

## Unrestricted Report

### ITEM NO: 5

Application No.  
**13/01071/FUL**

Site Address:

Ward:  
Ascot

Date Registered:  
23 January 2014

Target Decision Date:  
20 March 2014

**The Coach House Coronation Road Ascot Berkshire**

Proposal:

**Erection of four bedroom detached house following demolition of existing dwelling and outbuildings.**

Applicant:

Mr H Korkchi

Agent:

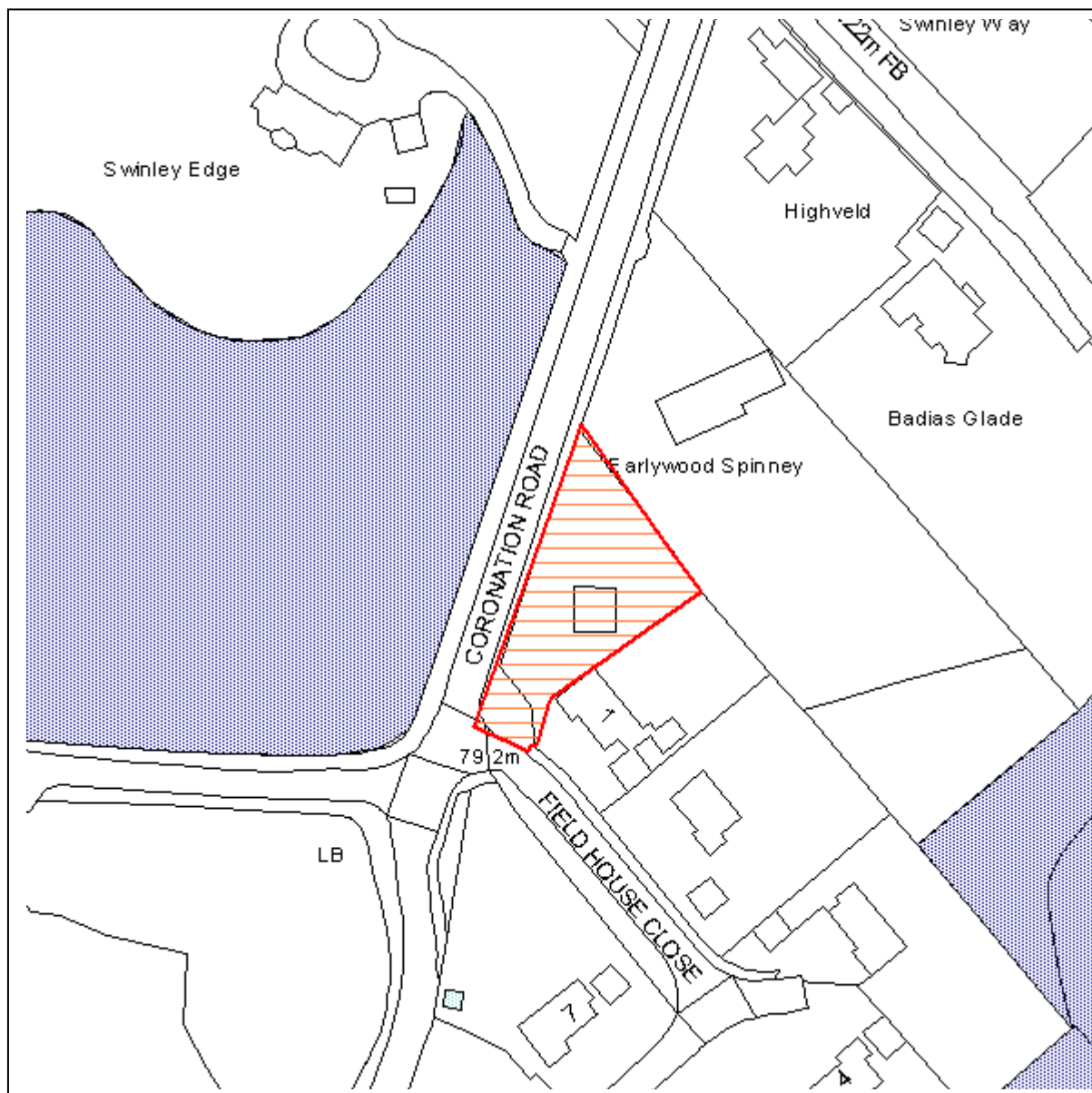
Ascot Design

Case Officer:

