

## Unrestricted Report

### ITEM NO: 7

Application No.  
**14/00900/FUL**  
Site Address:

Ward:  
Warfield Harvest Ride

Date Registered:  
4 August 2014

Target Decision Date:  
29 September 2014

**2 Hathaway Cottages Shakespeare Way Warfield  
Bracknell Berkshire RG42 3UJ**

Proposal: **Erection of a single storey rear extension.**

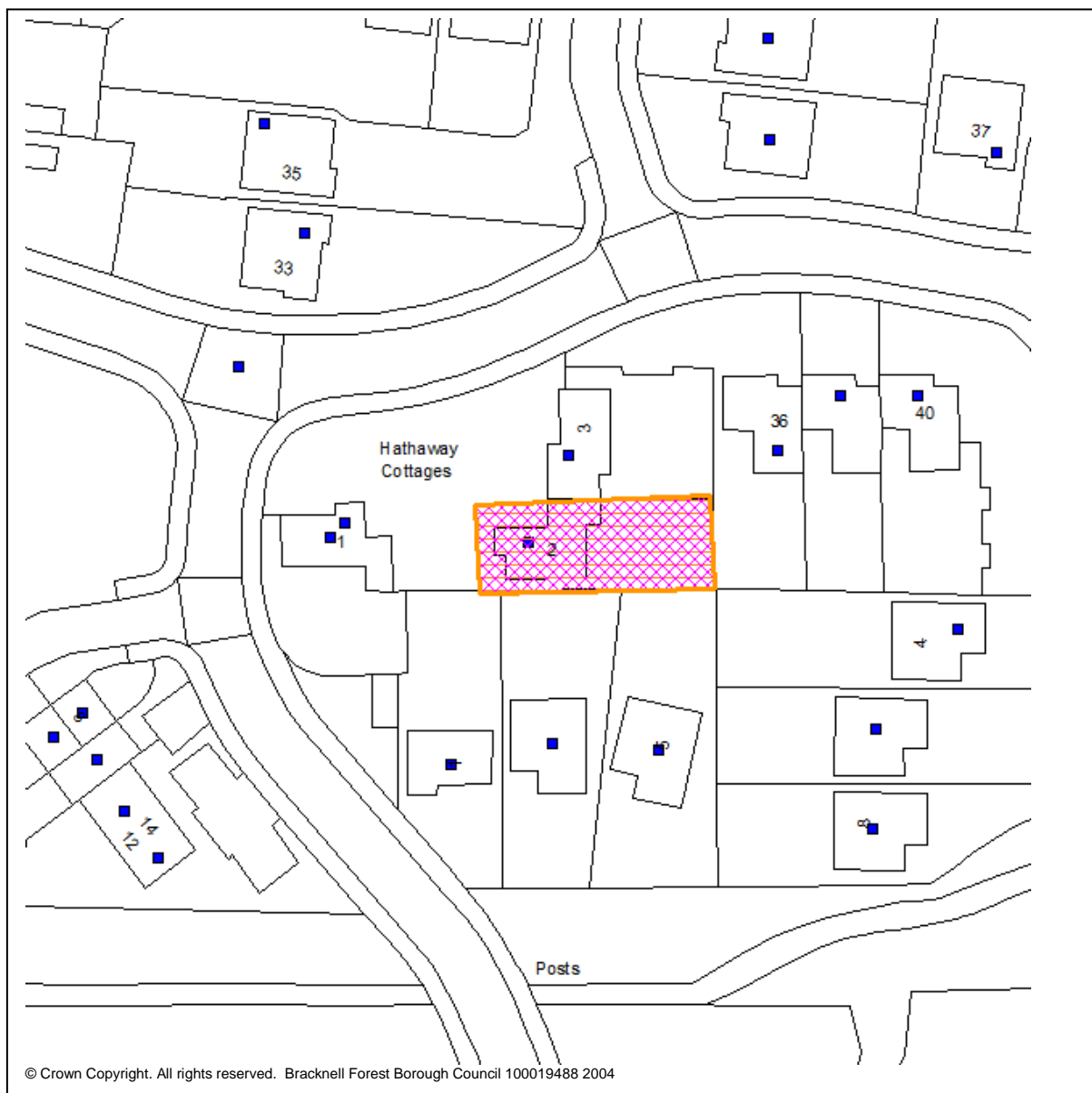
Applicant: Mr and Mrs J Sweeney

Agent: Mr Richard James

Case Officer: Gerald Hegarty, 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**

Councillor Thompson has requested the application for a proposed single storey rear extension at No. 2 Hathaway Cottages, Shakespeare Way, Warfield be considered by the Planning Committee. The reason for this request follows from an objection received from the link attached dwelling at No. 3 Hathaway Cottages outlining their concerns that the proposed development, in association with the trees that border both the application site and No. 3., would result in a loss of light to their dwelling.

