

## Unrestricted Report

### ITEM NO: 9

Application No.  
**13/01044/FUL**

Ward:  
Harmans Water

Date Registered:  
18 December 2013

Target Decision Date:  
12 February 2014

Site Address:

**62 Harmans Water Road Bracknell Berkshire RG12 9PT**

Proposal: **Erection of first floor side extension over existing garage.**

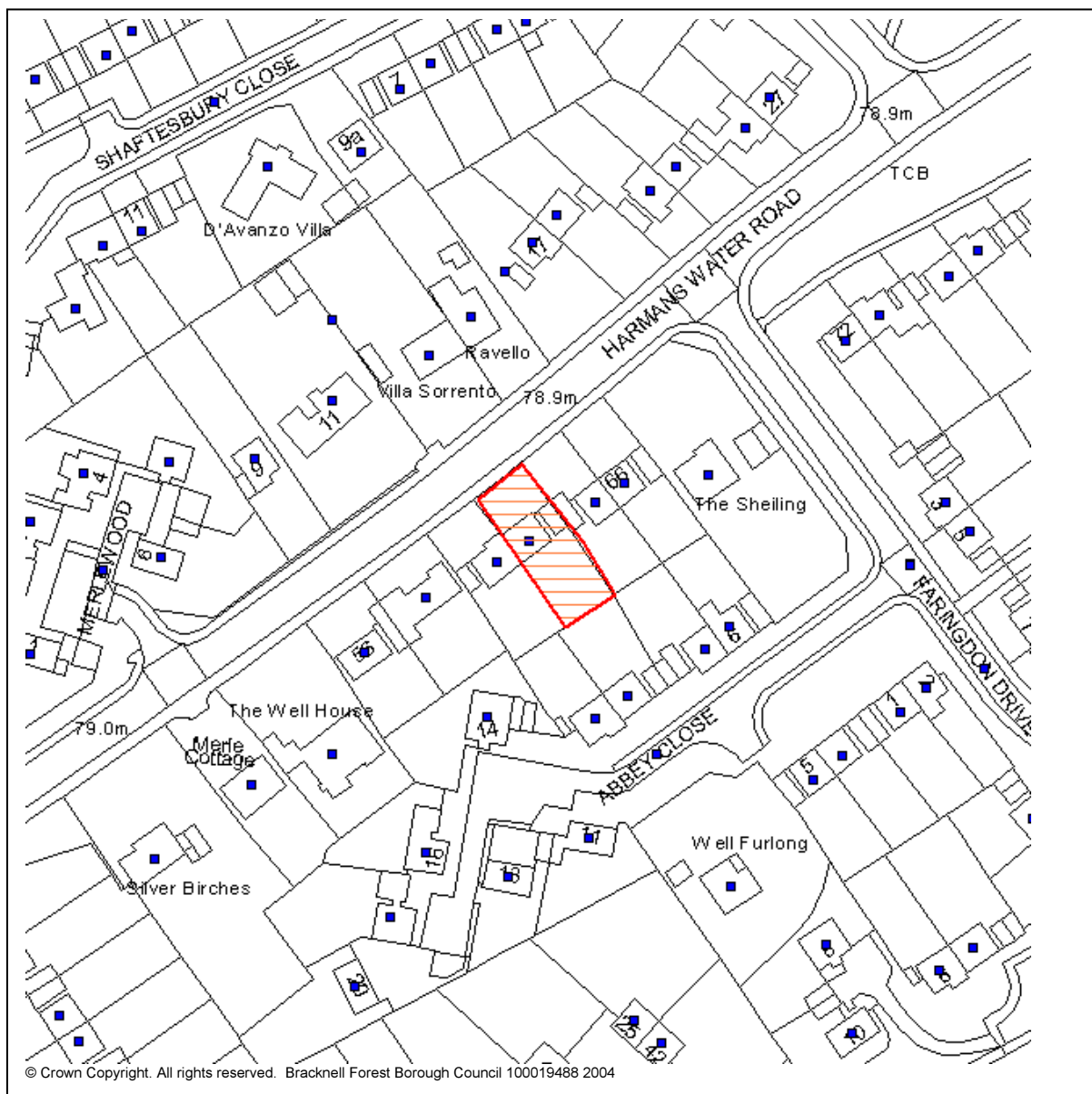
Applicant: Mr & Mrs Akery

Agent: Mr Alistair Lloyd

Case Officer: Matthew Miller, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@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 has been reported to the Planning Committee at the request of Councillor Mrs Pile due to concerns over the impact of the proposal on the character of the surrounding area, following the receipt of two objections from neighbouring residents.

