

Unrestricted Report

ITEM NO: 6

Application No.
14/00148/FUL

Ward:
Hanworth

Date Registered:
13 March 2014

Target Decision Date:
8 May 2014

Site Address:

26 Lochinver Bracknell Berkshire RG12 7LD

Proposal:

Erection of a two storey rear extension

Applicant:

Mr Ray Walker

Agent:

Mr Chris Barnes

Case Officer:

Sarah Horwood, 01344 352000

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

This application has been reported to the Planning Committee at the request of Councillor Baily as the proposed two storey rear extension is considered to be out of keeping with the area.

2. SITE DESCRIPTION

26 Lochinver is an end terraced two storey dwelling located within a residential area. There is an existing conservatory to the rear of the dwelling. The rear boundary of the site backs onto a block of garages. There is a public footpath which runs to the north and east of the dwelling linking onto Birch Hill Road.

3. RELEVANT SITE HISTORY

608034 approved for front porch extension (1983).

4. THE PROPOSAL

Full permission is sought for the erection of a two storey rear extension following demolition of an existing single storey conservatory.

The proposed two storey rear extension would be 4.8m wide and 2.6m deep. The eaves height of the extension at 4.8m would tie into the existing eaves of the roof and the ridge height of the roof of the extension would be set 0.5m lower than the existing ridge line of the roof at a height of 6.1m.

5. REPRESENTATIONS RECEIVED

Bracknell Town Council were consulted on the application and considered no objection.

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

- proposal is inappropriate and that the use of land/property should not change
- overlooking - the proposal could lead to a loss of privacy
- overshadowing - the height & proximity of the development could lead to a loss of daylight to habitable rooms & garden and view from upper rooms
- overbearing - the scale of the proposed development could have an oppressive impact on nearby properties
- out of character - the design or scale of the development appears out of character with surrounding houses
- devaluation of property
- question need for bigger property for 2 occupants
- if single storey, unlikely to cause a problem
- unsightly addition to a small terrace of houses

6. SUMMARY OF CONSULTATION RESPONSES

No consultations were undertaken for the proposal.

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 proposed two storey rear extension would be set 0.15m from the eastern boundary of the application site which faces onto a public footpath that links Lochinver to Birch Hill Road. It would project 2.6m from the rear elevation of the dwelling following demolition of existing conservatory and would be 4.8m high to the eaves and 6.1m high to the ridge. The proposed two storey rear extension would appear visible when viewed from the public footpath and surrounding area due to its siting and the positioning of the dwelling in the street scene. However, the visual prominence of the proposed two storey rear extension in the street scene would not be so adverse as to warrant refusal of the application given the extension

has a modest projection of 2.6m and has a shallow pitched roof which would be subordinate to the ridge line of the roof of the host dwelling, with the roof pitching away from the boundary.

The materials for the proposed extension would match those of the host dwelling and it would be subordinate to the host dwelling. As such, its external finish and design would be acceptable.

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

10. RESIDENTIAL AMENITY

'Saved' Policy EN20 of the BFBLP states that developments should not adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

No. 26 is in a row of three terraced properties with the front and rear elevations of the original dwellings following the same building lines. The proposed two storey rear extension would be set 2.8m from the common boundary with the mid-terraced property at no. 27 and it would project 2.6m from the rear wall of the dwelling. There is an existing conservatory to the rear of no. 27 which is approximately 3m deep. The proposed extension due to it being two stories high would appear visible from the rear elevation and rear garden of no. 27, however would not appear so unduly overbearing to the adjoining property due to the projection of the extension, its shallow pitched roof and that it would be set in 2.8m from the boundary with no. 27. Further, the proposed two storey rear extension would not encroach on a 45 degree angle taken from the mid-point of the rear facing windows/door at no. 27 and therefore no detrimental loss of daylight would result. The proposed two storey rear extension is to the south-east of the rear elevation of no. 27 and therefore some overshadowing may result to the rear of no. 27 in the morning, however due to the modest projection of the proposed extension and its roof design, this would not adversely affect the living conditions of neighbouring occupiers. No windows are proposed in the flank wall of the proposed extension at first floor level so there will be no increase in overlooking or loss of privacy to no. 27.

The proposed two storey rear extension would be set 10.5m from the boundary of no. 28 Lochinver - the other end terraced property on the row. At a projection of 2.6m, the two storey rear extension would appear visible viewed from the rear elevation and rear garden of no. 28, however in view of the 10.5m separation distance, it would not appear unduly overbearing to the detriment of no. 28. The prominence of the extension would be further mitigated by the existing conservatory to the rear of no. 27 set close to the boundary with no. 28.

The proposed two storey rear extension would be set 15m at the closest point from the flats to the south-east of the site at nos. 29-34 Latimer. The proposed extension would appear visible viewed from these flats but would not appear unduly prominent to the detriment of the owners/occupiers of these flats. Further, the window proposed in the rear elevation of the two storey rear extension at first floor level would have oblique views over these flats and would therefore not result in any undue overlooking.

The proposed two storey rear extension would be set 5.5m from the rear boundary of the site with a 19m separation distance to the rear/side boundary of 37 Lochinver and 26m to the rear of no. 37 itself. In view of this separation distance, the proposed two storey rear extension would not appear unduly prominent or result in overlooking to this property.

As such, the proposal would not be considered to 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

'Saved' Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards. The NPPF refers to local authorities setting their own parking standards for residential development.

The existing dwelling has 3no. bedrooms and the proposed two storey rear extension would enlarge an existing bedroom. As such there would be no increase in the number of bedrooms at the dwelling and therefore no additional on site parking provision would be required.

For the reasons given above, the proposal would not result in highway safety issues.

12. CONCLUSION

The proposed two storey rear extension would not result in adverse impacts to the residential amenities of adjoining properties, would not adversely affect the character and appearance of the surrounding area and no additional on site parking provision would be required. As such, the proposal is considered to be in accordance with Policy CP1 of the Site Allocations Local Plan, CS7 of the CSDPD and 'Saved' Policies EN20 and M9 of the BFBLP, all in accordance with the NPPF.

The proposal 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 approved plans received by the Local Planning Authority on 13 March 2014:
site plan

drawing FFP5

drawing GFP 4

drawing HSE 3

drawing RE 1

drawing RP 6

drawing SE 2

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 (west) elevations of the extension hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighboring 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

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