

Unrestricted Report

ITEM NO: 9

Application No.
15/00205/FUL

Site Address:

Ward:
Binfield With Warfield

Date Registered:
6 March 2015

Target Decision Date:
1 May 2015

**5 Farley Moor Golden Orb Wood Binfield Bracknell
Berkshire RG42 4BW**

Proposal:

Erection of a single storey front/side extension to form porch and internal alterations to form new en-suite on 2nd floor and conversion of existing basement into kitchen/gym.

Applicant:

Mr & Mrs G Glover

Agent:

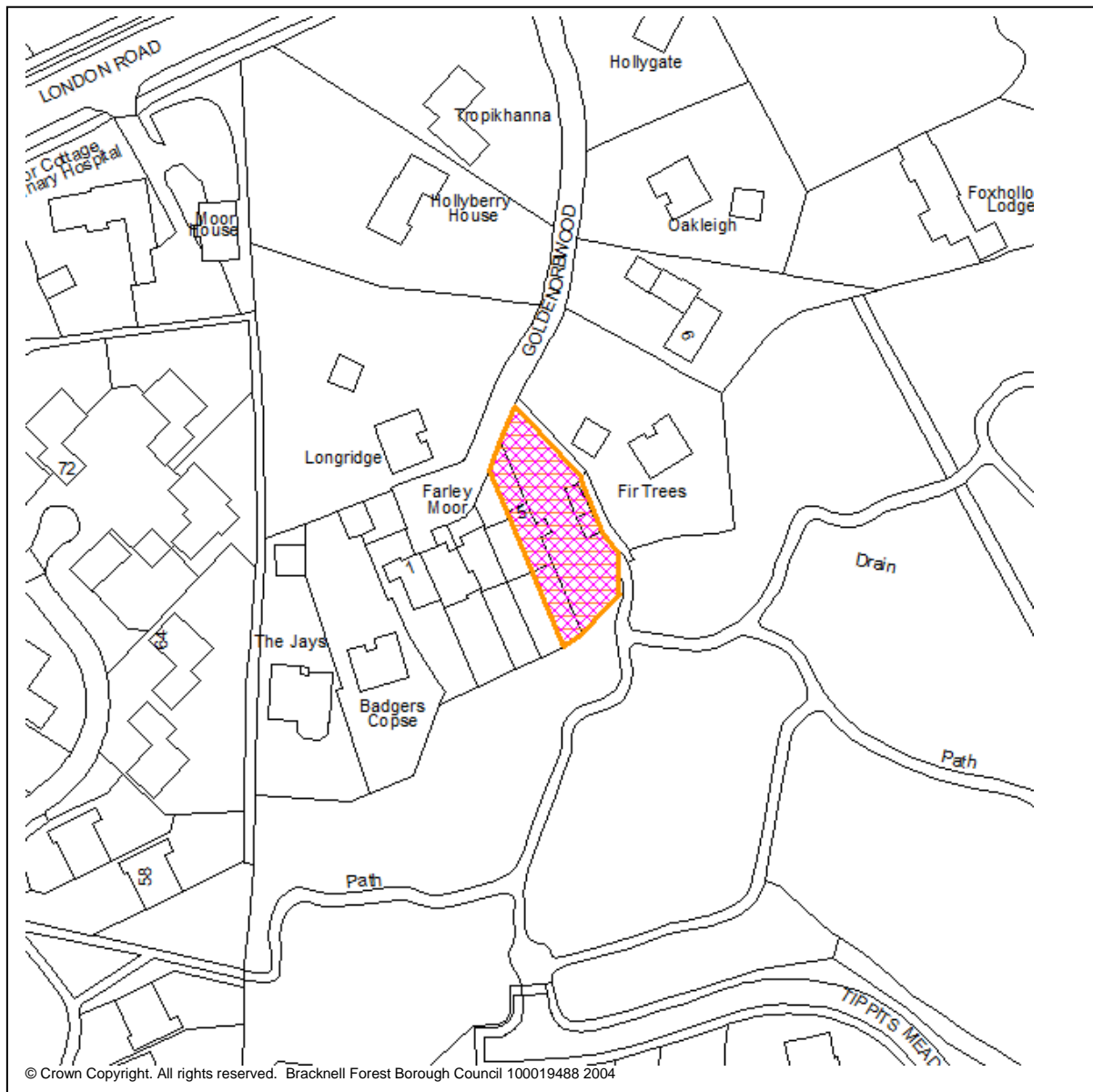
Mr Lee Norris

Case Officer:

Sarah Fryer, 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 application has been submitted by an employee of the planning section.

