

Unrestricted Report

ITEM NO: 8

Application No.
13/01001/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
6 December 2013

Target Decision Date:
31 January 2014

10 Spring Woods Sandhurst Berkshire GU47 8PX

Proposal:

Erection of single storey front and rear extensions, raising of roof of dwelling with installation of front and rear facing dormer windows to create first floor accommodation, part conversion of garage and new integral garage

Applicant:

Mr & Mrs Vine

Agent:

Greg Farrell Building and Design

Case Officer:

Sarah Horwood, 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

The application is reported to the Planning Committee as more than 3 objections have been received to the proposal. Councillor Brossard has also requested the application be reported to Committee for debate.

2. SITE DESCRIPTION

10 Spring Woods is a detached bungalow with integral garage located to the south of the highway at Spring Woods. The adjoining properties at nos. 8 and 12 Spring Woods are two storey dwellinghouses. The rear garden of the site is enclosed by mature hedging between 3m and 4m high. The front of the site is laid to grass with parking in front of the garage on an area of gravel. A low level wall denotes the front boundary of the site.

3. RELEVANT SITE HISTORY

There is no relevant planning history relating to the site.

4. THE PROPOSAL

Permission is sought for the erection of single storey front and rear extensions, raising of roof of dwelling with installation of front and rear facing dormer windows to create first floor accommodation, part conversion of garage and new integral garage.

5. REPRESENTATIONS RECEIVED

Sandhurst Town Council have considered no objection to the proposal.

10no. letters of objection (2 from the same address) received which raise the following issues:

- Impact to amenity of adjoining properties through loss of light, overlooking and overshadowing
- Proposal out of proportion with the plot, resulting in overdevelopment
- Will undermine the area which is identified as an area of special housing character
- Bungalow will be lost and replaced with a house. Housing stock for elderly or disabled should be retained
- Gardens being lost to extensions, leading to loss of drainage
- Growing trend for purchasers to buy a property that they know does not meet their requirements, converting it into a completely different building
- Planning applications for large extensions should not be approved if it cannot be justified against the family needs
- Area is no longer a collection of modest, pleasant affordable housing and bungalows

Officer note: some letters of objection are not from addresses directly affected by the proposal, including properties on Beech Ride and Kings Keep.

1no. letter of support received which raises the following:

- The author lives at the other end of the estate and received a letter through the door notifying me of the application and that I should object. Because of the letter, I feel compelled to comment on the proposal.

- Impressed with the plans, especially compared to the shabby and dated old bungalow that is currently there. It will improve the look of the road and will therefore increase the value of nearby properties rather than reduce them.
- It will have a positive effect on the estate.

6. SUMMARY OF CONSULTATION RESPONSES

Highways officer: recommend the application for approval subject to condition.

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. These matters are assessed below.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

Saved 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.

The site is also located within an area of 'Special Housing Character' as set out in the Bracknell Forest Borough Policies Map (2013) where certain areas have a distinctive residential character with dwellings generally set in spacious plots. Saved Policy H4 of the BFBLP 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.

The site also falls under Area C: Greenways in the Bracknell Forest Character Area Assessment Supplementary Planning Document (SPD) (2010).

The proposed raising of the roof to create first floor accommodation at the dwelling would increase the height of the dwelling by between 0.85m and 2.1m to a ridge height of 6.65m. Spring Woods has a varied street scene with a mix of bungalows and two storey dwellings. The adjoining properties at nos. 8 and 12 Spring Woods are two storey dwellinghouses and the proposed raising of the roof of the dwelling to create first floor accommodation would not appear prominent in the street scene when viewed against the adjoining properties at nos. 8 and 12.

The dormer windows proposed on the front elevation would be modest in size with pitched roofs and would not be considered to appear incongruous within the street scene. It is noted that a similar extension has been approved and implemented at no. 19 Spring Woods and similar extensions have previously been approved nearby within the wider Greenways estate including 9 Broom Acres and 4 Greenways which include front facing dormer windows. It is therefore considered that the roof extension with dormer windows would not appear out of keeping with the character of the area.

