

Unrestricted Report

ITEM NO: 8

Application No.

14/01021/FUL

Site Address:

Ward:
Great Hollands South

Date Registered:
29 October 2014

Target Decision Date:
24 December 2014

91 Staplehurst Bracknell Berkshire RG12 8DD

Proposal:

Garage extension and the erection of a pitched roof.

Applicant:

Mr Geraint Owens

Agent:

(There is no agent for this application)

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 following the receipt of 4no. objections from residents of the surrounding properties.

2. SITE DESCRIPTION

The street scene of Staplehurst consists primarily of two storey semi-detached properties of a similar design and bulk, with detached or semi-detached single garages that are set back to the rear from the main dwellinghouses, and this includes the property of 91 Staplehurst. The detached garage of 91 Staplehurst is connected to the garage of the neighbouring property of 90 Staplehurst to the north. The property contains a soft landscaped front garden with a hardsurfaced driveway providing access and additional off-street parking. The property benefits from a single storey rear extension forming a conservatory, and a rear garden. There are no boundary treatments separating the rear gardens of 91 and 90 Staplehurst.

3. RELEVANT SITE HISTORY

None

4. THE PROPOSAL

The proposed development is the erection of a single storey rear extension to the semi-detached garage, forming an enlargement of the garage for storage. In addition it is proposed to replace the existing flat roof of the garage with a mono-pitched roof which would connect to the pitched roof proposed to be installed to the garage of 90 Staplehurst (application reference: 14/01022/FUL), cumulatively forming a gable roof layout over the semi-detached building. The proposed extension would project 5.2 metres in depth, and would measure 2.7 metres in width and 4.0 metres in total height, with an eaves height of 2.3 metres.

The proposal is partly retrospective as construction of the rear extension to the garage has commenced. However the proposed alterations to the roof of the garage have not commenced.

5. REPRESENTATIONS RECEIVED

A total of four objections were received from the residents of the surrounding properties of 92, 97, 98 and 99 Staplehurst. The objections are summarised as follows:

- The proposed height, massing and pitched roof layout of the development would be adversely out of character with the surrounding area.
- The cumulative length of the garage would result in an adverse overbearing impact on the neighbouring residential properties.
- Insufficient information has been submitted concerning details of surface water drainage.

Officer Note: The matters concerning the impact of the proposal on the character of the surrounding area and on residential amenity are discussed in the full report below. In respect of concern about drainage matters the application site is not located within a flood zone, and the proposed works would be subject to Building Regulations criteria concerning drainage provision separately to requiring planning permission.

No further representations were received from neighbouring properties.

6. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council:

Bracknell Town Council raise no objection.

No further statutory or non-statutory consultations were required.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in Policy CP1 of the Site Allocations Local Plan 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 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.

Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. No.91 Staplehurst is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Therefore, the principle of development on this site is acceptable. Due to its location and nature, the proposal is considered to be in accordance with SALP Policy CP1, Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF but details such as no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, remain to be 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, and as such can be afforded full weight. 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.

As the existing garage is set back to the rear of the host dwellinghouse, and as the host dwelling has a dual-pitched roof, it is not considered that the proposed roof layout would be adversely out of character with the host dwelling. As the detached garage forms an outbuilding it is not considered that the massing of the proposed rear extension to the garage would be adversely out of character with the host dwelling, particularly as it would extend further to the rear.

Although the street scene of Staplehurst predominately contains dwellinghouses with single storey detached garages with flat roofs, there are numerous variations to this pattern. The property of 74 Staplehurst contains a raised flat roof that has a larger height to the connecting garage, resulting in an asymmetrical appearance. Various properties within Staplehurst, including (but not limited to) nos. 11, 51 and 103 Staplehurst, contain two storey side extensions level with the original dwellinghouse that have resulted in the removal of the original detached garages. The property at 33 Staplehurst on the opposite side of the highway to the application site contains a single storey side extension forming a garage with a dual-pitched roof.

Considering the above, and the existing set back of the garages from the main highway, it is not considered that the proposal would result in an adverse impact on the character of the surrounding area. In conjunction with the proposed development at 90 Staplehurst (14/01022/FUL), the overall roof line would have an asymmetrical appearance. Considering the set back from the highway and that part of the garage of 90 Staplehurst being obscured by the host dwelling as it extends to the side, it is not considered that this appearance would be out of character with the surrounding area to the detriment of its visual amenity.

In the event of granting planning permission it is recommended that a condition be imposed to ensure that the development is carried out in conjunction with the proposed development at 90 Staplehurst (14/01022/FUL). It is also recommended that a condition be imposed requiring matching materials to the existing garage.

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, BFPLP 'Saved' Policy EN20, and the NPPF, subject to the imposition of the suggested conditions.

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, and as such this policy should be afforded significant weight.

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 with concern to loss of light.

The proposal would be visible from the neighbouring property of 90 Staplehurst to the north. Considering the presence of the existing semi-detached garage of no. 90 which forms an intervening feature, and the single storey height of the proposal, it is not considered that the proposal would result in an adverse impact on the residential amenity of no. 90.

The proposal would also be visible from the adjoining property of 92 Staplehurst to the south. Considering that the proposal would be sited on the opposite side of the rear garden of the application site to no. 92, with a separation distance of approximately 6 metres to the boundary of no. 92, and considering the single storey height of the proposal, it is not considered that the proposal would result in adverse loss of light, overbearing or loss of privacy impacts on the residents of no. 92.

The proposal would be obscured from the dwellinghouses of 97 and 98 Staplehurst to the rear due to the presence of planting forming tall hedging along the rear boundary of the application site which exceeds 3 metres in height. In any case considering the single storey height of the proposal and its orientation to these properties, it is not considered that the proposal would result in an adverse impact on the residential amenity of these properties.

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 result in a net increase in bedrooms or result in a loss of existing off-street parking.

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, subject to the recommended conditions, and would have no impact on highway safety. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy 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 29 October 2014:

Location Plan scale 1:1250

Drg. NO: GO/042013/01 Issue 2
Drg No: GO/042013/20

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. The development hereby permitted shall be constructed and substantially finished concurrently with the development at 90 Staplehurst, Bracknell (reference: 14/01022/FUL).

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: Core Strategy DPD CS7, 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. Development at 90 Staplehurst (14/01022/FUL)
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the Applicant's ownership.

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