

Unrestricted Report

ITEM NO: 09

Application No.
14/00898/FUL

Site Address:

Ward: **Hanworth**
Date Registered: **11 August 2014**
Target Decision Date: **6 October 2014**
36 Pakenham Road Bracknell Berkshire RG12 7FB

Proposal:

Erection of a first floor extension to side elevation and single storey extension with canopy roof to front elevation.

Applicant:

Mr and Mrs Ritch

Agent:

Mr C Brench

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 Davison due to concerns that the proposed development would be out of keeping in the street scene and the character of the surrounding area.

2. SITE DESCRIPTION

Pakenham Road consists of predominately residential properties, of a varying design and architectural layout. 36 Pakenham Road is a four bedroom two storey detached dwellinghouse with an attached single garage sited on the northwestern elevation. The front of the property contains a hardsurfaced driveway providing access and additional off-street parking, with a modest soft landscaped front garden. The property benefits from an enclosed rear garden which contains two outbuildings forming garden storage.

The property is bordered by the residential properties of 34 Pakenham Road and 16 Hornby Avenue to the northwest, 8 Russell Close to the southeast, and 4 Russell Close to the south. A public park which includes children's play equipment is located to the east.

3. RELEVANT SITE HISTORY

None

4. THE PROPOSAL

The proposed development is the erection of a first floor extension on the northeastern side elevation, above the existing attached garage (which would result in the garage becoming integral). The extension would result in an enlarged existing bedroom and one additional bedroom, with associated internal alterations to the first floor layout, and would have a gable roof. It would project a total of 5.0 metres in width at the front and 2.7 metres at the rear, and would measure 7.2 metres in depth. The proposed gable roof feature would measure 7.9 metres in total height, connecting to the enlarged roof which would have the same height as the existing roof ridge (8.4 metres).

In addition the proposed development involves the erection of a single storey front extension and canopy roof, projecting forwards of the existing attached garage and front door. The proposed extension would have a mono-pitched roof and would form a cupboard and provide an enlarged existing garage, projecting 1.1 metres in depth and measuring 5.0 metres in width and 3.5 metres in total height. The proposed canopy would be sited to the front of this front extension, and would have a mono-pitched roof positioned perpendicular to the front extension, and would project 1.2 metres in depth and measure 1.5 metres in width and 3.8 metres in total height.

5. REPRESENTATIONS RECEIVED

An objection has been received from the residents of the neighbouring property of 34 Pakenham Road to the northwest. The residents object to the proposal on the grounds that the proposed first floor extension would result in an adverse loss of light to the south-eastern facing side window serving the dwelling of 34 Pakenham Road, which faces the proposed extensions.

[Officer Note: This matter is assessed in the report below].

No further representations were received from neighbouring properties.

6. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council

- raises no objection to the proposal.

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)
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.

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 National Planning Policy Framework (NPPF), and as a consequence are considered to carry significant weight.

The site is located in a residential area that is within a defined settlement as designated on the Bracknell Forest Borough Policies Map (2013). 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 gable roof of the first floor extension would be lower than the primary roof ridge height of the host dwelling, and the proposed first floor extension would be set back from the front elevation of the existing gable feature, which would result in the extension being subordinate in appearance to the host dwelling. The proposed gable design would be similar to that of the existing gable feature. The northwestern side of the roof of the dwelling would be extended to the northwestern side to accommodate the proposed first floor extension, but would retain its hipped layout and would not increase in overall height. As a result of the above factors it is not considered that the proposed first floor extension would be out of character with the host dwelling. Furthermore, it is not considered that the proposed single storey front extension and canopy roof would be adversely out of character with the host dwelling, considering its scale, design and siting. Replacement garage doors would be provided on the front elevation, which would remain in keeping with the character the appearance of the host dwelling.

The street scene of Pakenham Road consists of a mix of residential properties which vary in size and design. Gable features are present both on the host dwelling and on various properties within the immediate surroundings. Although the inclusion of a second gable structure would form a unique feature in the street scene, considering the subordinate nature of the extension, its overall high quality design and its linkage to the original dwelling, would not result in it being adversely out of character with the surrounding area, to the detriment of the visual amenities of the area.

Projecting front porches with mono-pitched roofs are present on various properties within the surrounding area. It is not considered that the proposed single storey front extension and front canopy would result in an adverse impact on the character of the host dwelling considering its overall scale and massing, its mono-pitched roof design, and its connection to the host dwelling and proposed first floor extension.

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 a condition requiring matching materials.

10. IMPACT ON 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 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" (2011) is utilised as a standard for assessing acceptable levels of visual amenity in respect of loss of light.

The proposed development would be visible from the south-eastern facing side window at 34 Pakenham Road to the northwest. This affected window does not serve a habitable room, as it serves the ground and first floor hallways, and therefore would not warrant refusal on the grounds of loss of light. The proposed first floor extension would not extend beyond the front and rear elevations of 34 Pakenham Road, and the single storey front extension would be obscured from no. 34 at ground floor level by the projecting single storey element of no. 34 forming a garage. No windows are proposed to be installed on the northwestern side facing elevation at first floor level. In the interests of preventing an adverse loss of privacy or overlooking impact on no. 34, it is recommended that a condition be imposed to restrict the formation of first floor windows in this elevation.

Considering the siting of the proposed development, its distance to the other neighbouring properties, and the presence of existing first floor windows on both the front and rear elevations of the host dwelling, it is not considered that the proposed development would result in an adverse impact on the residential amenity of the other surrounding properties.

It is therefore considered that the development would not result in an adverse impact on the amenity of the occupiers of the neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the imposition of the recommended condition.

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 Supplementary Planning Document (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.

The proposal would involve a net increase in bedrooms from four to five, and would also affect existing parking arrangements by altering the size of the existing garage. In accordance with the guidance contained within the Parking Standards SPD (2007), three parking spaces should be provided for a four-bedroom property or above. The proposal does not therefore give rise to additional on-plot parking requirements.

The property benefits from three existing off-street parking spaces, one space provided by the existing garage (which is to be increased in internal size), and two spaces provided by the hardsurfaced driveway to the front, along with an acceptable pedestrian access route. The reserved matters planning permission for the original dwellinghouse (reference: 622032) contains a condition (condition 04) restricting the conversion of garages to habitable accommodation. In view of the proposed alterations

to the garage it is recommended that a condition be imposed to confirm the restriction of the conversion of the garage.

As a result 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, subject to the imposition of the recommended condition.

12. CONCLUSIONS

It is not considered that the development would 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 highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies 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 11 August 2014:

2014/36/P2 'Plans and Elevations as Proposed'

2014/36/P3 'Block 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: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20]

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 windows at first floor level or above shall be installed on the northwestern facing side elevation of the first floor side extension hereby permitted.

REASON: In the interests of the residential amenity of the neighbouring property of 34 Pakenham Road, Bracknell.

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

05. The development hereby permitted shall not be occupied until the parking within the garage has been provided in accordance with drawing 2014/36/P2 'Plans and Elevations as Proposed' received by the Local Planning Authority on 11 August 2014. The garage shall, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), thereafter 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 'Saved' Policy M9, Core Strategy DPD CS23]

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. Garage retention

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