

## Unrestricted Report

### ITEM NO: 6

Application No.  
**14/00227/FUL**

Site Address:

Ward:  
College Town

Date Registered:  
26 March 2014

Target Decision Date:  
21 May 2014

**90 College Road College Town Sandhurst Berkshire  
GU47 0QZ**

Proposal: **Erection of a first floor rear extension, and associated alterations to existing rear extension to provide pitched roof to rear.**

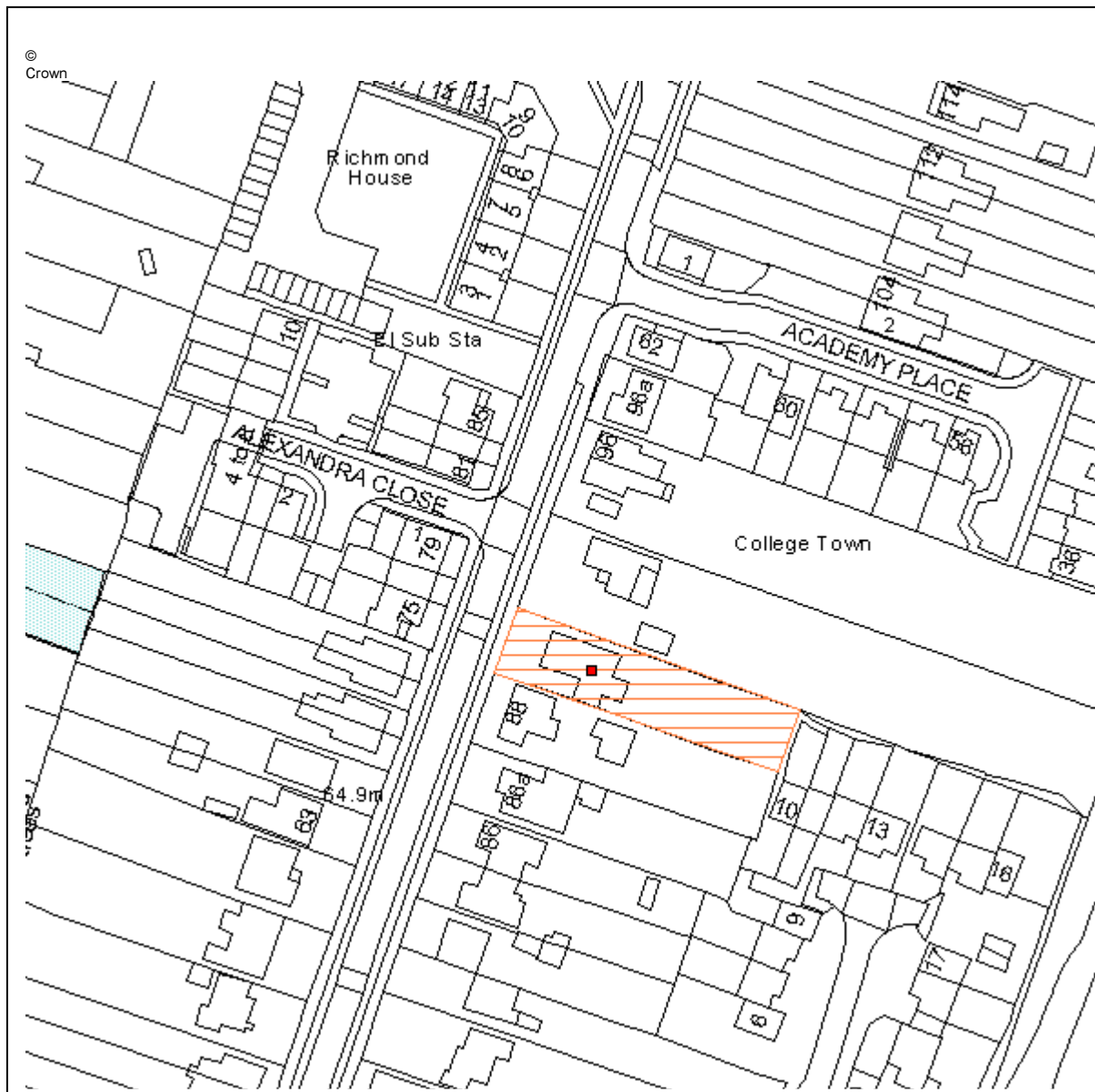
Applicant: Mr Paul Alexander

Agent: Andy Ward

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 Councillors Allen and Blatchford due to concerns over the impact of the proposal on amenity of the neighbouring property of 92 College Road, following the receipt of one objection comment from the neighbouring property of 92 College Road.

