

Unrestricted Report

ITEM NO: 14

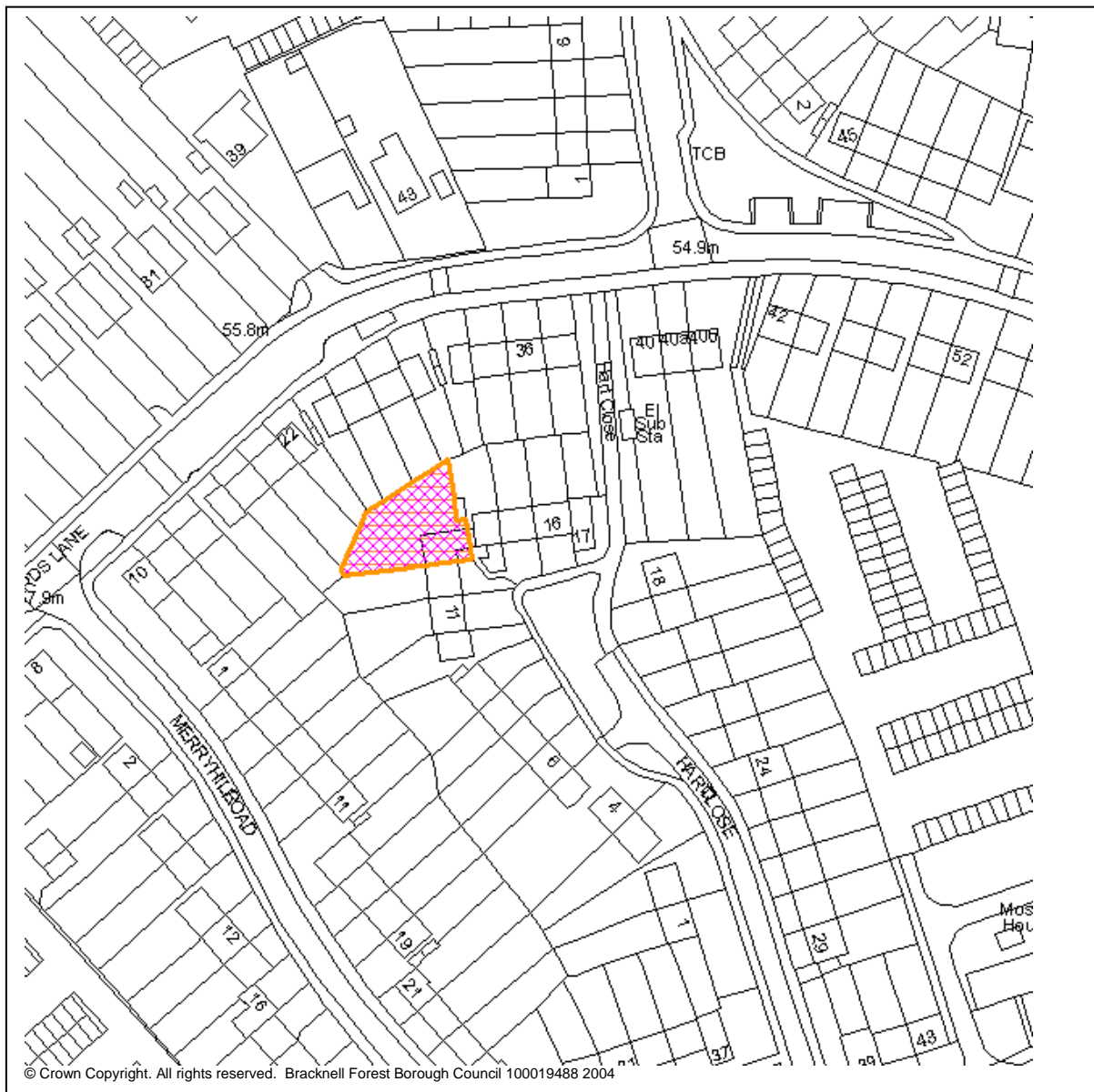
Application No.
14/00702/FUL
Site Address:

Ward: Priestwood And Garth
13 Hart Close Bracknell Berkshire RG42 2DR

Date Registered: 1 July 2014
Target Decision Date: 26 August 2014

Proposal: **Erection of single storey side extension.**
Applicant: Mr Malcolm Crabbe
Agent: Andy Ward
Case Officer: Matthew Miller, 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

The application has been reported to the Planning Committee at the request of Councillor Dudley due to concerns that the proposed development could be uneighbourly in respect of the impacts on the amenity of the surrounding residents.

2. SITE DESCRIPTION

Hart Close consists of predominantly terraced residential properties of similar design and size. 13 Hart Close is a two storey four bedroom (when including the first floor study room as a bedroom) terraced dwellinghouse, which adjoins the residential properties of 14 Hart Close to the east and 12 Hart Close to the south, forming a corner plot. The property is accessed by a footpath connecting to the main highway of Hart Close, with parking provided by communal parking bays within this highway. The property contains a soft landscaped front garden and an enclosed rear garden, with a single storey rear extension forming a conservatory and a wooden outbuilding forming a garden shed. The site level remains relatively flat and even throughout the property.

