

Unrestricted Report

ITEM NO: 5

Application No.
15/00122/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
5 March 2015

Target Decision Date:
30 April 2015

**Nutcroft 20 Priory Lane Warfield Bracknell Berkshire
RG42 2JU**

Proposal:

Erection of a single storey rear extension with roof lantern, and the erection of two outbuildings to provide a car port and an enclosure to existing outdoor swimming pool.

Applicant:

Mr Paul Marsden

Agent:

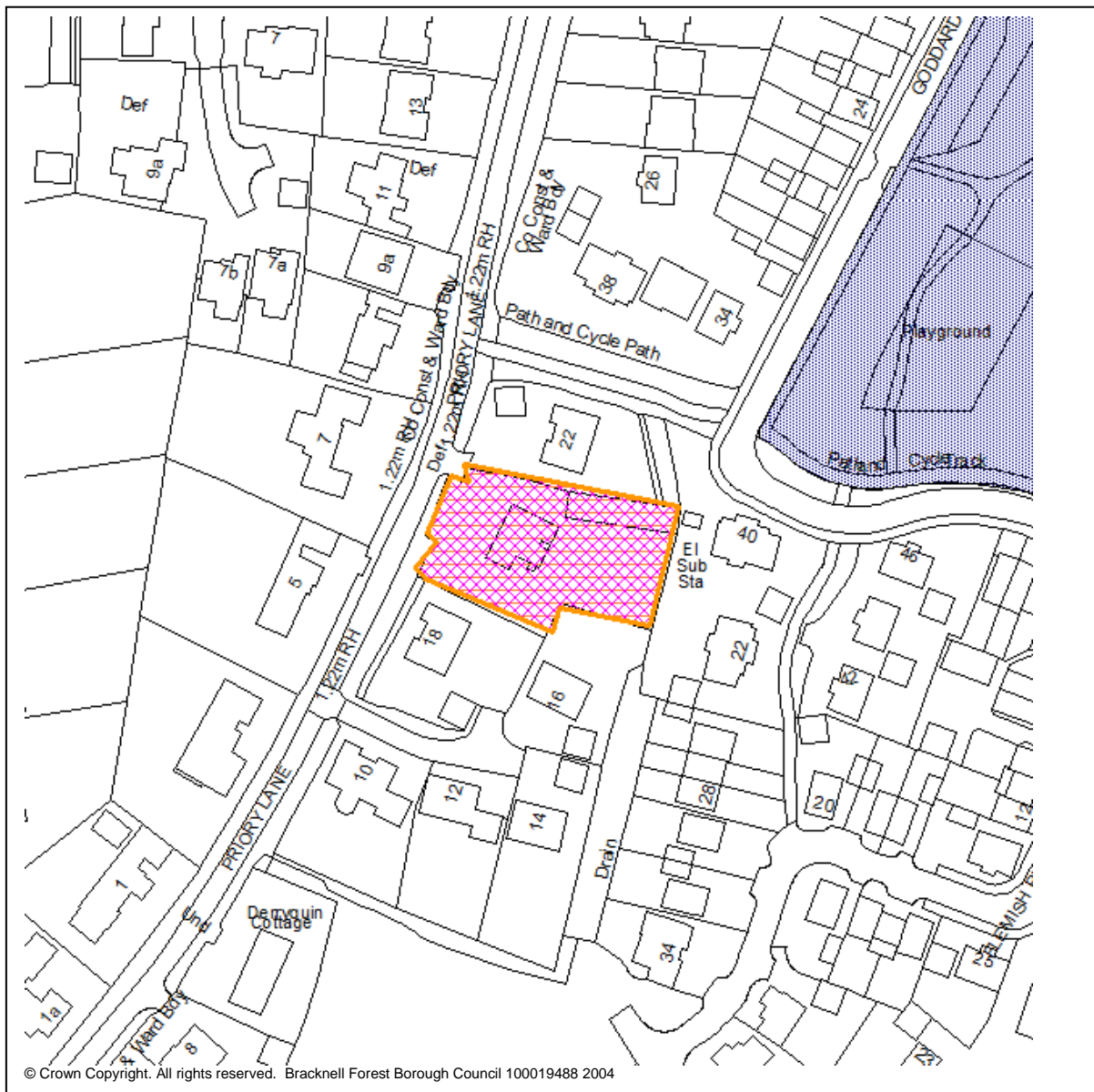
(There is no agent for this application)

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 at the request of Councillor Thompson due to concerns that the proposed development would be out of character with the surrounding area, and would result in an adverse impact on the residential amenity of neighbouring properties.