### **2. SITE DESCRIPTION**

90 College Road is a two storey four bedroom detached dwellinghouse located in a predominately residential area. The property contains an attached single garage with a hard surfaced driveway and frontage, providing off-street parking. Boundary treatments consisting of hedging and planting are located on the front boundary of the property, excluding the vehicular access point. The dwellinghouse has been extended significantly to the rear and southern-facing side through single storey and two storey extensions. The property benefits from an enclosed soft landscaped rear garden with a hard surfaced patio, a conservatory and a lawn with planting including a small tree. The rear garden is bordered by 1.8 metre high close-boarded timber fencing on the northern side, with extensive tall planting on all sides.

College Road consists of predominately residential properties with a wide variation in design, bulk and massing. The site lies within the 'College Town' Study Area defined within the Character Area Assessments Supplementary Planning Document (SPD) (2010).

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

7371                      Decision Date: 07.12.1961  
Addition to provide living room, kitchen, W.C., bedroom and bathroom [Officer Note: proposal was a two storey rear extension]  
Approved [Not implemented]

7506                      Decision Date: 01.03.1962  
Alterations and additions [Officer Note: proposal was a two storey rear extension]  
Approved

602360                  Decision Date: 08.02.1977  
Single storey rear extension to living room.  
Approved

607004                  Decision Date: 11.05.1982  
Single storey side extension forming hall and kitchen  
Approved

05/00266/FUL              Decision Date: 27.04.2005  
Erection of first floor rear extension with alteration to roof  
Approved [Not Implemented]

The property contains a single storey rear extension forming a conservatory. This conservatory does not benefit from planning permission, however aerial photographs indicate that the conservatory has been in place for at least nine years, and may be considered lawful.

#### **4. THE PROPOSAL**

The proposed development is the erection of a first floor rear (eastern) extension sited an existing single storey rear extension on the northern side of the rear elevation of the dwellinghouse. The proposed extension would form an enlargement to an existing bedroom and a studio room. In association with the proposed development, internal alterations are proposed to the floor layout on the eastern side of the rear first floor elevation, forming an en-suite bathroom. One north-facing side window is also proposed to be installed on the first floor of the existing dwellinghouse.

In addition the proposed development is for the raising of the roof height of the existing flat roof two storey rear extension on the southern side of the rear elevation of the dwellinghouse, to form a gable roof in conjunction with the proposed first floor extension.

The proposed development would measure 5.3 metres in depth from the first floor rear wall from which it projects, and 3.4 metres in width, matching the current building line of the ground floor extension. The proposed total height of the rear extension and alterations to the existing roof line would be 7.9 metres (compared to the total height of the existing dwellinghouse of 7.2 metres).

The proposed development is a re-submission of planning approval reference: 05/00266/FUL, which was not implemented and has now expired.

#### **5. REPRESENTATIONS RECEIVED**

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

A representation was received from the neighbouring residential property of 92 College Road. Although the resident did not explicitly state that they objected to the proposed development, considering the content of the representation in respect of the proposed development, it is considered to form an objection. The resident raised the following concerns:

- The proposed raising of the ridge height of the roof would result in an adverse loss of light to the dwellinghouse of 92 College Road
- The proposed first floor windows would result in an adverse overlooking impact on 92 College Road, unless they were obscure-glazed
- The proposed development would affect the operation of solar panels present on this property.

*Officer Note: Impacts on the operation of solar panels are not a material planning consideration. The impacts on the residential amenity of the property of 92 College Road are assessed in the report below.*

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

No statutory or non-statutory consultations were carried out.

#### **7. DEVELOPMENT PLAN**

The Development Plan for this Borough includes the following:

SiteAllocations Local Plan 2013 (SALP)  
Core Strategy Development Plan Document 2008 (CSDPD)  
'Saved' Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)

## **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, and trees. 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.

The site is located within an area known as 'College Town' within the Character Area Assessment SPD (2010). The SPD establishes that the character of the area is formed by a distinct linear development pattern, with a wide variety of house types and architectural styles, and a variation in boundary treatments.

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.

The design of the proposed development is considered to be sympathetic to the host dwelling and its existing extensions by virtue of its siting, form and architectural style. It would have a gable roof of the same style and angle as the roof of the host dwellinghouse. Although the peak of the proposed roof would be taller than that of this existing roof, this is necessary because the rear two storey section of the dwellinghouse would be wider than the

front section, and also to ensure that the proposed angle of the roof slope would match the existing dwellinghouse.

The proposed alterations to the roof layout would be visible in the street scene of College Road. It is not considered that either the proposed extension or the proposed roof layout would result in an appearance that is incongruous in the street scene to the detriment of the character of the area, considering that it would be sympathetic to the host dwellinghouse, and also when considering the nature and massing of the proposed development in relation to the varied bulk and architectural styles of dwellinghouses present within the street scene.

