

Unrestricted Report

ITEM NO: 7

Application No.
15/00146/FUL

Site Address:

Ward:
Crowthorne

Date Registered:
18 February 2015

Target Decision Date:
15 April 2015

4 Knowles Avenue Crowthorne Berkshire RG45 6DU

Proposal: **Erection of a two storey front extension.**

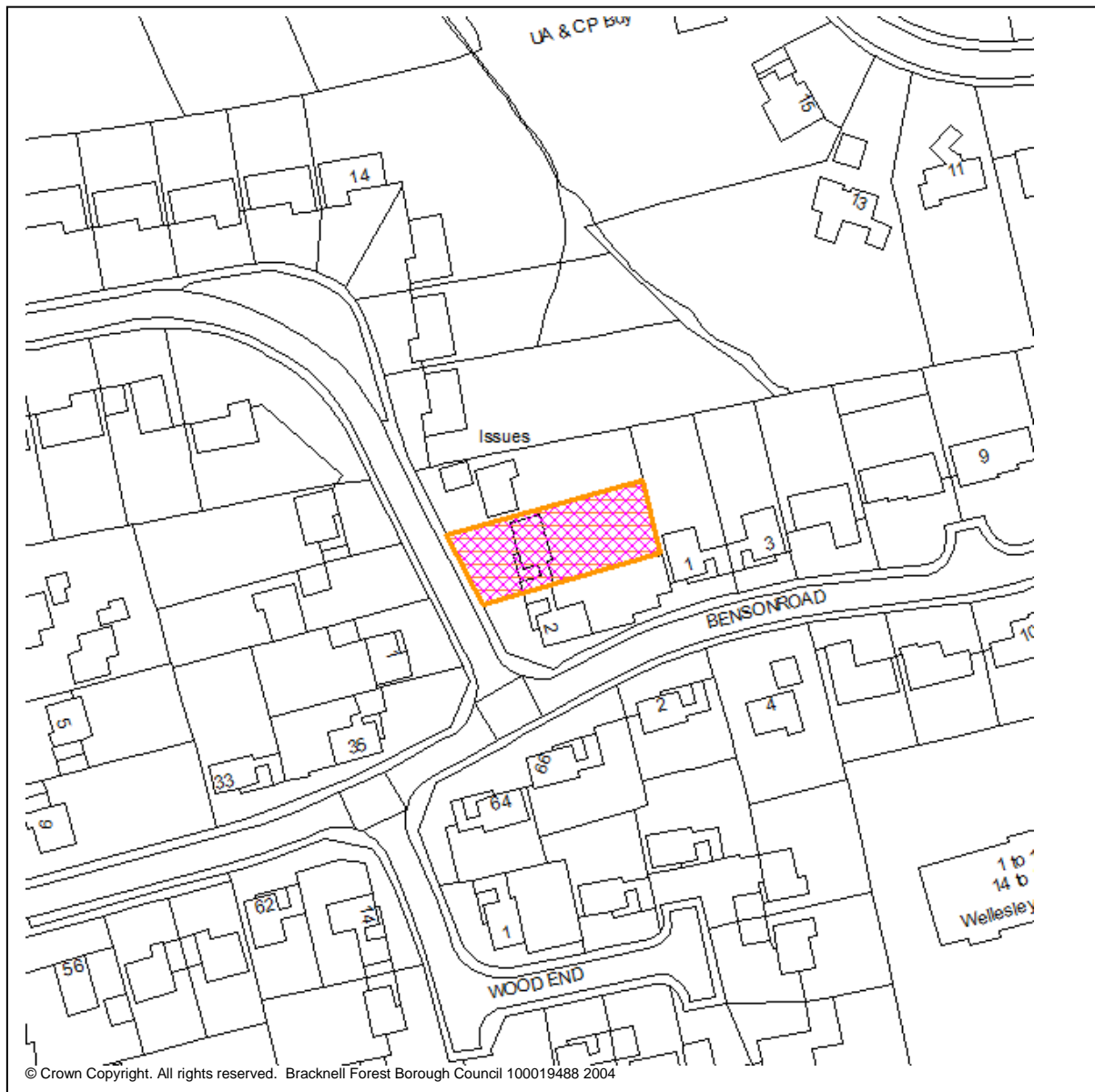
Applicant: Mr Andrew Miller

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 following the receipt of more than 3 objections.

2. SITE DESCRIPTION

4 Knowles Avenue is a four bedroom two storey detached dwellinghouse located in a predominately residential area. The property contains an attached single garage to the eastern side with a hardsurfaced driveway to its front providing additional off-street parking, and a soft landscaped front garden in front of the main dwellinghouse. The property benefits from an enclosed rear garden and has been enlarged through a single storey rear extension forming a conservatory.

Trees subject to blanket Tree Preservation Order (TPO) reference TPO 30 are sited to the rear of the property.

3. RELEVANT SITE HISTORY

No planning applications received.

4. THE PROPOSAL

The proposed development is the erection of a two storey extension to the western side of the front elevation projecting 4.2 metres in depth at ground level from the front wall, and 7.0 metres in total depth from the existing roof line, and measuring 5.4 metres in width and 6.5 metres in total height. It would have a gable roof and would form an enlargement to the existing living room at ground floor level, and an enlargement to an existing bedroom, with a dressing room and en-suite bathroom at first floor level.

