

## Unrestricted Report

### ITEM NO: 6

Application No.  
**15/00168/FUL**  
Site Address:

Ward:  
Crowthorne

Date Registered:  
5 March 2015

Target Decision Date:  
30 April 2015

**1 Addiscombe Road Crowthorne Berkshire RG45 7JY**

Proposal:

**Erection of a single storey side extension, creation of habitable accommodation within the roof space and roof lights/dormers**

Applicant:

Mr Andrew Shellhorn

Agent:

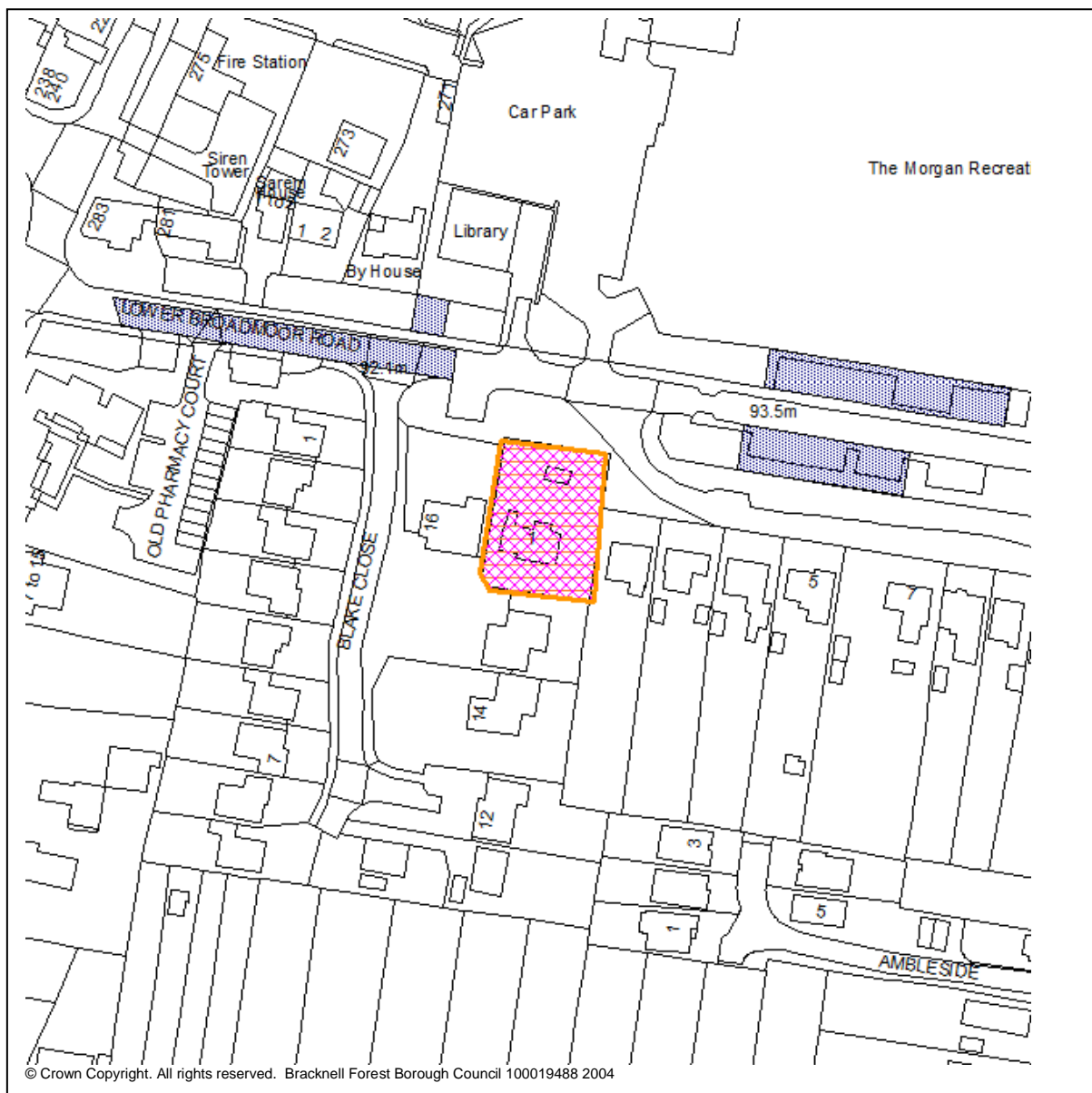
Mr Geoffrey Barron

Case Officer:

Sarah Fryer, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto: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 is referred to committee as more than 3 objections have been received.

