

Unrestricted Report

ITEM NO: 9

Application No.
14/00298/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
27 March 2014

Target Decision Date:
22 May 2014

**4 Bedfordshire Down Warfield Bracknell Berkshire
RG42 3UA**

Proposal:

Erection of part two storey side and part first floor side extension and single storey side extension and single storey rear extension forming conservatory.

Applicant:

Mr Darren Parsons

Agent:

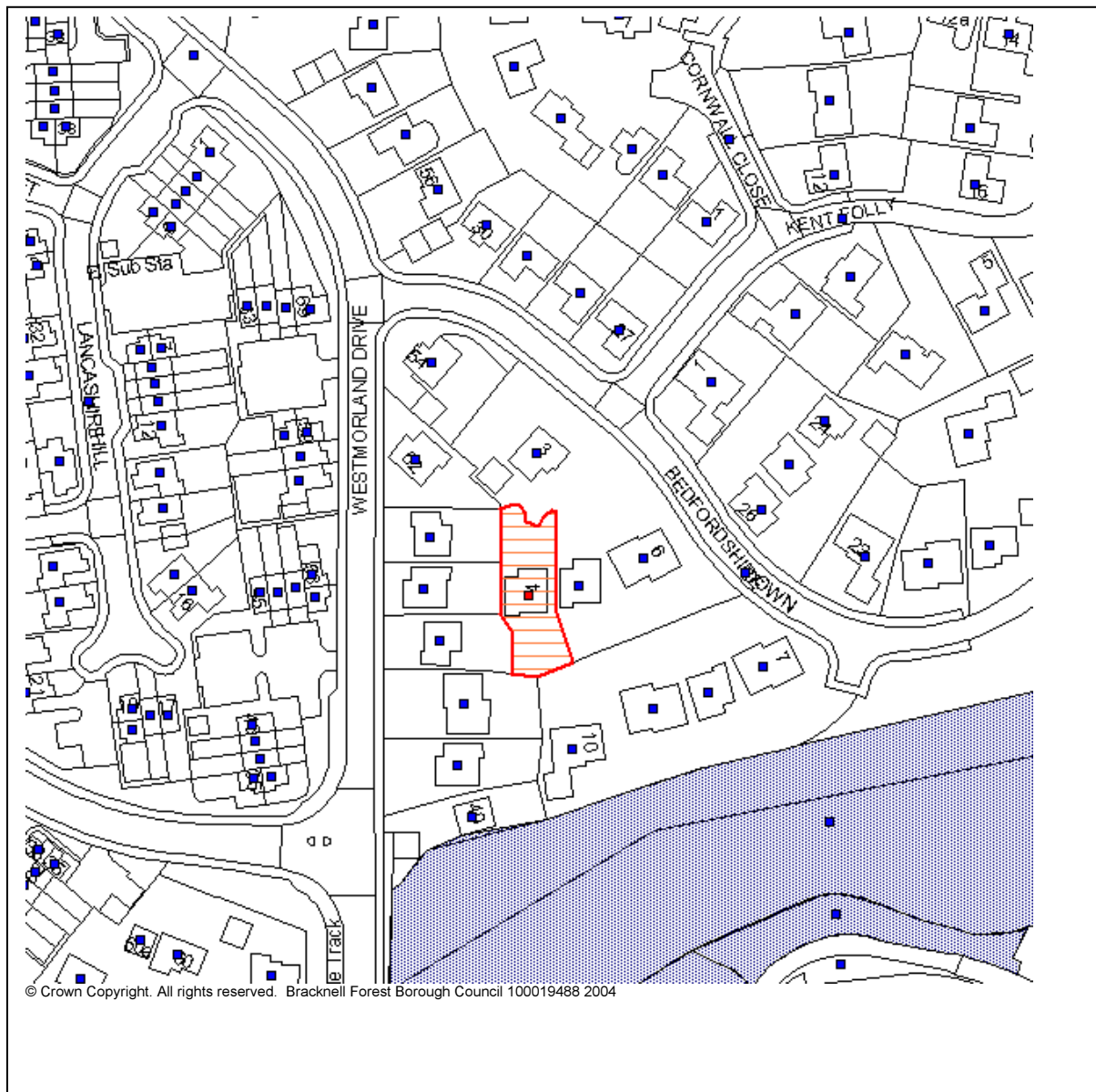
(There is no agent for this application)

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 as 4 objections have been received to the proposal.