2 SITE DESCRIPTION

This application relates to an end terrace dwelling located off Golden Orb Wood a private road, within the Parish of Binfield. North, east and west of the site are residential properties, set within a leafy area with open space to the south. The property is a traditional three storey dwelling, with an existing basement. The property is constructed on a slope, with the land falling away to the rear of the property.

3. RELEVANT SITE HISTORY

Application 1074 Application for conversion of 'Farley Moor' into smaller residential units. (Outline). Approved 15.11.1950 Application 1163 Application for conversion of 'Farley Moor' and cottage into small residential units. Approved 14.03.1951

Application 05/01048/FUL Erection of a side extension forming conservatory
Approved 15.12.2005

4. THE PROPOSAL

Planning permission is sought for the erection of a porch to the front door of the property which is located on the side elevation at the junction of the side projecting two storey gable element and projecting front gable. The porch would project between 3m and 1.5m at an angle of 45 degrees between the side projecting gable and principal front element. The proposal would have a pitched roof which would project forward of the door creating a covered area in front of the door and over two steps. The proposal would enable access to the utility/ store through the original dwelling house.

Other internal alterations are shown on the plans including relocation of the kitchen from the ground floor to the basement, additional bathroom at second floor level and other internal alterations all of which do not require planning permission.

5. REPRESENTATIONS RECEIVED

Binfield Parish Council:

No objection.

6. SUMMARY OF CONSULTATION RESPONSES

None received

7. DEVELOPMENT PLAN

The development plan documents and policies relevant to this application are:

Site Allocations Local Plan (SALP)
Policy CP1 - Presumption in favour of sustainable development.

Core Strategy Development Plan Document (CSDPD)
Policy CS1: Sustainable Development Principles.
Policy CS2: Locational Principles
Policy CS6: Limiting the Impact of Development
Policy CS7: Design

Bracknell Forest Borough Local Plan (BFBLP)
'Saved' Policy EN20: Design considerations in new development

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. 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, 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

Policies CS7 of the Core Strategy and 'saved' Policy EN20 seeks new development to be of a high standard of design that compliment the scale, massing and design of surrounding developments. Section 7 of the NPPF attaches great importance to the design of the built environment, and Policies CS7 and EN20 criterion i, are considered to be consistent with this and therefore can be given significant weight.

The proposal seeks consent for a small extension to an existing property. The proposed steeply pitch of the roof is in keeping with the traditional design of the main property although the projecting angle of the porch is out of keeping with the traditional relationship of the other elements which are sited at 90 degrees to each other. The design of the porch would mirror the garage design, whilst maintaining light and access to the existing basement window and ground floor windows. The dwelling is set back from the private access road and away from the public highway. The proposal would be seen against the mass of the existing dwelling house and due to its size and form, is considered to be a subservient extension to the dwelling. It is not considered that the proposal would be so detrimental to the character of the area and dwelling as to sustain a reason for refusal. The proposal is considered to be in accordance with Policies CS7 of CSDPC and 'Saved' Policy EN20 of BFBLP .

10. RESIDENTIAL AMENITY

Saved Policy EN20 of the Bracknell Forest Local Plan, criterion vii states that development should not adversely affect the amenity of surrounding properties and adjoining areas. This is in accordance with one of the Core Planning Principles contained within the NPPF and is therefore is considered upto date and can be afforded weight.

The proposed porch would face towards Fir Trees, a detached dwelling house located 22m to the east. Given this distance and the single storey nature of the proposal it is not considered that the proposal would detrimentally affect the amenities of occupiers of this property. Accordingly the proposal is considered to comply with 'Saved' Policy EN20 of BFBLP, criterion vii.

11. CONCLUSION

The proposed small porch extension is not considered to detrimentally affect the character or appearance of the area or the amenities currently enjoyed by neighbouring residents. The proposal would not affect existing off street parking arrangements. The proposal is therefore considered to be in accordance with Policies CS7 of CSDPD and 'Saved' Policy EN20 of BFBLP.

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 shall be carried out in accordance with the following plans and details received by the Local Planning Authority on 06.03.15:
001 (Existing floor plans), 002 (Existing elevations), 003 (Proposed floor plans), 004 (Proposed elevations), 005 (Location and block plan)
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing building.
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 imposed conditions however they are required to be complied with:

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