The rear facing dormer window would be flat roofed and would be 10.2m wide. Given the positioning of the dormer to the rear of the dwelling set back some 15m from the highway, it would not appear readily prominent in the street scene. The single storey rear extension would also not appear prominent in the street scene due to its siting to the rear of the dwelling.

The front extensions proposed would bring the existing study and garage forward but not project beyond the existing front most part of the dwelling and would therefore not appear prominent in the street scene. The Character Area Assessment SPD refers to buildings set in a consistent building line and therefore the proposed extensions would respect this in that they would not extend beyond the front most part of the host dwelling.

The proposals would not have a detrimental impact upon the spacious character of the area which is identified as an Area of Special Housing Character as the development would not appear cramped in relation to the size of the plot of the application site.

The issue of the loss of a bungalow and its conversion to a two storey dwelling resulting in the loss of housing stock for disabled or the elderly has been raised in objection letters received to the proposal. Policy H7 of the BFBLP which refers to dwelling types and the importance of retaining a variety of dwelling types suitable for the elderly or disabled people is not a saved policy of the BFBLP and therefore the policy is not relevant to this application.

The dwelling would be retained as a dwellinghouse, albeit extended, however the creation of a two storey dwelling at this site would not appear out of character in an estate where two storey dwellings and bungalows are the only housing types.

The materials for the proposed extension would match those of the existing dwelling.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD 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

There is a 7.5m separation distance between the flank wall of the dwelling at no. 8 and no. 10 Spring Woods with a 2.5m separation distance between the flank wall of the garage of no. 8 and the flank wall of no. 10. There are 4no. windows and a door in the flank wall of no. 8 facing no. 10. Due to the 7.5m separation distance between the flank walls of no. 8 and no. 10 and that no. 8 sits at a slightly higher level than the application site, the raising of the roof of the dwelling at no. 10 would not result in light infringement to the side facing windows at no. 8, falling below the 25 degree angle as laid out in Building Research Establishment Report "Site layout planning for daylight and sunlight - A guide to good practise". Further, these windows are not considered to serve habitable rooms and therefore no adverse loss of daylight would result to habitable windows at no. 8. The front and rear extensions would not encroach on a 45 degree angle taken from windows in the front and rear elevations of no. 8 and therefore no detrimental loss of daylight would result to front and rear facing windows at no. 8.

In view of the 7.5m separation distance between the flank wall of nos. 8 and 10 and the design of the roof on the west elevation facing no. 8, the proposed raising of the roof by between 0.85m and 2.1m to a ridge height of 6.65m would not appear unduly overbearing to the adjoining two storey property at no. 8.

The proposed single storey rear extension would be set 9m from the boundary with no. 8 Spring Woods and would be 3.2m high. It would not appear prominent to no. 8 given the screening that exists to the rear garden of the site with 3-4m high hedging. 2no. roof lights are proposed in the roof of the single storey rear extension facing no. 8 but given the existing screening provided by hedging would not result in overlooking. No windows are proposed in the flank wall of the dwelling facing no. 8. The proposed raising of the roof would create first floor accommodation with the provision of a rear facing dormer at first floor level. The dormer windows would have oblique views over the rear garden of no. 8 but would not result in undue overlooking or loss of privacy to this property.

There is a 7m separation distance between the flank wall of no. 10 and the flank wall of no. 12 Spring Woods. There are 2no. windows in the flank wall of no. 12 facing the application site at ground floor level, both which are secondary sources of light to a dining room which has been extended with the primary source of light to this room being in the rear elevation.

The proposed raising of the roof of the dwelling would not result in light infringement to these side facing ground floor windows at no. 12, falling below the 25 degree angle as laid out in Building Research Establishment Report "Site layout planning for daylight and sunlight - A guide to good practise". In addition, these windows are secondary sources of light to the dining room.