### **2. SITE DESCRIPTION**

2 Hathaway Cottages is as a link attached dwelling located to the east of the highway. There is parking available to the front of the dwelling. The surrounding area is residential. The site is adjacent No. 3 Hathaway Cottages and Nos. 3 and 5 Horatio Avenue.

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

There is no planning history relevant to the proposed development.

### **4. THE PROPOSAL**

Full planning permission is sought for the erection of a single storey rear extension forming a study and breakfast room. The proposed development would have a maximum depth of 4 metres, which includes a brick structure and a mono pitched roof. It would be 7.9 metres in width and would have a height of 3.8 metres.

### **5. REPRESENTATIONS RECEIVED**

The occupiers of No. 3 Hathaway Cottages have made an objection to the proposed development. The objection included the following:

"From the proposed plan I notice the roof design is a pitched roof & the proposed length will be going out a further 2.8m from the current garage and also there are no plans to cut any trees. The trees obstruct light from getting into our garden already, the size of the proposed extension (with pitched roof) I deem as " Un neighbourly" and will further add to the lack of light in our garden, I believe we are entitled to "right to light", within our boundaries".

### **6. SUMMARY OF CONSULTATIONS RESPONSES**

Warfield Parish Council - no objection.

### **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**

Policy CP1 of the SALP sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF) should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

No. 2 Hathaway Cottages is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be in accordance with CSDPD Policies CS1 (Sustainable Development), and CS2 (Locational Principles). Both policies have been tested and are consistent with the NPPF. The development is therefore acceptable in principle.

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

Policy CS7 of the CSDPD and Saved Policy EN20 of the BFBLP 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 rear extension would be sited to the rear of the dwelling, some 9 metres from its rear boundary with No. 36 Shakespeare Way. Due to its position and modest size, it would not appear obtrusive in the street scene.

The design and scale proposed are considered to be sympathetic to the host dwelling house. The proposed materials to be used, including matching brown orange clay facing brick walls, matching brown concrete profiled roof tiles, matching brown UPVC framed casement windows and brown UPVC glazed doors, would be sympathetic and in-keeping with the appearance of the existing dwelling house. The latter includes brown orange clay facing brick walls, brown concrete interlocking roof tiles and brown UPVC windows and doors, similar to the external materials of surrounding properties.

It is noted that there are examples of rear extensions in the vicinity of the site and as such, the proposed development would not appear out of character in the surrounding area.

The proposal therefore would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

## **10. RESIDENTIAL AMENITY**

BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. This is consistent with the NPPF.

The proposed rear extension would be set approx. 0.2 metres from the boundary with No. 3 Hathaway Cottages and would be approx. 1 metre from the boundary with Nos. 3 and 5

Horatio Avenue. The proposed extension would project 4 metres from the rear elevation of the dwelling and would be 3.8 metres in height. A portion of the roof and side elevation (approx. 2 metres) would be visible to No. No. 3 Hathaway Cottages and Nos. 3 and 5 Horatio Avenue over the existing 1.8 metre wooden boundary fencing and through the existing trees and vegetation. There are no windows proposed on the side elevations of the proposed rear extension. Therefore, no overlooking would result from the proposed rear extension to No. 3 Hathaway Cottages and Nos. 3 and 5 Horatio Avenue due to the boundary screening, trees and vegetation bordering the application site and no windows are proposed on the side elevations of the proposed development. Furthermore, the modest size and scale proposed and the relative orientation of the four dwellings means that no overbearing or significant overshadowing are considered likely to occur as a result of the proposed development.

The proposed rear extension would be set back 9 metres from the sites rear boundary that is screened from the rear boundary of No. 36 Shakespeare Way by an existing 1.8 metres wooden boundary fence, rear wooden garden shed and existing trees. In view of the separation distance, boundary screening and the proposed extension's height of 3.8 metres, it is considered that it would not appear visually prominent to No. 36 Shakespeare Way and adjoining properties.

As such, the proposal is not considered to adversely affect the residential amenities of neighbouring properties and is in accordance with 'Saved' Policy EN20 of the BFBLP and the NPPF.

## 11. 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 or the amenities of the residents of the neighbouring properties. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policies, EN20, and the NPPF.

The proposal is recommended for condition approval.

## 12 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:

1393/00/01 'Elevations, Floor Plans and Site Plan', received on 04 August 2014

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]

**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

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)