Paul Corbett, 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 is reported to the Planning Committee at the request of Councillor Virgo as he wishes for the proposal to be considered in the context and visual amenity of the area.

### **2. SITE DESCRIPTION**

The site currently comprises 0.1ha. plot with an existing chalet style dwelling with dormer windows front and rear. The building is set at an oblique angle and quite close to the flank of no.1 Field House Close. The building was originally a detached double garage with a first floor over. Planning permission was granted in 2010 for the formal change of use of the building to form a separate dwelling (10/00532/FUL).

To the north is a large area of timber decking and a carport and gated vehicular access off Coronation Road.

The site is enclosed by close boarded timber fencing and concrete posts.

The entire site is covered by mature trees which are protected by a Tree Preservation Order.

One of the trees nearest the road was formally requested to be felled however this application was refused and the applicant subsequently appealed this decision. The appeal was heard on 4th June 2014 and the Inspector has yet to issue a decision.

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

615521 (1989) Erection of double garage with games room over. Approved.

617617 (1992) Erection of detached house with integral garage with access onto Coronation Street. Refused & Appeal Dismissed.

00/00047/FUL (2000) Change of use of detached double garage with room over as a separate residential unit. Refused.

05/00262/FUL (2005) Erection of five bedroom detached house and detached double garage after demolition of existing garage. Refused.

06/00357/FUL (2006) Erection of 1no. five bedroom house following demolition of existing garage. Withdrawn.

10/00532/FUL (2010) Change of use of outbuilding to form a separate dwelling without compliance with condition 7 of planning permission 615521. Approved.

11/00029/COND (2011) Details submitted pursuant to conditions 3 (boundary treatment), 4 (vehicle parking), 5 (pedestrian access), 6 (cycle parking) of planning permission 10/00532/FUL. Part Approved, Part refused. (Refusal related to Condition 4 Vehicle parking).

TPO1066 /1202881 (2011) Proposed felling of 8 trees. Refused. Appeal Dismissed

12/00694/FUL (2012) Erection of detached car port (retrospective). Refused.

12/00177/COND (2013) Details pursuant to condition 4 (parking) of planning permission 10/00532/FUL. Approved.

13/00129/TRTPO (2013) Application to fell 1 tree. Refused. (Tree T18 on plan).  
Appeal heard on 4 June 2014 - awaiting Inspector's decision.

13/00877/FUL Erection of detached car port. Pending consideration.

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

The proposed development is for the erection of a two-storey four bedroom detached house following demolition of existing dwelling and outbuildings and the removal no.5 protected trees on the site.

The applicant states that the proposal is to create a family home of a traditional design and appearance which will reflect and respect its semi-rural setting and will positively enhance the appearance of the site.

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

Winkfield Parish Council was consulted on the application, and they raise no objection.

No representations were received from any of the neighbouring residents consulted.

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

Highway Authority:

The use of the existing access, proposed parking and turning as shown is considered acceptable subject to a number of planning conditions. Conditional approval is recommended.

Tree Service:

The Tree Service raises an objection to the loss of the protected trees.

#### **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 existing property The Coach House is located in a residential area that is within a defined settlement as shown 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.

Given this proposal is located within the settlement the principle of redevelopment complies with the above development policies CP1, CS1 and CS2.