2. SITE DESCRIPTION

'Nutcroft', 20 Priory Lane is a two storey detached dwellinghouse located within a predominately residential area. Although the area is within defined settlement, it has a distinctive semi-rural character with a narrow main highway and high levels of tall planting fronting residential properties. The property contains a garage which has been converted into residential accommodation without the need of a planning application, with a hardsurfaced gravel driveway and soft landscaped front area. The property benefits from an enclosed rear garden with an outdoor swimming pool and has previously been extended to the rear and southern side at single storey level.

The site is located within the 'Warfield Road, Priory Lane and Gough's Lane, Bracknell' study area defined within the Character Area Assessments Supplementary Planning Document (SPD) (2010).

3. RELEVANT PLANNING HISTORY

13606

Demolition of dilapidated building and re-erection of new garage/store.
Approved (1968)

19116

Application for proposed lounge and rear porch extension.
Approved (1973)

20202

Restoration of existing stable outbuilding and re-commencement of use as livery stable.
Approved (1974)

602820

Application for single storey extension at rear forming flat for elderly relative.
Refused (1977)

15/00129/PAH

Application for prior approval for the erection of a single storey extension following the demolition of the existing conservatory.
Withdrawn (2015)

4. THE PROPOSAL

The development is the erection of a single storey rear extension that would connect the host dwelling to the detached garage to the northeast. It forms a kitchen, dining and living area, with associated internal alterations made to the main dwelling. It has a flat roof with one roof lantern, and measures 8.3 metres in total depth, 12.7 metres in

width, and 4.5 metres in height (when including the roof lantern). It was erected following the demolition of a single storey rear extension forming a conservatory.

It is proposed to erect a single storey outbuilding forming a double car port with a store room to the front (southwest) of the main dwelling. It would have a dual-pitched roof and measure 5.5 metres in depth, 8.5 metres in width, and 4.1 metres in height.

In addition it is proposed to erect a single storey outbuilding to enclose the existing swimming pool sited to the southeast of the main dwelling. It would have a gable roof design and would measure 10.2 metres in depth, 7.0 metres in width and 5.4 metres in total height.

The proposal is CIL-liable as the total floor space created/replaced would be 110.1 square metres. [Officer Note: For the purposes of CIL assessment residential floor space includes ancillary outbuildings].

5. REPRESENTATIONS RECEIVED

Warfield Parish Council:

Warfield Parish Council object to the proposal on the grounds that the proposal would constitute overdevelopment of the site, to the detriment of the character of the surrounding area, and would result in an adverse impact on the residential amenity of the surrounding properties through being overbearing.

Other representations:

A total of 2no. objections have been received from the surrounding residential properties of 16 Priory Lane and 'Hazelbury', 18 Priory Lane. The objections can be summarised as follows:

- The proposed outbuildings would result in an adverse loss of light, and be overbearing to the residents of 16 Priory Lane and 'Hazelbury', 18 Priory Lane
- The proposed outbuildings would be out of character with the surrounding area and the development as whole would constitute overdevelopment of the site.
- The proposed swimming pool outbuilding would result in an adverse impact on the roots of the trees to the immediate south.
- The proposal would potentially result in an adverse impact on the foundations of the surrounding properties.

[Officer Note: the matters regarding the impact of the development on the character of the surrounding area, residential amenity and trees are assessed in the report below. Building foundations are not a planning matter, and are subject to separate Building Regulations].

No further representations have been received from neighbouring properties.

6. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

The Highway Officer raises no objection to the development.

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). This is also reflected in Policy CP1 of the SALP 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.

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. 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 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, INCLUDING TREES

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 states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows which are important to the character and appearance of the surrounding area. 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.

The property is located within the 'Warfield Road, Priory Lane and Gough's Lane, Bracknell' study area defined within the Character Area Assessments SPD (2010). The SPD establishes that the area is defined by the high levels of planting fronting the main highway and within the area as a whole, and the area is defined as having an inconsistent architectural approach.

The rear extension is not considered to be out of character with the host dwelling considering its single storey height and its design. The extension is partly visible in the street scene between the host dwelling and the originally detached garage, however considering its single storey height and its set back from the main highway it is not considered to be out of character with the surrounding area.

The proposed outbuildings are not considered to be out of character with the host dwelling considering their nature as ancillary structures to the main dwellinghouse, and their overall massing and form in relation to the host dwelling. As the surrounding area has a predominately semi-rural character it is not considered that the proposed design of the outbuildings would be out of keeping in the surrounding area. In any case the proposed outbuildings would be significantly screened in the street scene of Priory Lane by the existing tall planting including hedging and trees. In relation to the proposed car port being sited forward of the main dwelling, various properties within Priory Lane contain detached outbuildings, forming garages to the front of the main dwellings, and therefore the siting of the proposals are not considered to be out of character.

