

Unrestricted Report

ITEM NO: 10

Application No.
15/00235/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
17 March 2015

Target Decision Date:
12 May 2015

**46 All Saints Rise Warfield Bracknell Berkshire RG42
3SR**

Proposal: **Two storey side extension and single storey front extension.**

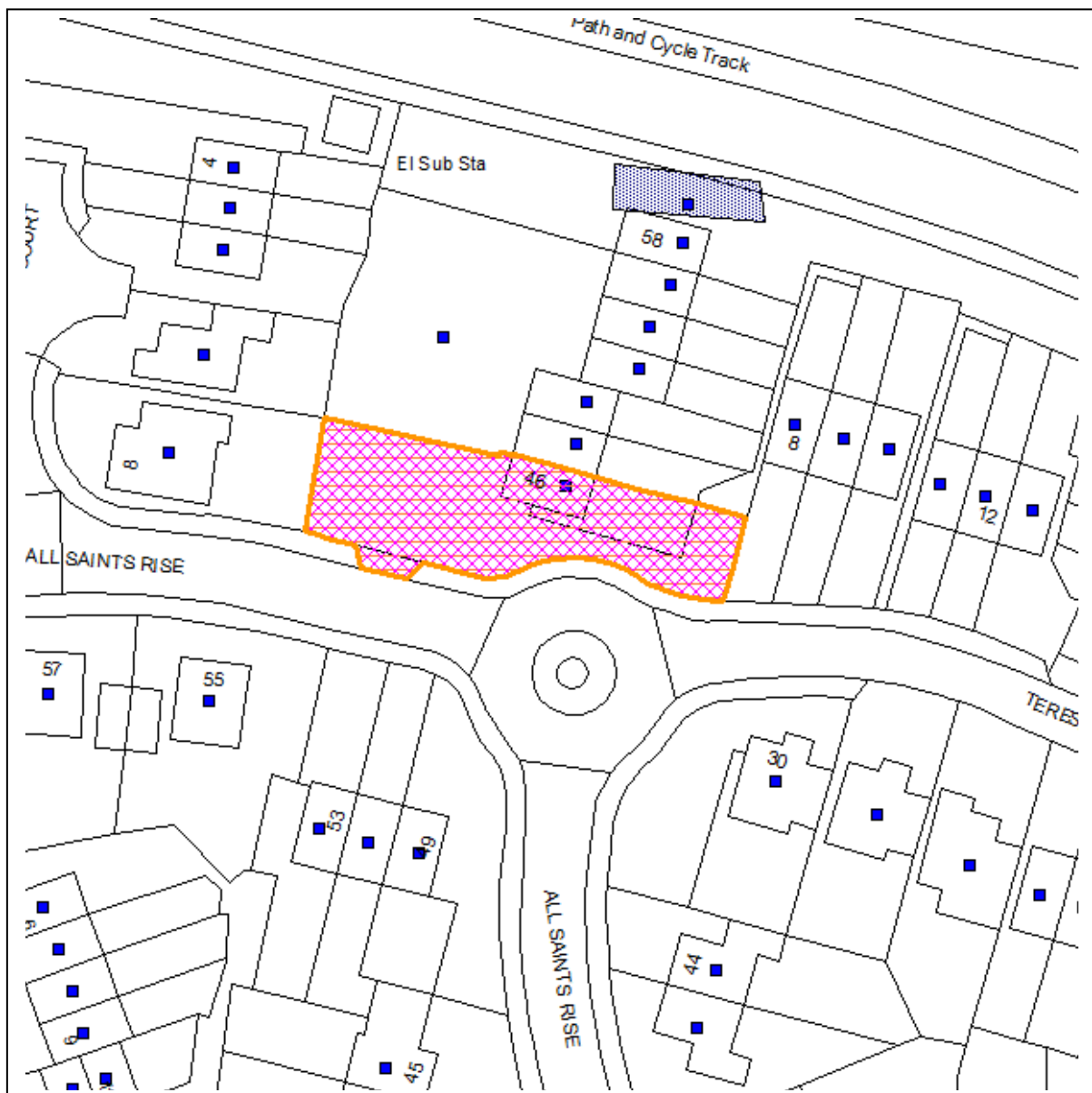
Applicant: Mr B Khomin

Agent: Mrs Helen Nightingale

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

The application is reported to the Committee at the request of Councillor Dudley and Councillor Thompson due to concerns that the proposal would be an overdevelopment of the site, out of keeping with the character and appearance of the area.