### **2. SITE DESCRIPTION**

62 Harmans Water Road is a two storey three bedroom semi-detached dwellinghouse with a detached single garage to the north-east of the host dwelling, located in a predominately residential area. A covered passageway is located between the host dwellinghouse and the garage, providing access to the rear garden. The garage shares a party wall with the garage of the adjacent dwelling. The site contains a hardsurfaced frontage consisting of block paving and gravel to provide vehicular access to the detached garage and additional off-street parking space. Planting consisting of hedging with an approximate height of 1.6 metres is located on the front boundary of the site, to the front of the hardsurfacing. The property benefits from a landscaped rear garden consisting of a hardsurfaced patio area with a manicured lawn. A wooden outbuilding forming a storage shed is located towards the rear boundary of the rear garden. The rear garden is enclosed by close-boarded wooden panel fencing approximately 1.8 metres in height.

The site is bordered by the adjoining residential property of 60 Harmans Water Road to the south-west, 64 Harmans Water Road to the north-east (the detached garage of no. 64 connects to the garage of no. 62), 10 Abbey Close to the rear (south), and the public highway of Harmans Water Road to the north with the residential property of 'Villa Sorrento', 13 Harmans Water Road on the opposite side of the highway.

The southeastern part of the rear garden of the property is subject to a blanket Tree Preservation Order (TPO) (reference: TPO 1053), which extends further to the south, west and east of the site.

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

608460 Decision Date: 24.01.1984

Single storey front extension forming enlarged lounge and new cloakroom.

Approved

### **4. THE PROPOSAL**

The proposal is for the erection of a first floor extension to the side (north-eastern) elevation of the dwellinghouse, forming a bedroom. The proposed extension would have a pitched roof design similar to that of the host dwellinghouse and would be constructed over the existing single detached garage and passageway and would overhang the rear wall of the garage.

During the course of the application amended plans were received reducing the proposed height, width and length of the proposed development, and changing the proposed materials of the external surfaces of the development. Furthermore an amended block plan was received showing a corrected planting layout, and a proposed parking and vehicle turning layout.

The proposed extension, as amended, would measure 3.7 metres in width from the existing side wall of the dwellinghouse, and 5.7 metres in length, and would be set back 1.0 metre

from the existing front elevation of the dwellinghouse. The proposed extension would have a total height of approximately 7.0 metres, compared to the height of the existing dwellinghouse of 7.4 metres. One first floor window would be installed on the front elevation of the proposed development, and one would be installed on the rear elevation. No windows are proposed to be installed in the side elevation.

## **5. REPRESENTATIONS RECEIVED**

Bracknell Town Council was consulted on the proposed development, and did not object.

An objection has been received from the neighbour at 64 Harmans Water Road. on the grounds that:

- (i) The proposed development would be out of character with the surrounding area
- (ii) The construction works in association with the proposed development could result in an obstruction of access to the property of 64 Harmans Water Road.
- (iii) The proposed development would increase the level of noise pollution.

Officer note : Construction works are not a material planning consideration, and any blocking of the access to 64 Harmans Water Road would be a civil matter. It is not considered that a residential extension in a predominately residential area would result in an unacceptable increase in noise pollution. The impact on the character of the surrounding area of the proposed development is assessed below.

An objection has been received from of the occupier of 8 Abbey Close to the south-east of the site. The resident objected to the planning application on the grounds that:

- (i) The proposed development would be out of character with the surrounding area, including the proposed materials to be used on the external surfaces
- (ii) The proposed development could result in an increase in business activity at the property.
- (iii) The proposed development would obstruct and potentially damage the foul drain
- (iv) The proposed development would have a potential impact on the party wall.

Officer note: The impact on the character of the surrounding area of the proposed development is assessed below. During the course of the application amended plans were received which altered the proposed materials to be used in the external surfaces, and this is assessed in more detail below. The proposed extension is shown as an additional bedroom, and the comments regarding business activity at the dwelling are to be investigated separately. Any impacts on the foul drain or existing water and sewer system would be a matter between the applicant and the Water Authority, and any potential damage or obstruction to the foul drain would not be considered a material planning matter. Amended plans were received which reduced the proposed width of the extension so that it would not adjoin the party wall boundary. In any case, party wall matters are not a planning matter, rather a civil matter between the applicant and the neighbour sharing the party wall.

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

The Highway Authority was consulted on the proposed development (prior to the receipt of the parking plan), as it would involve a net increase in the number of bedrooms present within the property from three to four. In accordance with the guidance contained within the Parking Standards Supplementary Planning Document (SPD) (2007), the applicant would need to provide three off-street parking spaces. The Highway Authority is of the view that there is scope to provide two off-street parking spaces, preferably with turning to the front of the property, as the area is surfaced with gravel, and is in addition to the garage that is being retained. As Harmans Water Road is a classified local distributor road (C classification) ideally vehicles should be able to enter/egress the site in forward gear, hence the preference for on-site turning, although the Highway Authority acknowledges that the property was

originally constructed without a turning facility. A parking and turning layout is recommended to be secured and retained by condition. It is also suggested that the garage be retained and secured for parking. The block plan (initially submitted) does not show access correctly as it is a shared access and the hedge to the adjacent property is incorrectly plotted.