### **2. SITE DESCRIPTION**

1 Addiscombe Road is a detached two storey dwelling located, to the south of the junction between Lower Broadmoor Road and Addiscombe Road, Crowthorne. To the north of the site is located a public car park and library whilst to the south, east and west the site borders other residential properties.

The dwelling is set back from the road, behind an enclosed lawned area with a gravel driveway. There is an established vegetation screen between the application site and the highway. The dwelling is a two storey brick built traditional dwelling with clay tiles and a hipped roof. To the front there is a projecting porch with a shallow rear garden to the rear. The land falls away to the south of the site, with the result that the application site is sited at a higher level than 15 Blake Close, located to the south.

### **3. RELEVANT SITE HISTORY**

07/00267/FUL Erection of a part three storey, part single storey front extension, single storey rear extension and detached garage with home office above, following demolition of existing garage. Refused 14.05.2007 (refused due to the detached two storey garage would appear unduly prominent and would erode the gap between dwellings and the extension due to its design being considered out of keeping with the dwelling).

07/00642/FUL Part single storey rear, side and rear extension and part two storey front extension. Approved 17.08.2007

12/00982/FUL Erection of a two storey side extension to form garage with habitable space above, and a loft conversion. Refused 04.02.2013 (refused due to size siting and design would appear unduly prominent with the streetscene, and erode the gap between the dwellings)

14/00794/FUL Erection of part two storey, part first floor rear and side extension and dormer to roof. Refused 25.11.2014 (refused due to size, siting and design would appear unduly prominent within the streetscene and would erode the gap between the dwellings)

### **4. THE PROPOSAL**

Planning permission is sought for the erection of a one and half storey side extension to the east side of the dwelling. The proposal would extend 6m to the east, and be set in 1m from the boundary with no. 2 Addiscombe Road. The proposed extension would have a hipped roof with a single hipped roof dormer window proposed to the front. The proposal would extend beyond the rear elevation by 1m.

Conversion of the roof space into habitable rooms including the insertion of one dormer is also proposed. This dormer would be positioned on the east roof slope of the projecting gable to the front elevation.

## **5. REPRESENTATIONS RECEIVED**

Crowthorne Parish Council - recommend refusal due to overdevelopment of the site.

### Other representations

5 letters of representation have been received objecting to the proposal on the following grounds:

- Size unduly dominant
- Overdevelopment
- Invasion of privacy due to overlooking of neighbouring properties
- Approval would set a worrying precedent
- Visually overbearing
- Prominent development which would erode open gap between properties.
- History of similar developments being refused
- Contrary to designated special housing area.

## **5. SUMMARY OF CONSULTATION RESPONSES**

None received

## **6. DEVELOPMENT PLAN**

The Development Plan for this Borough includes the following;

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)

## **7. 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 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.

## **8. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

Policy CS7 of the CSDPD seeks development to be of a high quality of design that builds on the urban, suburban and rural local character, respecting local patterns of development. 'Saved' policy EN20 of the BFBLP seeks development that is in sympathy with the appearance and character of the local environment (criterion i). The NPPF, para. 17 lists good design as one of the Core Planning Principles. Chapter 7, paras. 56 to 68, seeks high quality design that should contribute positively to making places better for people. Accordingly Policy CS7 of the CSDPD and 'Saved' Policy EN20 of the BFBLP are considered to be consistent with the NPPF. The adopted Character Areas SPD is also a material consideration. Of particular relevance is Chapter 3 Crowthorne Study Area (Area D: East Crowthorne)

The application site is located within the East Crowthorne, (Area D) of the Crowthorne Study Area. This characterises the area as being carved from the forest landscape. Addiscombe Road is cited as one of the historic townscape features and routes which add to the townscape quality.

The proposal has been designed to reflect the character and appearance of the dwelling house. The roof is hipped and has the same pitch as the original dwelling. The ridge of the proposal is set down from the ridge line by 1.5m, resulting in a proposal that is subservient to the main dwelling maintaining the form and character of the original property. The fenestration details match those of the original dwelling, with the result that the proposed extension is considered to respect the character and appearance of the dwelling.

The siting of the extension between two dwellings is in line with the linear building line to the east of the site.

A dormer is proposed on the eastern roof slope of the front projecting gable to enable the roof space to be converted to living accommodation. The dormer is hipped to match the character and appearance of the main roof, replicating the character of the dwelling. The mass of the dormer would be seen against the mass of the roof and accordingly the proposed dormer is considered to be in keeping with the character and appearance of the dwelling.