However it also needs to be demonstrated that the scale of development is appropriate subject to no adverse impact on the street scene and character of the area, amenity of neighbouring occupiers, highway safety, trees etc. These issues are addressed in the following sections of this report.

## **9. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

BFBLP Policy EN20 and CSDPD Policy CS7 seek to ensure development remains sympathetic 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.

The surrounding area generally comprises large detached dwellings lying in spacious, landscaped plots. To the north of the site is Earlywood Spinney which is a substantial dwelling located within a very large plot. This property falls within the open Green Belt. Similarly the dwellings on the western side of Coronation Road are within the open Green Belt and are located in very substantial, landscaped plots. The site itself, together with the two storey dwellings located within Field House Close to the south east, fall within the defined settlement. These dwellings are generally located within more modest size plots. The area has a semi-rural character and is characterised by mature trees and other hedging and landscape features along Coronation Road.

The existing dwelling footprint measures as 7.46m x 7.86m or 58.64sqm. Whereas the proposed dwelling footprint which is 11.83m x 10m or 118 sqm. This equates to a doubling of the existing building footprint on the site. The height of the proposed dwelling is 7.2m compared with the existing dwelling at 6.23m. This results in a difference of approximately 1m higher (0.97m).

Whilst it is acknowledged that the proposed eaves and ridge height of the replacement dwelling have been deliberately designed such that it would not appear unduly prominent within the street scene, it is felt by reason of its increase in height, mass and bulk and siting closer to the Coronation Road compared with the existing dwelling (which only exists through a change of use of an existing outbuilding) it would result in a cramped appearance on this corner plot relative to the immediate generous spacious plot sizes afforded to the existing pattern of development. It is felt this assessment is not dissimilar to a previous inspector's conclusion on the same site for a new 4 bed dwelling in 1992. At the time the Inspector did make reference to the appellant's planning permission granted to construct a single storey

building forming a double garage with a games room over, however the Inspector considered that was smaller in scale and ancillary to the main dwelling, no.1 Field House Close.

The existing trees provide a valuable visual amenity to the area. Whilst any replacement trees are welcomed to compensate for the 5 trees proposed to be felled to facilitate this redevelopment, it is not considered realistic that there would be sufficient space to accommodate and allow for future growth of any additional trees given the increase in built form and other associated hardstanding now proposed on this relatively small plot. It is therefore concluded that this proposal would have adverse impact upon the sylvan character of Coronation Road as the trees proposed to be felled could not be satisfactorily compensated for given the scale of this development.

By reason of the siting, scale, height, mass and bulk it is considered that the proposed development would result in a unduly prominent and cramped form of development out of keeping with the surrounding pattern and form of development to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Bracknell Forest Borough Local Plan Saved policy EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

## **10. RESIDENTIAL AMENITY**

BFPLP 'Saved' Policy EN20 (vii) 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(i) 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 proposed house is set back from Coronation Road by approximately 6.4m.

The house is lower in height than both Earlywood Spinney and No.1 Field House Close with a proposed ridge height of 7.2m

The design of the house has been designed in such a way to minimise any material overlooking of the adjacent dwellings. The rear elevation of the dwelling would be located a distance of between 7.7m x 13.4m from the rear boundary of the site which is sufficient to ensure that it would not appear overbearing. The closest part of the new dwelling to Earlywood Spinney is the north side of the dwelling. The flank wall of the dwelling is located between 8.5m x 14.5m from the boundary with Earlywood which appears well screened. Given the distances involved, the orientation of the proposed dwelling and the level of screening along the boundaries of the site, it is considered there would be no material loss of amenity to Earlywood Spinney to the north east.

It is considered that the first floor rear bedroom window does result in some overlooking of the bottom most part of the garden to no1 Field House Close but not to such a degree so as to result in significant harm to warrant a reason for refusal.

As such it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties and it would be in accordance with BFBLP Saved Policies EN20 and the NPPF.