2. SITE DESCRIPTION

4 Bedfordshire Down is a two storey detached dwelling with attached garage located at the end of a shared driveway serving nos. 3 to 6. There is on site parking in front of the existing garage. The rear gardens of nos. 46 to 50 Bedfordshire Down back onto the side boundary of the application site.

3. RELEVANT SITE HISTORY

There is no relevant planning history relating to the site.

4. THE PROPOSAL

Full permission is sought for the erection of a part two storey side and part first floor side extension and single storey side extension and single storey rear extension forming conservatory.

The proposed side extension would be 2.8m wide and 9.6m deep at ground floor level and 8.6m deep at first floor level. It would have an eaves height of 4.2m and ridge height of 7.8m. The proposed conservatory would be 3.2m wide and 2.2m deep.

5. REPRESENTATIONS RECEIVED

Warfield Parish Council were consulted on the application and raised no objection.

4no. letters of objection received which raise the following:

- impact on neighbours including overlooking, overshadowing and overbearing impact;
- impact on surrounding area;
- traffic, parking, access issues;
- great crested newts

6. SUMMARY OF CONSULTATION RESPONSES

No formal consultations were required 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 side extensions would be sited on the western elevation of the dwelling, set back approximately 35m from the highway on Bedfordshire Down. Due to the siting of the proposed extension and its set back from the highway, it would not appear unduly prominent in the street scene. The proposed conservatory would be sited to the rear of the dwelling and would therefore not appear visible in the street scene.

The proposed part two storey and part first floor side extension would be subordinate to the host dwelling with the ridge height of the roof of the extension set lower than the existing ridge line of the roof by 0.5m and the first floor element of the extension set in from the front elevation of the host dwelling by 0.8m. The design of the proposed two storey/first floor side extension would match the design of the extension approved and implemented at the adjoining property at no. 5 Bedfordshire Down. The proposed two storey/first floor side extension would therefore not be out of character in the street scene.

The materials for the proposed side extensions would be similar in appearance to those of the host dwelling.

As such, the proposal would not 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.

The proposed side extensions would be set 19m from the front elevation of no. 3 Bedfordshire Down to the north of the application site. The proposed side extension would appear visible to this property, however would not appear unduly obtrusive to the detriment of this property. The window proposed in the front elevation of the first floor side extension due to the 19m separation distance to the front of no. 3 would not result in overlooking to this property.

0.8m of the proposed side extension would appear visible to no. 5 Bedfordshire Down due to its rear projection, however it would be set approximately 7m from the boundary with no. 5 and due to this nominal projection would not appear unduly prominent to no. 5. No windows are proposed in the flank wall of the first floor side extension facing no. 5 so no overlooking would result. A single storey rear extension forming conservatory is also proposed which would project 2.2m from the rear elevation of the dwelling and be set 2.5m from the rear elevation of no. 5 at the closest point. Due to the modest projection of the conservatory and its height of 3m, it would not result in loss of daylight and would not appear visually intrusive to no. 5.

The proposed side extensions would be set 14m from the boundary with no. 10 Bedfordshire Down with a 25m separation distance to the rear of no. 10. In view of these separation distances, the proposed first floor element of the extension would not appear unduly prominent or result in overlooking to no. 10 that would be detrimental.

The proposed side extensions would be set 12.5m from the boundary with no. 44 with a 14m separation distance to the rear elevation of no. 44 at the closest point. The proposed side extension would appear visible to no. 44, however would not appear unduly prominent to no. 44 and no undue overlooking would result.

The proposed side extensions would be set 10m from the rear elevation of no. 46 Westmorland Drive at the closest point. The proposed side extension would appear visible to no. 46, however due to the 10m separation distance, the proposed side extensions would not appear unduly overbearing and would not result in overshadowing. 1no. window is proposed in the rear elevation of the first floor side extension, however no. 46 is orientated at 90 degrees to the application site so there would be some oblique views towards the rear elevation and rear garden of no. 46 but not to a level that would be detrimental to warrant refusal. The proposed conservatory would appear visible to no. 46 but due to its single storey height, would not appear unduly prominent.