Objections have been received on the grounds that the proposal would infill an important gap in development. The proposal would maintain a sufficient gap of almost 2m to the boundary with no. 2 Addiscombe Road, the property to the east of the site, and the lower ridge line means that the proposal does not completely infill the gap and the original building remains the dominant feature on the site. The site is well screened with mature vegetation and a large tree located in the front of the site also screens views of the site. The character study does not highlight the gaps within development as contributing to the character.

It is considered that given the above, the proposal is considered to be in keeping with the character and appearance of the dwelling, and would not detrimentally harm the character of the area. Accordingly the proposal is considered to be in accordance with Policy CS7 of the CSDPD and 'Saved' Policy EN20 of the BFBLP.

## 9. 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.

The proposal would be sited to the west of 2 Addiscombe Road and north of 15 Blake Close.

2 Addiscombe Road is a detached two storey dwelling with an attached garage sited closest to the application property. This dwelling is at a slightly higher level than the application site. The proposal would leave a gap of 1.9m to the boundary at its narrowest point, and a 2.5m gap between the properties.

The proposed side extension would be sited west of 2 Addiscombe Road and would face a blank elevation. There are no windows proposed on the side extension facing this property and the proposed dormer to the western elevation of the projecting gable is sited 12m from the boundary and the bulk of the original dwelling house would restrict views into the windows of 2 Addiscombe Road. Accordingly the proposal would not effect the amenities of residents of this property.

15 Blake Close is located to the south of the application site, at a lower level and separated from the application site by a 1.8m brick wall. This property is orientated east west with the northern elevation having a door at first floor level. The dwelling of no.15 is sited due south of the existing rear elevation of no 1 Addiscombe Road, and therefore the proposed extension would be located north of the rear garden of 15 Blake Close.

The proposed extension would be sited 7m to the north of the boundary with no. 15, with the eaves height starting at 2.2m and then the roof plane goes away from the boundary to the ridge height of 7m at a distance of 10.3m from the boundary. Due to the siting of the proposed extension to the north of no. 15 there would be no loss of direct sunlight to either the dwelling or the garden area. The proposal would extend the built form to the north of the property, however given the distances from the boundary and even taking into account the change in levels, it is not considered that this would be so overbearing as to sustain a reason for refusal.

There are no windows at first floor level proposed within the side extension. Whilst 2 roof lights are proposed to the rear roof slope, due to the angle of roof lights they create less overlooking than a conventional window would. It is not considered that the two proposed roof lights in the rear roof slope would result in the loss of privacy to the neighbouring occupiers to sustain a reason for refusal.

Objections have been received on the grounds that the proposal is overdevelopment of the site. Whilst there is little amenity space to the rear of 1 Addiscombe Road, there is a sufficient area to the front of the property and the dwelling, with the extension would not cover half of the application site. It is not considered that a reason or refusal could be sustained on overdevelopment grounds.

Given the above it is considered that the proposal complies with 'Saved' Policy EN20 of the BFBLP.

## 10. TRANSPORT IMPLICATIONS

CSDPD 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 SPD require 3 spaces for properties containing 4 bedrooms or more. The property benefits from a gravelled area to the front of the property that can accommodate 3 vehicles. The proposal therefore meets the parking requirement and would not result in any on-street parking to the detriment of highway safety.

The proposal is therefore considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF.

## 11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

As the proposal would involve an existing dwelling and at 51.64 square metres of additional floor area it would not result in an extension of over 100 square metres of gross internal floor space, the development is therefore not CIL liable.

## 12. CONCLUSIONS

The proposed side extension and loft conversion incorporating a side facing dormer window has been sensitively designed and would not detract from the character or appearance of the original dwelling. The proposal would maintain the character and appearance of the area and is not considered to sufficiently affect the amenities of neighbouring residents to sustain a refusal of planning permission. The proposal is considered to be acceptable and complies with Policies CS7 and CS23 of the CSDPD, and 'Saved' policies EN20 and M9 of the 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:  
1 Addiscombe Road, Location Plan @ 04.03.15, no. ARS1 b, and ARS3 received 05.03.15  
ARS2 E. received 27.04.15  
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 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. 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. Please note the conditions attached to this permission. Whilst none of them require the submission of additional information, all must 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](http://www.bracknell-forest.gov.uk)