In view of the 7m separation distance between the flank wall of nos. 10 and 12 and the design of the roof on the west elevation facing no. 12, the proposed raising of the roof by between 0.85m and 2.1m to a ridge height of 6.65m would not appear unduly overbearing to the adjoining property at no. 12 (conditions 4 and 5).

2no. windows and a door are proposed at ground floor level in the east elevation facing no. 12 and 2no. windows are proposed at first floor level. The windows proposed at ground floor level would not result in overlooking to no. 12 as there is an existing hedge denoting the eastern boundary. The 2no. windows proposed at first floor level would serve an en-suite bathroom and stairwell. These windows are recommended to be obscure glazed and fixed shut with the exception of top opening fanlights to avoid overlooking to no. 12.

The proposed single storey rear extension would be set 2m from the boundary with no. 12 and would be 3.2m high. It would not appear prominent to no. 12 given the screening that exists to the rear garden of the site with 3-4m high hedging. 2no. roof lights are proposed in the roof of the single storey rear extension facing no. 12 but given the existing screening provided by hedging, would not result in overlooking. The proposed raising of the roof would create first floor accommodation with the provision of a rear facing dormer at first floor level. The dormer windows would have oblique views over the rear garden of no. 12 that would not result in undue overlooking.

The windows proposed at first floor level in the front elevation of the dwelling would be set approximately 25m from the front elevations of nos. 9 and 11 Spring Woods to the north. In view of these separation distances, no undue overlooking would result to nos. 9 and 11.

The proposed dormer in the rear elevation of the dwelling would be located at first floor level following the raising of the roof of the dwelling to create first floor accommodation. It would be set 23.5m from the rear boundary of the site with a 26m separation distance to 4 Little Moor. In view of these separation distances, the proposed rear facing dormer window would not result in overlooking to the dwelling or rear garden of no. 4 Little Moor that would be considered detrimental. Whilst the roof would be raised to a ridge height of 6.65m, in view of the separation distances to no. 4, the proposal would not appear overbearing to no. 4.

As such, the proposal would not be considered to adversely affect the residential amenities of neighbouring properties and would be in accordance with Saved Policy EN20 of the BFBLP 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 10 Spring Woods), 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.

To comply with the requirements of the Parking Standards (July 2007) SPD, 3 off-street parking spaces need to be retained. The applicant has submitted a parking layout which is unacceptable as the 3 off-street parking spaces are not independently accessible. However there is sufficient space to the front to accommodate 3 off-street parking spaces at right angles to the road and maintain pedestrian access to the front door. An amended parking plan has been sought, however if this plan is not received, this can be dealt with by condition.

The replacement garage proposed following the conversion of the existing garage to lounge has substandard internal dimensions - 2.4m wide by 5.3m deep, although it is acknowledged that it is the same size as the existing garage which would be converted. It would however serve to provide a secure cycle and bin store but cannot be considered to contribute towards the site's off-street parking provision.

The existing dropped kerb will need to be extended to allow access to the parking spaces. This can be done under licence with the Highway Authority and the applicant should be advised of this by way of an informative.

For the reasons given above the proposal is considered to be in accordance with Saved Policy M9 of the BFBLP and the NPPF and would not result in highway implications.

12. CONCLUSION

The proposed single storey front and rear extensions, raising of roof of dwelling with installation of front and rear facing dormer windows to create first floor accommodation and part conversion of garage would not result in significant adverse impacts to the residential amenities of adjoining properties at Spring Woods or Little Moor, 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 Saved Policies EN20, H4 and M9 of the BFBLP, CS1, CS2, CS7 and CS23 of the CSDPD and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

The application is therefore recommended for 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 approved plans received by the Local Planning Authority on 13 December 2013:
drawing no. 01 E

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 elevations and roofslopes of the extension hereby permitted except for any which may be shown on the approved drawing.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The first floor windows in the side elevation facing east 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). They shall at all times be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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 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. Restrictions on windows
5. Obscure glass

03. The Street Care Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

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