No other 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)

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**

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

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.

CSDPD Policy CS1 sets out a number of sustainable development principles, including making efficient use of land and buildings, locating development in locations that reduce the need to travel and protecting and enhancing 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 NPPF, and as a consequence are considered to carry significant weight.

As a result the 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**

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. It further states that the design of the development should promote local character and a sense of local identity.

These policies are considered to be consistent with the objectives set out within the NPPF. Para. 56 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 the design of developments should take the opportunities where available to improve the character and quality of an area and the way it functions.

Harmans Water Road consists of a predominately residential area, consisting of a mix of detached, semi-detached and terraced properties, with high levels of planting and trees located within the street scene and to the front of properties. The proposed development would be visible in the street scene. Although it would be unique within the street scene and would differ from the prevalent character of the local area, it is not considered that the proposed development would result in a disproportionate addition to the dwelling that would be overly incongruous in the street scene or adversely out of character with the surrounding area, when considering the bulk, massing and design of the proposed development in relation to the general character of the area and the distance to the neighbouring property of 64 Harmans Water Road to the north-east. The proposed development would not result in a terracing effect when considering the distance of approximately 4.5 metres from the proposed extension to the main dwellinghouse of no. 64, the presence of the existing linked detached garages within the site, and the fact that the proposed extension would be set back from the front elevation of the existing dwellinghouse.

The design of the proposed development is considered to be sympathetic to the host dwelling by virtue of its form and architectural style. It would also have a pitched roof of the same style as the roof of the host dwellinghouse. Following the receipt of amended plans, it is evident that the materials proposed for the external surfaces of the extension would be similar to those of the host dwellinghouse, and therefore not out of character with the surrounding area. As the proposed development would be visible in the street scene, in the event of granting planning permission it is recommended that a condition be imposed to ensure that the proposed materials to be used would be similar to that of the host dwelling.

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, in accordance with CSDPD Policy CS7, BFPLP 'Saved' Policy EN20, and the NPPF, subject to the imposition of the recommended condition.

## **10. RESIDENTIAL AMENITY**

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas, through ensuring that development would not result in an adverse impact on neighbouring properties through loss of light, loss of privacy or overbearing impacts. This is considered to be consistent with the core design principle set out in paragraph 17 of the NPPF, which states that Local Planning Authorities (LPAs) should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

In relation to the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice (1991)" is utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light. A 45 degree line is drawn on the horizontal plane from the midpoint of the closest window serving a habitable room at the affected residential property. If this line intersects the development, a 45 degree line is drawn on the vertical plane from the point of intersection towards this window. If the line intersects more than half of the window, it is considered that the development would result in an adverse impact on the property with regards to loss of light and overshadowing.

The neighbouring property of 64 Harmans Water Road to the east is set back from no. 62 by approximately 3.6 metres (including the front extension at no. 62). The proposed development would be potentially visible from the front elevation of the neighbouring property

of 64 Harmans Water Road to the north-east. The following tests are applied to assess loss of light from the proposed two storey section of the rear extension, in accordance with the guidance within the BRE Report. If a 45 degree line is drawn on the horizontal plane from the midpoint of the closest front-facing window (which serves a habitable room) at no. 64, towards the proposed extension, it would not intersect the extension. First floor side windows are present in the side elevation of no. 64, however these windows do not serve habitable rooms, and any loss of light or overbearing impact on these side windows would not be considered to be unduly detrimental to the residential amenity.

No side windows are proposed to be installed into the proposed side elevation of the extension and a condition to ensure this does not occur in the future recommended. Therefore it is not considered that the proposed development would result in an adverse impact on no. 64 with regards to loss of privacy or overlooking.

The proposed development would be located over 30 metres in distance from the nearest residential dwellinghouses to the south. It is therefore not considered that the proposed extension would result in a loss of light or overbearing impact on these properties. The proposed extension would include a first floor south-facing window that would be located approximately 15 metres from the boundary of the rear garden of 10 Abbey Close to the south. It is not considered that this proposed window would result in an adverse impact on the residential amenity of 10 Abbey Close with regards to overlooking or loss of privacy, when taking into account the presence of the existing first floor south-facing windows present at no. 62, and the presence of tall boundary screening provided by trees between no. 62 and 8 and 12 Abbey Close.

The proposed development would potentially be visible from the property of 'Villa Sorrento', 13 Harmans Water Road to the north. Considering the distance of approximately 35 metres between the proposed development and this property, it is not considered that the proposed development would result in an adverse loss of light or overbearing impact on 'Villa Sorrento'. A north-facing window is proposed to be installed as part of the proposed development. Considering the distance of 35 metres, the existing first floor north-facing windows present in the dwellinghouse at no. 62, and the presence of boundary screening consisting of trees along the front boundary of 'Villa Sorrento', it is not considered that the proposed development would result in an adverse impact on this property in terms of residential amenity.

