

Unrestricted Report

ITEM NO: 9

Application No.
13/01082/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
19 December 2013

Target Decision Date:
13 February 2014

**3 Norman Keep Warfield Bracknell Berkshire RG42
7UY**

Proposal: **Erection of two storey rear extension following demolition of existing conservatory**

Applicant: Mr Venkat Jayaraman

Agent: (There is no agent for this application)

Case Officer: Michael Ruddock, 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 three objections have been received.

2. SITE DESCRIPTION

No.3 Norman Keep is a detached two storey dwelling with a small area of amenity space to the front of the property and a private garden to the rear. A double drive is located on the northern side of the property which leads to a double garage, half of which is under the ownership of the neighbouring property to the north. The site is bordered by No.2 Norman Keep to the north, No.4 Norman Keep to the east and an access road leading to No.4 and No.5 Norman Keep to the south. The surrounding area is residential, characterised by a mix of detached, semi detached and terraced properties.

3. RELEVANT SITE HISTORY

Application 06/00346/FUL for the erection of a conservatory to the rear of the property was submitted for planning permission, however the application was returned to the applicant as the proposal was deemed 'Permitted Development' thereby not requiring planning permission.

4. THE PROPOSAL

The proposed development is for the erection of a two storey extension to the rear of the property, following demolition of the existing conservatory. The extension would provide a family room at ground floor level, and two bedrooms at first floor level. As a result of the development, the number of bedrooms at the property would be increased from three to four.

The extension would be built over the same footprint as the existing conservatory with a depth of 3.5m and a width of 6.0m. It would have a height of 7.0m which is 0.7m lower than the main dwellinghouse.

5. REPRESENTATIONS RECEIVED

Warfield Parish Council were consulted on the application, and recommend refusal for the following reasons:

- The proposal represents an undesirable overdevelopment of the site, resulting in a cramped and unattractive form of development.
- The proposed extension, by reason of its size and scale, would have an unacceptable impact on the street scene detrimental to the visual amenities of the area and would have a detrimental effect on the amenities currently enjoyed by the residents of adjoining properties.
- The proposed extension, by reason of its size and scale, would result in a loss of light to a neighbouring property (2 Norman Keep).

Further to this response, seven objections have been received from neighbouring properties. The reasons for objection can be summarised as follows:

- The proposal would be a cramped overdevelopment of the site.
- The proposed extension, by reason of its size and scale, would have an unacceptable impact on the streetscene to the detriment of the visual amenities of the area.

- The development would result in an unacceptable loss of light to No.2 Norman Keep, to the detriment of the amenities of the residents of that property.
- The development would appear unduly overbearing when viewed from the neighbouring property at No.2.
- Loss of privacy to the neighbouring properties through overlooking.
- Insufficient parking provided.
- Disruption to the neighbouring properties as a result of the building work.

6. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

The property benefits from the provision of a garage with a further two spaces to the front. The existing parking layout and garage were secured and retained by condition when the property was originally constructed. Although there will be an increase in the number of bedrooms, the property already satisfies the maximum parking requirement set out in the Parking Standards (July 2007) SPD. The Highway Authority does not wish to restrict the grant of permission.

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.

No.3 Norman Keep 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 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.

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

Although the extension would be located to the rear of the property, due to the location of the site, it would be visible when viewing the site from the south. The extension would be lower in height than the main dwelling, and it is not considered that such an extension with a depth of 3.5m would result in a disproportionate addition to the dwelling that would appear incongruous in the streetscene or detrimental to the character of the area. Furthermore the extension would not be any closer to the southern property boundary than the existing dwelling and it is therefore not considered that it would appear overly prominent within the streetscene.

Although the extension would result in less amenity space to the rear, a gap of approximately 6m would remain between the rear elevation of the dwelling and the property boundary to the rear. It is therefore not considered that the development would represent an overdevelopment of the site. As such it is not considered that the development would result in an adverse impact on the character and appearance of the area and it 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 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 development would be visible from the rear facing windows of the neighbouring property to the north at No.2 Norman Keep. However, due to the double driveway located between the two dwellings there would be a separation of approximately 5m between the extension and the side boundary with No.2. As a result of this separation a 45 degree line drawn on the horizontal plane from the midpoint of the nearest rear facing window at the neighbouring property would not intersect the extension. It is therefore not considered that it would result in an unacceptable loss of light to the rear facing windows at No.2. Furthermore it is not considered that an extension with a depth of 3.5m, set off the boundary with the neighbouring property by 5m would appear unduly overbearing when viewed from the rear of the neighbouring property.

The extension would project closer to the side elevation of No.4 Norman Keep to the rear of the site, however, as No.4 is set at an oblique angle to No.3 it would not result in an unacceptable loss of light to the front or rear facing windows at that property. It would be visible from a side facing window, however this window is an obscure glazed window and is not the primary source of light to a habitable room. A loss of light to this window is not considered to be unacceptable.

The extension would be visible from the front facing windows at No.6 Norman Keep, however as it would be located over 14m away from that dwelling it is not considered that it would result in an unacceptable loss of light to that property. Furthermore it would not appear unduly overbearing when viewed from the private amenity areas at that property.

No windows would be located in the north or south facing side elevations of the extension, and a condition will be imposed to ensure that windows are restricted. The main rear facing bedroom windows would face towards the side elevation of No.4, and it is not considered that these would result in any loss of privacy to the properties to the east.

Due to the design of the extension, windows would also be located in elevations facing north east and south east. The north east facing window would face towards the rear of the garden at No.2, and the rear of No.4 approximately 10m away. It is considered that this relationship could potentially lead to a loss of privacy to these properties, and a condition will therefore be imposed requiring this window to be glazed with obscure glass and fixed shut. The main east facing window can act as a means for escape for the bedroom and therefore such a condition would not be contrary to Building Regulations. The south east facing window would overlook the access road to the south of the property and would not overlook any private amenity areas, and it is therefore not considered that a clear glazed window in this elevation would be unacceptable.

Finally, an additional side facing high level window would be located in the side elevation of the main dwelling, to serve a new study/landing. A condition will be imposed to ensure that this window will have a sill height of no less than 1.8m at all times, to ensure that it would not overlook the neighbouring property at No.2.

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 No.3 Norman Keep), 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 Highway Authority was consulted on the application, and are satisfied that the required level of parking can be accommodated within the existing detached garage and driveway to the north of the site. No additional parking is therefore required as a result of the proposals.

For the reasons given above 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).

12. CONCLUSIONS

Concerns have been raised with regard to the use of the access road to the side during construction, and general noise and disturbance during construction. These are not material planning considerations, however an informative will be included on any permission given to state that planning permission does not give the applicant the right to enter onto or carry out works on land outside their ownership.

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 EN20 and M9 and 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 19th December 2013:

615/001

615/003

615/006

615/007

615/008

615/009

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 first floor bedroom window in the north east facing corner 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 shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The study/landing window in the north facing side elevation of the dwelling shall at all times be a high level window having a sill height of not less than 1.8 metres above internal floor.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

06. 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 north facing side 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 property.

[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 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. Obscure glazing
05. Sill height
06. Restrictions on side facing windows

03. The Applicant is advised that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the Applicant's ownership.

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