## 11. TREE AND LANDSCAPING IMPLICATIONS

The Coach House was originally the garage for 1 Field House Close but the two buildings are now occupied as separate dwellings under conditional planning permission. The garden area has been subdivided to serve the two separate dwellings and this now appears to have increased the pressure upon these trees as a significant number of them are now within a smaller plot as a result.

The site encompasses a significant number of sizeable trees including Scots Pine, Douglas Fir, maturing Beech and Sweet Chestnut. Both collectively and as individuals, the majority on the property have significant long term landscape importance. This includes the Beech, Pine and Chestnut trees directly adjacent to the car port. These help to underpin the semi rural character of the area. They are an important asset which should be safeguarded in accordance BFBLP Saved Policies EN1, EN20 and CS7 and as such as they represent a significant planning constraint to any replacement house on this site.

The Trees on this site are subject to confirmed Area Tree Preservation Order 1066 dated (03.02.11), which protects all trees within the site.

This site was the subject of successful legal action by the Council (June 2012) under the Tree Preservation Order legislation for damage to the root systems of protected trees.

An application to fell trees on the property under the TPO, on grounds including, shading, general safety (falling branches etc), was refused by the Council and subsequently also dismissed at appeal in September 2011.

The quality and landscape importance of the trees was supported by the appeal decision notice APP/TPO/R0335/1691 where the inspector stated (para 7) '...all of the trees contribute to the considerable overall amenity value of the prominently sited group of trees which makes an important contribution towards the character and appearance of the locality...'

The applicants revised Arboricultural Impact Assessment & Method Statement states that the proposed building is fully within the footprint of the existing building and associated hardstanding which has existed since 1990. The proposed hard surfacing is either within the existing built up footprint, or is in areas outside the Root Protection Areas of retained trees (except where a small section of no-dig surface is proposed as the RPA of low quality category C sweet chestnut passes under the drive). However The Tree Service remains unsatisfied that this proposal outweighs the adverse impact upon the character and amenity of the area by felling the trees to accommodate a larger dwelling on the site which will only increase the pressure on the remaining trees in the long term.

One of the trees nearest the road was formally requested to be felled however this application was refused and the applicant has since appealed this decision. The appeal was heard on 4th June 2014 and the Inspectors decision is awaited.

In summary this proposal will require the removal of a number of trees (no.5) to facilitate this development which could also adversely affect the health and possible survival of other trees protected by a Tree Preservation Order (1066) and the Tree Service is not convinced that the proposed scheme of mitigation to compensate for their loss would in practice work due to the limited space remaining to facilitate their long term growth potential.

It is considered that the proposed loss of five trees to facilitate this development is unacceptable as these trees provide a significant contribution to the landscape character and visual appearance of the area. A larger dwelling on the site will also exponentially increase the pressure on the remaining trees. As such, the proposals would be contrary to BFBLP

Saved policies EN1 and EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework

## **12. 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. 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 proposed site plan demonstrates that the development will be able to make provision for 3 car parking spaces and turning within the site to enable a vehicle to exit the site in forward gear onto a classified road.

Whilst the current drawings do not show any gates it is considered their provision would impede the proposed internal arrangement which could lead to vehicles parking within the street and it is therefore recommended to impose a condition preventing the installation of any gates.

No provision is indicated for secure cycle parking. To comply with the requirements of the Parking Standards (July 2007) SPD the applicant will need to provide 4 secure spaces. This can be secured by condition.

The driveway and parking spaces are annotated on the Block Plan to be of a permeable design but no construction or drainage detail has been submitted. The design must be SUDS compliant and the LPA would therefore seek to secure this detail by condition. Whilst the Highway Officer advises that gravel is not considered to be the most appropriate driveway material to use as loose material can migrate onto the carriageway to the detriment of highway safety, this would need to be balanced against the protected trees. An intermediate strip of bonded material could be the solution to create a buffer between the driveway and highway. This information could be secured by condition if the proposal were to be approved.

