

Unrestricted Report

ITEM NO: 10

Application No.
14/01316/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
18 December 2014

Target Decision Date:
12 February 2015

**Babbacombe Jigs Lane North Warfield Bracknell
Berkshire RG42 3DH**

Proposal: **Erection of a two storey rear extension, roof extension and side dormer.**

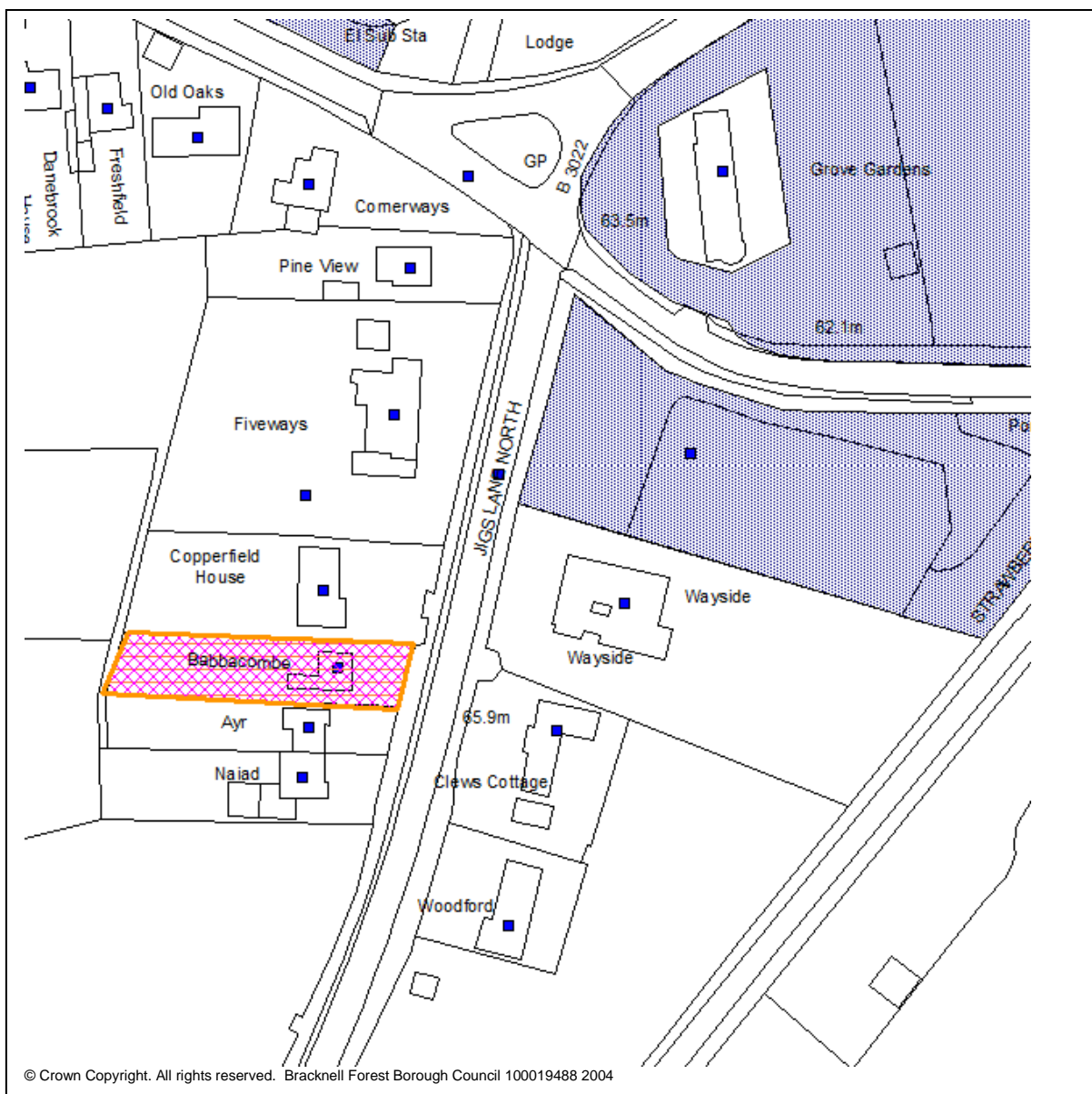
Applicant: Mr Dow Biringsh

Agent: (There is no agent for this application)

Case Officer: Michael Ruddock, 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

This application has been reported before the Planning Committee as the applicant is an employee of Bracknell Forest Council in the Planning and Transport Division.

2. SITE DESCRIPTION

Babbacombe is a detached dwelling with a driveway to the side of the dwelling which provides parking and access to a detached garage at the rear. The dwelling is a bungalow that has previously had the loft converted to provide rooms in the roofspace. The site is bordered by Ayr to the south and Copperfield House to the north.

3. RELEVANT SITE HISTORY

No relevant planning history.

4. THE PROPOSAL

The proposed development is for the erection of a two storey extension to the rear of the property, an extension to the roof and a dormer to the side. The rear extension would infill an area to the rear of the property between the existing kitchen and utility room, with a depth of 5.74m and a width of 5.07m. The roof extension would incorporate a mansard design, and would increase the height of the dwelling from 5.9m to 6.23m. A dormer would be located to the north facing side elevation of the dwelling with a width of 1.2m and a height of 2.52m.

