was received in respect of the amended plans. This raised the following issues:

- The size of the garage is unnecessarily excessive.
- The garage will result in a loss of light.

#### **6. SUMMARY OF CONSULTATION RESPONSES**

##### **Highway Authority:**

The existing access is to be retained. The property sits on a large plot and there is sufficient space within the curtilage of the property to accommodate the required level of off-street parking provision and provide turning. This is set at 3 spaces in accordance with the Parking Standards Supplementary Planning Document (SPD) (2007).

The original garage did not have adequate depth to be classed as a car parking space. However the amended garage has an internal depth of 6m and as such accords with the standards.

The Highway Authority recommended in respect of the original plans that any permission the Local Planning Authority (LPA) may grant shall include the following conditions:-

HW029 - Vehicle parking and turning spaces (details to be approved)  
HW037 - Garage to be kept available for parking

Tree Service:

No objection subject to conditions in respect of tree protection.

## **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 where it protects the character and quality of local landscapes.

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 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. These issues are addressed elsewhere in this report.

## **9. IMPACT ON CHARACTER AND 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.

The site is also located within an area of 'Special Housing Character' as set out in the Bracknell Forest Borough Policies Map (2013) due to the low density development of under

ten units per hectare and with dwellings generally set in spacious surrounds. BFBLP 'Saved' Policy H4 states 'residential development will only be permitted where it would not undermine the quality of the area as a low density development with dwellings generally set in spacious surrounds...'

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.

The site also falls under Area D: Central Sandhurst in the Bracknell Forest Character Area Assessment SPD (2010). This states that building lines are varied within the area and the architecture is inconsistent. Therefore there is no set building line or design that the proposal must accord with. Therefore the proposal is assessed on its own merits.

It is considered that the proposed extensions would be acceptable as they are in keeping with the host dwelling and set far enough back within the plot so not to appear visually prominent within the street scene. The proposed extensions would not have a detrimental impact upon the spacious character of the area which is identified as an Area of Special Housing Character.

The proposed garage is to the front of the site and would be screened from the highway by a 1.8m high brick wall with trees behind. The garage would be set back from the highway by 13m and would not therefore appear visually prominent within the street scene. This design and position is considered to be an improvement over the original plans which located the garage along the southern boundary and only 1.5m from the front boundary of the plot. This area is currently very open with low level boundary treatment and the original proposed garage would have appeared visually prominent within the street scene.

It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling or on the Area of Special Housing Character and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and H4 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 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 dwelling is located on a very large plot. To the rear there is a distance of 45m to the rear boundary. As such the proposed extensions would not have a detrimental impact upon properties to the west.

To the south the proposed two storey extension would be located 7.5m - 8m from the side boundary with neighbouring property, no. 25 and there would be a separation of 16m between the closest points of the extension and the neighbouring property. Due to this

relationship, it is not considered that the proposed extension would be unduly overbearing or result in a loss of light to this property. Conditions to obscure glaze the windows on the south elevation would ensure that there would be no loss of privacy created by the proposal.

The garage would not result in a loss of light to no. 31 Robin Lane. The garage would be single storey and pitch away from the boundary with no 31 and would not therefore appear visually overbearing on this property.

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 BFBLP 'Saved' Policy EN20 and the NPPF.

## **11. TRANSPORT IMPLICATIONS**

CSDPD Policy CS23 states that the LPA will seek to increase the safety of travel. BFBLP 'Saved' Policy M9 seeks to ensure that new development has sufficient car parking. To supplement this policy the adopted Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for residential dwellings. For a dwelling that has or exceeds four bedrooms (as is the case with 29 Robin Lane), a minimum of three allocated parking spaces should be provided in accordance with the minimum measurements stated within the document. The NPPF allows for LPAs to set their own parking standards for residential development and therefore the above policies are considered to be consistent with the NPPF.

The site could accommodate 3 vehicles, two of which would be provided by the garage which has internal dimensions of 6m deep by 8.8m wide. The additional required space would be provided to the front of the property.

The Highway Authority recommends that a condition is included in any grant of planning permission to secure the retention of the garage for car parking and that details of parking and turning on site are provided to ensure that the space outside the garage is provided and retained.

For the reasons given above, and subject to the recommended conditions, the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF. Furthermore it would meet the requirement of the Parking Standards SPD (2007) subject to the recommended conditions being imposed.

## **12. TREES**

The site is covered by Tree Preservation Order 3.

CSDPD Policy CS1 states that development will be permitted which inter alia protects and enhances the quality of natural resources and the character and quality of local landscapes. CSDPD Policy CS7 states that development will be permitted which enhances the landscape. BFBLP 'saved' Policy EN1 supports the retention of trees which are important to the character and appearance of the landscape and BFBLP 'saved' Policy EN20 required development to retain beneficial landscape features. These policies are consistent with the core principles of the NPPF to conserve and enhance the natural environment.

No works are proposed immediately adjacent to protected trees and no tree removals are proposed. Conditions in respect of tree protection are recommended to ensure that there would be no adverse impact upon protected trees, particularly the two trees to the front of the site which are in closest proximity to the proposed garage. Provided these conditions are

attached to any grant of planning permission, the proposal would be in accordance with the above development plan policies and the NPPF.

### **13. CONCLUSIONS**

The proposal is considered to be acceptable in principle and 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 subject to the recommended conditions the proposed development complies with the Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN1, EN20, H4 and M9 and the NPPF.

The application is therefore recommended for conditional approval.

### **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 plans:

Drg no 1040-03 received by the LPA 02.12.2013

Drg no 1040-05 received by the LPA 02.12.2013

Drg no 1040-04 received by the LPA 02.08.2013

Site Location Plan received by the LPA 02.08.2013

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.

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

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

04. The extension shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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 Policies: BFBLP M9, Core Strategy DPD CS23]

05. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

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 additional windows, similar openings or enlargement thereof

shall be constructed in the south 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 properties.

[Relevant Policies: BFBLP EN20]

07. The first floor windows in the south elevation serving bedroom 1 and the en suite of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

08. No development (including initial site-clearance) shall take place until a detailed scheme, and programme for its implementation for the protection of existing trees to be retained, in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner) through to completion of the construction works and the completion of any hard landscaping works. The submitted scheme shall include the following:

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.

b) All proposed tree removal and retention

c) Minimum 'Root Protection Areas' of all existing trees to be retained within the site and on neighbouring land adjacent to the proposed development, calculated in accordance with BS5837 recommendations.

d) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier(s), constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

e) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.

f) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.

g) Illustration(s) of the proposed fencing structure(s) to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

09. The protective fencing and other protection measures specified by condition 8 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.



- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

10. No development shall commence until:

(i) a site layout plan of showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -

a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.

b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)

c) Soak-aways (where applicable)

d) Gas, electricity, telecom and cable television.

e) Lighting columns and all associated ducting for power supply.

f) Phasing and timing of works.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

#### 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. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. 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. Conditions 08, 09 and 10 contain requirements which must be met prior to commencement of development.

Condition 04 contains requirements which must be met prior to occupation of the development.

Development must be carried out in accordance with conditions 01, 02, 03, 04, 05, 07, 08, 09 and 10.

Conditions 04, 05, 06 and 07 contain ongoing requirements.

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](http://www.bracknell-forest.gov.uk)