In terms of increased vehicle movements this proposal would result in 4 additional trips per day.

Given the location of the site it is advised that a Construction Management Plan is secured by condition. This is considered necessary to protect the amenity of local residents and users of Coronation Road.

Subject to imposition of a number of conditions as identified this proposal would not result in any adverse impact on highway safety, and would be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy EN20, the Parking Standards SPD and the NPPF.

## **13. BIODIVERSITY IMPLICATIONS**

CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to 'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

The applicant commissioned a bat survey of the buildings and trees proposed to be removed on 28th May 2014. The report concluded that no evidence of bats was recorded and potential roosting opportunities were assessed as negligible. A recommendation for enhancement of the site's roosting opportunities on the site was made. It comprises the installation of a bat tube or a cavity bat roost to be installed in a south facing wall of the new building to provide an enhancement in bat roosting opportunities within the site.

Given the negligible impact and the recommended mitigation it is considered that this proposal would therefore comply with the Development Plan Policies which are consistent with NPPF. The Biodiversity Officer confirms he would support this proposal subject to conditions stating no demolition until details have been submitted to and approved in respect of the recommended mitigation, no site clearance shall take place during the main bird-nesting period, no external lighting and a scheme depicting hard and soft landscaping would also need to be submitted and approved before development could commence.

#### **14. SUSTAINABILITY AND ENERGY DEMAND**

CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. Code for Sustainable Homes Level 3. Formal assessment of dwellings against the Code for Sustainable Homes must be carried out by an accredited assessor (accredited by BRE). The assessment has several stages: Pre-assessment Estimator, Design Stage Assessment, and Post Construction Review. All stages should be covered, and the assessments submitted to the Council.

The applicant has not submitted a Pre-assessment Estimator demonstrating that the development is likely to meet with Code for Sustainable Homes Level 3.

Therefore if planning permission is to be granted a number of conditions would be imposed securing a Sustainability Statement and a Post Construction Review Report.

CSDPD Policy CS12 is not relevant as the scheme does not represent a net gain in dwellings.

The development plan policies are considered to be consistent with NPPF para 96 which states that in determining planning applications, local planning authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

#### **15. CONCLUSIONS**

It is considered that replacement dwelling would result in a much larger dwelling than the existing dwelling by reason of its siting would result in a more unduly prominent and cramped form of development compared to the existing pattern of development within the area, to the detriment of the character and visual amenities of the area. This would be contrary to Bracknell Forest Borough Local Plan Saved policy EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

In order to facilitate this development a number of the protected trees would also have to be removed and adversely affecting the health and possible survival of other trees protected by a Tree Preservation Order (1066), which make a significant contribution to the landscape character and visual appearance of the area. As such, the proposals would be contrary to the



Core Strategy Development Plan Policy CS7, BFBLP Saved policies EN1 and EN20 and the National Planning Policy Framework.

## 16. RECOMMENDATION

It is recommended that the application be **REFUSED** for the following reason(s):-

01. By reason of the siting, scale, height, mass bulk the proposed development would result in an unduly prominent and cramped form of development out of keeping with the surrounding pattern and form of development to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Bracknell Forest Borough Local Plan Saved policy EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

02. The proposed development will require the removal of trees and also adversely affect the health and possible survival of other trees protected by a Tree Preservation Order (1066), which make a significant contribution to the landscape character and visual appearance of the area. As such, the proposals would be contrary to BFBLP Saved policies EN1 and EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

### Informative(s):

01. This refusal relates to the following drawings/information

13-P927-02 - Proposed Floor Plans & Elevations received 23.01.14

13-P927-03 - Proposed Site Section & Street Elevation received 23.01.14

13-P927-06 - Site Information Plan received 07.05.14

13-P927-07 - Context Plan received 07.05.14

Design & Access Statement 23.01.14

Arboricultural Impact Assessment & Method Statement -Revised 07.05.14

### 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)