Trees are sited on the northern boundary of the property (outside of the application site). These trees are not subject to a Tree Preservation Order (TPO).

3. RELEVANT SITE HISTORY

14/00557/PAH Withdrawal Date: 23.06.14
Application for prior approval for the erection of a single storey rear extension.
Withdrawn

Officer Note: The proposed development is similar to the proposal that was subject to application 14/00557/PAH, which was withdrawn as it was identified that the proposal would constitute a side extension, and was therefore not permitted development.

4. THE PROPOSAL

The proposed development is the erection of a single storey northern side extension with a mono-pitched roof, which would form a living area. It would project 4.8 metres in depth from the existing northern side elevation of the host dwelling, and would measure 6.1 metres in width and 4.0 metres in total height. The proposed materials would consist of red brick for the external walls with clay roof tiles and white UPVC windows.

During the course of the application an amended plan was submitted at the applicant's request, altering the proposed depth and width of the extension in respect of sewer pipes located beneath the siting of the extension.

5. REPRESENTATIONS RECEIVED

Bracknell Town Council raised no objection to the proposal.

An objection comment was received from the resident of the neighbouring property of 15 Hart Close. The resident raised the following concerns:

- Ground works in relation to the proposal have started to take place
- Materials are being stored on one of the communal parking bays to the front of the property, with concerns over damage to vehicles

- The local residents believe that it is the applicant's intention to rent the property out to multiple individuals

A representation was received from the resident of the adjoining property of 14 Hart Close, who also raised concerns over the storage of materials within a communal parking bay.

Officer Note: Following a site visit to the property, it was confirmed that the ground works undertaken involved excavation works to provide trenches for the foundations, and to ascertain the location of sewer pipes located within the rear garden of the site. Any works undertaken in respect of the proposed development when planning permission has not been granted is done so at the applicant's own risk.

Following the receipt of representations the Local Planning Authority's Enforcement team was notified of the storage of materials within a communal parking bay, however the materials were removed before any investigation or action could take place. There is no evidence to suggest that the parking bay has again been used for storage since the materials were removed. Furthermore, any damage to vehicles would be considered a civil matter and would not constitute a planning matter.

Planning permission would be required in its own right for the formation of a House in Multiple Occupation (HMO), and this application relates to the erection of a single storey side extension only, with no proposed increase in bedrooms.

It is not therefore considered that the matters raised by residents are material planning considerations in relation to this application.

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:

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, 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.

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 proposed development would not be visible in the street scene of Hart Close as it would be obscured by the host dwelling. In any case, it is not considered that that the proposal would result in an appearance that is incongruous in the street scene, to the detriment of the visual amenities of the surrounding area. The proposed design and massing of the extension is considered to be sympathetic to the host dwelling, with the proposed mono-pitched roof being in keeping with the dual-pitched roof of the host dwelling and mono-pitched roof of the existing conservatory. The proposed materials to be used on the external surfaces of the development are considered to be sympathetic to those of the host dwelling, and it is considered that the proposed extension would form a visual continuation of the linear housing pattern present within Hart Close.

Due to the proposed height and pitch of the extension's roof, the roof in front of the existing first-floor northern side-facing windows would form a dropped flat roof section. However it is not considered that this design would be adversely out of character with the host dwelling, particularly as the extension would not be visible in the street scene. The issue of impact on landscape in terms of the trees is dealt with below.

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.

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, the guidance contained within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light.

The proposed development would be significantly screened from the residents of 14 Hart Close to the east by the presence of a single storey element projecting to the rear of the main dwelling of 14 Hart Close which borders the site. No eastern-facing side windows are proposed to be installed on the extension, however in any case the single storey rear structure at no. 14 does not contain any western-facing side windows. It is therefore not considered that the proposed extension would result in an adverse impact on the residential amenity of 14 Hart Close with regards to loss of light, overbearing or loss of privacy impacts.

Due to its proposed siting the extension would not be visible from the adjoining property of 12 Hart Close to the south. In addition the proposal would be screened from the residential properties to the north and west by the presence of tall planting in excess of 2 metres on the western boundary and parts of the northern boundary of the property, and the presence of trees on the neighbours' side on the northern boundary.

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.

11. TRANSPORT IMPLICATIONS

The proposal would not involve a net increase in bedrooms or affect existing parking arrangements.

12. TREES IMPLICATIONS

CSDPD Policy CS7 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.

Trees are sited on the northern boundary of the property, located within the curtilages of the neighbouring properties to the north. These trees are not subject to a Tree Preservation Order (TPO), and are screened from the street scene which reduces their contribution to the character of the surrounding area. In any case it is not considered that the proposed development would result in an adverse impact on these trees considering the separation distance of approximately 9 metres from the proposed development to them, in accordance with CSDPD Policy 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, or on trees, and would have no highway safety implications, in accordance with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, and CS7, BFBLP 'Saved' Policies EN1 and EN20, 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 17 July 2014:

AD 3553 Sheet 2 Rev. A 'Proposed plans, elevations, location plan & site plan'

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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

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