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

## **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. BFBLP 'Saved' Policy M9 states that development will not be permitted unless satisfactory parking provision is made for vehicles. To supplement the above policies the adopted Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for residential dwellings.

These policies are considered to be consistent with the NPPF, which states that transport policies should contribute in facilitating sustainable development through reducing the need to travel and promoting public transport, and take into account local car ownership levels.

The Highway Authority was consulted on the proposed development (prior to the receipt of the parking plan), as it would involve a net increase in the number of bedrooms present

within the property from three to four. In accordance with the guidance contained within the Parking Standards SPD (2007), the applicant would need to provide three off-street parking spaces. The Highway Authority is of the view that there is scope to provide two off-street parking spaces, preferably with turning to the front of the property, as the area has been surfaced with gravel, in addition to the garage being retained. As Harmans Water Road is a classified local distributor road (C classification) ideally vehicles should be able to enter/egress the site in forward gear, hence the preference for on-site turning, although the Highway Authority acknowledges that the property was originally constructed without a turning facility.

Following the receipt of the comments from the Highway Authority, a proposed parking and turning layout plan has been submitted, showing an adequate level of parking provision in accordance with the guidance contained within the Parking Standards SPD (2007) and the Highway Authority comments. Two parking spaces would be provided within the hardsurfaced area to the front of the dwelling, with an adequate turning space for entering/egressing from the property in forward gear. A parking space would also be retained within the existing garage.

In accordance with the Highway Authority's recommendation, in the event of granting planning permission it is recommended that the proposed parking and turning layout, and the existing parking space within the garage, should be secured and retained by condition.

As a result it is considered that the proposed development would not result in an adverse impact on highway safety, subject to the recommended conditions, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD and the NPPF.

## **12. TREES IMPLICATIONS**

CSDPD Policy CS1 states that development should protect and enhance the quality of natural resources including biodiversity, and the character and quality of local landscapes. CSDPD Policy CS7 also states that development proposals will be permitted which enhance the landscape and promote biodiversity.

BFBLP 'Saved' Policy EN1 states that planning permission should not be granted for development that would result in the destruction of trees and hedgerows which are considered to be important to the retention of the character and appearance of the landscape or townscape. BFBLP 'Saved' Policy EN20 states that development should retain beneficial landscape and ecological features, and where reasonable, enhance these features, and avoid the loss of important features such as trees and hedges which are desirable to retain.

These policies are considered to be consistent with the NPPF which states that the planning system should contribute to and enhance the natural and local environment by protecting valued landscapes, and minimise impacts on biodiversity.

The southeastern part of the rear garden of the property is subject to a blanket Tree Preservation Order (TPO) (reference: TPO 1053), which extends further to the south, west and east of the site. The nearest tree that is subject to this TPO is situated on the south beyond the rear garden of 62 Harmans Water Road, and would be located approximately 16 metres from the proposed development. Therefore at this distance, combined with the first floor nature of the proposed extension, it is not considered that the proposed development would result in an adverse impact on protected trees, in accordance with CSDPD Policies CS1 and CS7, BFBLP 'Saved' Policies EN1 and EN20, and the NPPF.

### 13. 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, on highway safety, or on protected trees, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN1, EN20 and M9, the Parking Standards SPD and the NPPF.

### 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:

AKE/02 Rev A. Proposed Plans & Elevations received on 4 February 2014

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 development hereby permitted shall not be occupied until the 2no. off-street parking spaces and turning space as shown on drawing AKE/02 Rev A. Proposed Plans & Elevations received by the Local Planning Authority on 4 February 2014 has been provided in accordance with the approved plans. The parking spaces and turning space shall thereafter be retained for the use of parking and turning of vehicles at all times.

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

[Relevant Policies: CSDPD Policy CS23. BFBLP 'Saved' Policy M9]

05. The development hereby permitted shall not be occupied until the 1no. parking space within the garage has been provided in accordance with drawing AKE/02 Rev A. Proposed Plans & Elevations received by the Local Planning Authority on 4 February 2014. This parking space shall, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), thereafter 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 'Saved' Policy M9, Core Strategy DPD CS23]

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 at first floor level shall be installed to the eastern (side) elevation (facing 64 Harmans Water Road) of the development hereby permitted.

REASON: In the interests of the residential amenity of the neighbouring property of 64 Harmans Water Road, Bracknell.



[Relevant Policy: BFBLP 'saved' Policy EN20]

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. 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. Provision and Retention of Parking
5. Retention of Garage
6. PD removed for side facing windows

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)