Furthermore, it is considered that the proposed roof layout would be more sympathetic to both the host dwellinghouse and the character of the surrounding area than the existing flat roof section, which appears more incongruous within the street scene and unsympathetic to the design and character of the host dwellinghouse.

As the proposed roof alterations 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 on the external surfaces of the development would be similar to that of the host dwelling, in the interests of avoiding an adverse impact on the character of the surrounding area.

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, BFBLP '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 association with 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.

The proposed development would be visible from the neighbouring residential dwelling of 92 College Road to the north. Considering the proposed separation distance between the proposed development and this dwellinghouse, and when considering the existing impacts created by the host dwellinghouse and its existing extensions, it is not considered that the proposed development would result in an adverse increase in any loss of light or overbearing impacts experienced by the dwellinghouse of 92 College Road.

Two windows are proposed to be installed on the first floor north-facing side elevation, facing 92 College Road. These windows would directly face the side-facing windows at 92 College Road, one which serves a bedroom, and would also face the rear garden of no. 92. Although there is an existing first floor window on the first floor extension with this orientation, this window is set back within the site. It is therefore recommended in the event of granting planning permission that a condition be imposed to install and retain these proposed windows as obscure-glazed, in the interests of avoiding an adverse overlooking and loss of

privacy impact on 92 College Road. It is also recommended that a condition be imposed to restrict the formation of any additional windows on this elevation for the above reasons.

The proposed roof alterations would be visible from the neighbouring property of 88 College Road to the south. The closest windows to the proposed development at 88 College Road do not serve habitable rooms (a kitchen at ground floor and bathroom at first floor level). In any case, the height of the southern-facing wall of the rear section of the dwellinghouse being altered would be reduced, and although the total proposed roof height would be taller, the proposed design of the sloping gable roof would mitigate any loss of light and overbearing impacts on this property.

One south-facing first floor side window is proposed to be installed which would face the rear of 88 College Road. It is recommended in the event of granting planning permission that a condition be imposed to install and retain this proposed window as obscure-glazed, in the interests of avoiding an adverse overlooking and loss of privacy impact on 92 College Road. It is also recommended that a condition be imposed to restrict the formation of any additional windows on this elevation for the above reasons.

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 conditions.

## **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.

90 College Road is a four bedroom dwellinghouse as existing. Following the implementation of the proposed development and the associated internal alterations to the layout of the first floor, the proposed development would result in a net increase of one bedroom, when considering that the proposed studio room could be potentially utilised as a bedroom.

In accordance with the guidance contained within the Parking Standards SPD (2007), a dwellinghouse containing four bedrooms or above would require the provision of a minimum of three off-street parking spaces. As the dwellinghouse has four bedrooms as existing, any parking shortfall would be maintained following the implementation of the proposed development. In any case, the dwellinghouse benefits from an attached single garage, and sufficient space within the hard surfaced driveway to the front and side of the main dwellinghouse to provide at least three off-street parking spaces. As there are no restrictive conditions currently imposed on the site to restrict the conversion of the garage to habitable accommodation, or to retain the use of the hard standing for parking, and as any shortfall would be maintained, it is not considered that in the event of granting planning permission conditions should be imposed restricting garage conversions or retaining the hard standing in the interests of highway safety.

Therefore it is not considered that the proposed development would result in an adverse impact on highway safety, 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 rear garden of 90 College Road contains a small tree, and trees are sited within the curtilage of the property of 88 College Road to the south, which form part of the boundary between the properties. These trees are not subject to Tree Preservation Orders (TPOs), and in any case considering the first floor nature of the proposed development, it is not considered that the proposed development would result in an adverse impact on these 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 trees, subject to the recommended conditions, in accordance 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 received by the Local Planning Authority on 26 March 2014 AD 2554 Sheet 2 'Proposed plans, elevations, location plan & site plan'

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. 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 on either the southern or northern side elevations of the development hereby permitted.

REASON: In the interests of the residential amenity of the neighbouring properties of 88 College Road, College Town, Sandhurst and 92 College Road, College Town, Sandhurst.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

05. The southern and northern facing side windows at first floor level hereby permitted to bedroom 3, the studio room, and the en-suite bathroom, as identified on the approved plans, shall not be glazed at any time other than with a minimum of Pilkington Level obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of the residential amenity of the neighbouring properties of 88 and 92 College Road, College Town, Sandhurst.

[Relevant Policy: BFBLP 'Saved' Policy 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:

1. Time Limit
2. Approved Plans
3. Materials
4. Side-facing windows
5. Obscure-glazing

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)