The proposed side extensions would be set between 11m and 11.5m from the rear elevation of no. 48 Westmorland Drive, with a 12m separation distance to the flank wall of the proposed extension. The first floor element would be subordinate in design to the host dwelling with the ridge height of the roof set 0.5m lower than the existing ridge line of the roof of the dwelling and set back from the front elevation of the dwelling by 0.8m. Given the design of the proposed first floor side extension and the separation distance between the rear elevation of no. 48 and the flank wall of the proposed first floor side extension of 12m, it would not appear unduly overbearing to the occupiers of no. 48.

Reference is made to an appeal which was allowed for a first floor side extension and two storey rear extension at 6 Horsnape Gardens (LPA ref: 13/00378/FUL) allowed by decision letter dated 13 December 2013 which was refused due to the overbearing impact of the extension to no. 7 Horsnape Gardens. At this site there was approximately 9m between the rear elevation of a conservatory at no. 7 and the flank wall of the proposed first floor side extension. In para 3 of the appeal decision, the Inspector considered that the proposed extension would not appear overbearing or oppressive to no. 7 and the impact of the extension would be further mitigated by existing trees.

There would be a greater separation distance between the rear elevation of no. 48 Westmorland Drive and the flank wall of the proposed side extensions at no. 4 (12m), more than that considered to be acceptable by the Planning Inspector in the aforementioned appeal at 6 Horsnape Garden (9m) and in light of the above appeal decision, the proposal is not considered to be unduly overbearing to the occupiers of no. 48. It is noted that there is an existing leylandii hedge along the rear boundary of no. 48 which is approximately 3.5m high which would further help to soften the visual prominence of the proposed first floor side extension.

No windows are proposed in the flank wall of the proposed side extension at first floor level facing no. 48 so no overlooking would result.

The proposed side extensions would be set 12m from the rear elevation of no. 50 Westmorland Drive at the closest point. The proposed side extension would appear visible to no. 50, however due to the 12m separation distance, the proposed side extensions would not appear unduly overbearing and would not result in overshadowing. 1no. window is proposed in the front elevation of the first floor element of the side extension, however no. 50 is orientated at 90 degrees to the application site so there would be some oblique views to the rear elevation and rear garden of no. 50 but not to a level that would be detrimental.

The proposed side extensions would be set 27.5m from the rear elevation of no. 52 Westmorland Drive at the closest point. In view of this separation distance, the proposed side extensions would not appear unduly overbearing and would not result in overshadowing/loss of daylight. 1no. window is proposed in the front elevation of the first floor side extension, however the proposed first floor side extension would be set approximately 15m from the rear boundary of no. 52 and therefore no detrimental level of overlooking would result.

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 property comprises 4no. bedrooms. The proposed side extensions would enlarge 2no. existing bedrooms and also form a study at first floor level which would be large enough to accommodate a single bed and therefore be classed as a fifth bedroom. There would be no requirement for additional on-site parking in accordance with the Council's Parking Standards adopted July 2010 where there is a requirement for 3no. parking spaces for a 4+bedroom property. Parking would be provided within the garage and 2no. spaces accommodated to the front of the dwelling.

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. BIODIVERSITY IMPLICATIONS

The site is within 500m of a pond where great crested newts have been recorded. Given the proposal is for an extension to a residential property, it is not necessary for any survey work to be undertaken, however an informative will be included in the event of planning permission being granted to contact Natural England should great crested newts be found on site during building works.

13. CONCLUSION

The proposed side extensions and single storey rear extension forming conservatory would not result in significant adverse impacts to the residential amenities of adjoining properties, 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 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.

Therefore recommend 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 7 May 2014:
drawing ref: 170911

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 of the first floor side 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 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. The parking spaces to the front of the dwelling shall be retained for 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]

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. Garage retention
6. Parking retention

03. The site is within 500m of a pond where great crested newts are known to be. Should great crested newts be found during the construction of the extension, all works should cease and Natural England should be contacted.

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