The extensions would provide an enlarged kitchen/dining room at ground floor level, and four bedrooms each with an en suite at first floor level.

5. REPRESENTATIONS RECEIVED

No neighbour representations were received.

6. SUMMARY OF CONSULTATION RESPONSES

Warfield Parish Council was consulted on the application, and has no objection to the proposed development.

The Highways Officer was consulted on the application, and recommends conditional approval.

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

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

CSDPD 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. Babbacombe 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 impacts upon residential amenities of neighbouring properties and character and appearance of surrounding area together with 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. The Character Area Assessment SPD (2010) provides further guidance on the implementation of this policy and is a material consideration. BFBLP 'Saved' Policy EN20 states that development should be in sympathy 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 paragraph 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, and therefore these policies can be afforded significant weight.

The development would increase the height of the dwelling from 5.9m to 6.23m which would have a visible impact on the streetscene. However an increase in height of 0.33m is not considered to be significant and it is not considered that this would represent a disproportionate addition to the dwelling that would appear overly prominent in the streetscene.

The site is located within Area B1 of the Character Area Assessment SPD relating to Warfield Street. This refers to small to medium scale plots, consistent building lines and that the development form varies, with predominantly detached houses. The SPD also states that there is no consistent architectural approach, with plots having been developed at different times and specifically to Warfield Street that to the east densities are lower. It is noted that there are no examples of dwellings with similar designs in this area, however as there is no consistent architectural approach in the area it is not considered that the development would be contrary to the aims of the Character Area Assessment SPD. Furthermore the development would not alter the density of the area.

The neighbouring dwellings to the south are semi-detached two storey properties, and Copperfield House to the north is a large detached two storey dwelling. It is therefore not considered that such a roof design would appear so incongruous in this area that refusal of the application would be warranted. Furthermore it is not considered that a dwelling of the size proposed would appear out of keeping with the streetscene. The extension to the rear would not be visible in the streetscene and in any case would be in keeping with the character and appearance of the existing dwelling.

It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area, and the development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

10. RESIDENTIAL AMENITY

BFBLP '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 BFBLP 'Saved' Policy EN20 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 paragraphs 56 to 66 of the NPPF.

The extension to the dwelling would enlarge the footprint but would not increase the rear projection of the dwelling. The dwelling as existing does not project beyond the rear of the ground floor of the neighbouring property to the south at Ayr, and only 1.5m beyond the rear of the first floor. It is therefore not considered that the enlargement to the roof would result in an unacceptable loss of light to or an unduly overbearing effect on the rear of that property. Furthermore there are no side facing windows that would be affected.

The existing dwelling projects approximately 2.5m beyond the rear of Copperfield House to the north, however the closest element of that dwelling to the boundary with Babbacombe is an integral garage. As a result the rear facing windows of Copperfield House are set well off the boundary, and it is not considered that the extended dwelling would result in an unacceptable loss of light to these windows, and there are no side facing windows that would be affected. Furthermore Babbacombe would remain set off the boundary with the neighbouring property by over 3m therefore it is not considered that the extensions would result in an unduly overbearing effect on the neighbouring property.

Side facing windows are proposed at first floor level in both the north and south facing side elevations of the enlarged dwelling. The south facing windows facing towards Ayr would face towards the front of the side elevation of that dwelling, as Babbacombe is set further forward towards the highway. As a result it is not considered that these windows would offer views over the rear of the neighbouring property that would result in an unacceptable loss of privacy to the rear of that property. The windows on the north elevation that would face towards Copperfield House would similarly face towards the front of the side elevation, and would not offer views over the rear of that property. There is also tree cover on the boundary between these two properties that would provide screening.

It is therefore not considered that a condition requiring these windows to be obscure glazed and fixed shut is necessary, however if side facing windows were inserted

further to the rear they could result in a loss of privacy. A condition will therefore be imposed to ensure that no additional windows could be inserted into these elevations. It is therefore not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties. It would therefore not be contrary to 'Saved' BFBLP Policy EN20 or the NPPF.

11. 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 SPD is a material consideration, and was adopted in 2007). 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, and can be afforded significant weight.

For a dwelling that has or exceeds four bedrooms (as is the case with Babbacombe), a minimum of three allocated parking spaces should be provided in accordance with the minimum measurements stated within the SPD.

The Highways Officer was consulted on the application, and recommends that a parking plan is submitted to demonstrate that three parking spaces along with on site turning can be provided. However it is considered that sufficient space is available on the existing driveway to the side of the dwelling for the required level of parking to be provided. On site turning is not available at present, and it is therefore not considered that the existing situation would be exacerbated.

It is therefore not considered that the development would result in an adverse impact on highway safety, and would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

12. CONCLUSIONS

It is not considered that the development would result in an adverse impact on the character and appearance of the area, the amenities of the residents of the neighbouring properties or highway safety. It is therefore not considered that the development would be contrary to CSDPD Policies CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 or the NPPF.

13. RECOMMENDATION

The application is recommended for conditional approval.

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 16th December 2014:
201484-A1
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]
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 additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north or south facing side elevations of the enlarged dwelling hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP 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:
- 01. Time Limit
 - 02. Approved Plans
 - 03. Materials
 - 04. Restrictions on side facing windows

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