5. REPRESENTATIONS RECEIVED

A total of 5no. objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- The proposal would be out of character with the host dwelling and the surrounding area.
- Piped streams are located underneath the site, and there are concerns that the construction process could damage or interrupt the flow of these features.
- There are concerns over encroachment onto the neighbouring property of 6 Knowles Avenue to the north.
- There are concerns that adequate matching materials could not be practically obtained.

[Officer Note: The concerns over the impact of the proposal on the character of the host dwelling and surrounding area are discussed in the report below. In respect of concerns about piped streams and the construction process, the property would be subject to separate Building Regulations. The submitted site plan shows that the proposed extension would be set back from the boundary with 6 Knowles Avenue to the north, and level with the northern side elevation of the host dwelling, and therefore it is not considered that any encroachment would occur. A condition will be imposed to ensure that the materials used on the external surfaces of the development match those of the host dwelling].

6. SUMMARY OF CONSULTATION RESPONSES

Crowthorne Parish Council:

Crowthorne Parish Council raise no objection.

No further statutory or non-statutory consultations have been 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). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development 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.

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. The application site 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, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF. However, impacts on the residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications remain, and 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, and as such can be afforded full weight. Para. 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. 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 extension would form a sympathetic link to the dual-pitched roof layout of the host dwelling. The proposal would also be subordinate in height to the main dwelling. The design and use of external materials would be similar to that of the host dwelling, including the use of brickwork at ground floor level and tiles at first floor level to match the existing dwelling. Considering this and the overall massing of the proposal in relation to the host dwelling and its attached garage, it is not considered that the proposal would be adversely out of character with the host dwelling.

The proposal would be visible in the street scene of Knowles Avenue to the front (west) and south. Residential dwellings within the immediate surrounding area have varying setbacks from the highway, and various properties, including the neighbouring property of 6 Knowles Avenue to the north, have single storey detached garages sited to the front of the main dwellings. The host dwelling is set back further from the highway of Knowles Avenue than the neighbouring property of no.6, and the front elevation of the extension would be level with the front elevation of no. 6, and therefore the massing of the development is considered acceptable, when also taking into account its proposed width. Furthermore, the extension would be set back 7 metres (at the shortest point) from the highway. Considering the above, particularly the presence of existing front garages, and the varying layout of properties, it is not considered that the scale and location of the proposal would be out of character with the surrounding area.

It is also not considered that the proposed design, comprising a front-projecting gable would be out of character with the surrounding area considering the presence of gable roof layouts on the dwellings at nos. 2 and 35 Knowles Avenue to the south (among others).

Trees subject to TPO 30 are sited to the rear of the property. Considering that the proposal would be sited to the front of the property and would be separated by the existing built form of the host dwelling, it is not considered that there would be any implications on protected trees.

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 a condition requiring matching materials.

10. IMPACT ON RESIDENTIAL AMENITY

BFBLP '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 used as a standard for assessing acceptable levels of light.

With the exception of the overhanging eaves, the proposal would not extend past the front elevation of the neighbouring dwelling of 6 Knowles Avenue to the north. It is

therefore not considered that the proposal would result in an adverse loss of light or overbearing impact on the occupants of no. 6. No north-facing side windows are proposed to be installed on the proposal, and it is recommended that a condition be imposed to restrict the formation of such windows at first floor level, in the interests of preventing an adverse loss of privacy to the occupants of no. 6.

The proposal would be visible from the residential property of 2 Knowles Avenue to the south. Considering the separation distance of 9 metres between the proposal and the northern boundary of no. 2, it is not considered that the proposal would result in an adverse impact on the residential amenity of no. 2 with regards to loss of light or overbearing. It is recommended that a condition be imposed to restrict the formation of windows at first floor level on the south-facing elevation, in the interests of preventing an adverse loss of privacy to the residents of no. 2, and also considering the presence of the proposed en-suite bathroom.

The proposal would be visible from the residential properties sited on the opposite side of the highway of Knowles Avenue to the west. However, considering the separation distance 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, subject to the recommended condition.

11. TRANSPORT IMPLICATIONS

'Saved' Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. Further guidance on the implementation of this policy is contained in the Council's adopted Parking Standards SPD (2007) which is a material consideration. As the NPPF refers to local authorities setting their own parking standards for residential development, this policy is considered to be consistent.

The proposal would not involve a net increase in bedrooms or affect existing parking arrangements. The proposed dressing room would be too insignificant in size to provide practical use as a bedroom.

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. There would be no highway safety implications. 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 M9, 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 18 February 2015:
ADEP 3644 Sheet 2 'Proposed plans, elevations & location 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 either the north- or south-facing side elevations of the two storey front extension hereby permitted.
REASON: In the interests of the residential amenity of the neighbouring properties of 2 and 6 Knowles Avenue, Crowthorne.
[Relevant Policy: 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. Commencement
 2. Approved Plans
 3. Materials
 4. Side 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