Considering the overall size of the property of 'Nutcroft', including its rear and front gardens, and the retention of existing soft landscaping, it is not considered that the development would constitute overdevelopment of the site.

With respect to existing trees, none of the trees within the surrounding area benefit from Tree Preservation Orders (TPOs). Furthermore, considering the presence of existing hardsurfacing surrounding the swimming pool and the swimming pool itself, it is not considered that the proposed pool outbuilding would worsen any existing impacts on the roots of the trees to the immediate south within the property of 16 Priory Lane.

In the event of granting planning permission it is recommended that a condition be imposed to provide details of the retention and maintenance of the existing soft landscaping features sited on the western and southern boundaries of the property, in the interests of the character of the surrounding area. This is in line with BFBLP 'Saved' Policy EN2 (supplementing tree and hedgerow cover), and also in relation to preserving the landscape character of the area as identified in the Character Area Assessments SPD.

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' Policies EN1, EN2 and EN20, the Character Area Assessments SPD and the NPPF, subject to the recommended landscaping condition.

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 utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light.

It is not considered that the rear extension results in an adverse impact of the residential amenity of 22 Priory Lane to the north considering its separation distance, its single storey height and the built form of the existing garage to which it connects. It is not considered that the rear extension adversely affects any of the remaining surrounding properties in terms of residential amenity.

The proposed outbuilding forming a car port and storage would be visible from the neighbouring property of 'Hazelbury', Priory Lane to the south. Considering the proposed outbuilding's single storey height, the presence of tall hedging and trees would serve to significantly screen this outbuilding from the property. Furthermore, considering the siting of this outbuilding in relation to the main dwellinghouse of 'Hazelbury', it is not considered that it would result in an adverse loss of light impact or be overbearing to the occupants of this property.

The car port outbuilding would also be visible from the residential properties on the opposite side of Priory Lane to the west, however considering the separation distance and the presence of planting, it is not considered that the proposal would result in an adverse impact on the residential amenity of the occupants of these properties.

The proposed outbuilding forming an enclosure to the existing swimming pool would be visible from 'Hazelbury', 18 Priory Lane. Considering the pitched roof layout of the outbuilding in combination with the existing tall planting it is not considered that the proposal would result in an adverse loss of light or be overbearing in comparison to the current site situation. The proposed pool outbuilding would also be visible from the rear of the property of 16 Priory Lane. For the same reasons as stated above it is not considered that the proposal would result in an adverse impact on the residential amenity of the occupants of this property, and furthermore the proposal would only adjoin a small section of the rear garden of no.16, with the northern and eastern sides of the rear garden not being affected.

Three roof lights are proposed to be installed on the east-facing elevation of the pool outbuilding. As these roof lights would be sited at 3.8 metres above floor level it is not considered that they would result in an adverse loss of privacy impact on the occupants of no. 18.

As stated in the report above, in the event of planning permission being granted, it is recommended that a condition be imposed regarding the retention and maintenance of existing soft landscaping, in order to maintain the current level of screening in relation to the amenity of the neighbouring 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 landscaping condition.

11. TRANSPORT IMPLICATIONS

CSDPD Policy CS23 states that the Local Planning Authority will seek to increase the safety 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 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 not involve a net increase in bedrooms, however it would potentially impact existing parking arrangements.

The Highway Officer has been consulted on the proposal and advised that although the proposed double car port would be insufficient in internal size to provide acceptable parking (in accordance with the guidance contained within the Parking Standards SPD (2007)), the existing gravel driveway would not be affected by the proposal and therefore the existing parking arrangements would be retained. Furthermore, the retained driveway provides acceptable retained space following erection of the single storey rear extension, which has been sited on part of the former driveway

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.

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, EN2, EN20 and M9, the Character Area Assessments SPD, 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 5 March 2015:
Block Plan scale 1:500
Dwg. Title 'Proposed Ground Floor Plan' [rear extension]
Dwg. Title 'Proposed Elevations' [rear extension]
1918 (P) 'Proposed Oak Framed Pool Cover'
1918 jwp 'Proposed Oak Framed Garage'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and other planting to be retained on the western and northern boundaries of the property, in accordance with British Standard 5837:2012 'trees in relation to design, demolition and construction - recommendations' (or any subsequent revision), has been

submitted to and approved in writing by the Local Planning Authority. Details shall include the positions and spreads of existing hedgerows and groups of mature shrubs, and all proposed tree, hedge, shrub removal and retention. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area, and in the interests of residential amenity.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern at pre-application stage, and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

The applicant is advised that the following conditions require discharging prior to commencement of development:

3. Landscaping scheme

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