2. SITE DESCRIPTION

No.46 All Saints Rise is an end of terrace dwelling, one of a group of seven dwellings which share an access off All Saints Rise. Parking is located forward of the dwellings and each has a separate private garden to the rear. The site is bordered by the adjoining terraced dwelling of No.48 All Saints Rise to the north and a parking court at the front of properties on Teresa Vale to the east. The adopted highway borders the site to the south.

3. RELEVANT SITE HISTORY

Application 02/00230/FUL - Change of use of amenity land to private garden through re-siting of 1.8m close boarded wooden fence to side of property. Formation of new hard standing to front of property - APPROVED 2002

4. THE PROPOSAL

The proposed development is for the erection of a two storey extension to the side of the property. The extension would project 2.8m to the side of the dwelling. A single storey element would project 1.0m forward of the main extension in line with an existing porch. The extension would be set back from the front elevation of the dwelling by 0.5m at first floor level, and would be set 0.2m lower in height than the main dwelling which has a height of 7.9m.

As originally submitted the extension was set flush to the front elevation of the dwelling with the same height, and this has been amended during the course of the application to the development now proposed.

5. REPRESENTATIONS RECEIVED

Warfield Parish Council

Recommend refusal as the proposed extension by reason of its size and mass represents an unacceptable enlargement of the property.

Other Representations

Two neighbour objections have been received that can be summarised as follows:

- The proposed extension is not in keeping with the surrounding area.
- The development would result in a detrimental impact on properties to the west through loss of light and privacy.

[OFFICER COMMENT: These issues are addressed in the report.]

6. SUMMARY OF CONSULTATION RESPONSES

No internal consultations were required.

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. No.46 All Saints Rise 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. 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 extension would increase the width of the dwelling by 2.8m from 4.2m to 7.0m, and it is not considered that such an extension would be an overly prominent addition to the property. The application has been amended to set the extension back from the front elevation of the dwelling and lower the roof line, and it is considered that these alterations have resulted in an extension that would appear subordinate to the host dwelling and not out of keeping with the design of the existing dwelling.

The existing dwelling is set at a right angle to the highway, and as a result the extension would project closer to the highway. However the boundary between the

main highway and No.46 All Saints Rise is well covered with vegetation, and it is not considered that such an extension projecting 2.8m closer to the highway would appear overly prominent in the streetscene or an overdevelopment of the site. It is noted that a number of properties on All Saints Rise have been enlarged with either two storey or first floor extensions. Although these extensions have related to detached dwellings rather than terraced dwellings, as the extension is considered to be acceptable in terms of its design it is not considered that it would appear out of keeping with the existing streetscene on All Saints Rise.

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 two storey element would not project forward or rear of the existing dwelling, and the single storey element would not project forward of the existing porch. It is therefore not considered that the development would result in any impact on the front or rear of the adjoining property to the north at No.48.

Concerns have been raised regarding the impact on the properties to the west, and the extension would be visible from the rear facing windows of No.8 Joseph Court, however at first floor level it would be no closer to that dwelling than the existing house. In any case as it would be set over 26m from the rear elevation of that dwelling and over 15m from the rear boundary it is not considered that it would result in an unacceptable loss of light or loss of privacy to the neighbouring property.

With regard to the properties to the rear the extension would be no closer than the main dwelling and would have minimal impact. No properties border the site to the south and the nearest dwelling would be over 25m from the extension, therefore it is not considered necessary to restrict side facing windows by means of condition. 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 two or three bedrooms (as is the case with No.46 All Saints Rise), a parking requirement of two off street spaces is set out. The increase in the number of bedrooms from two to three does not give rise to any additional parking requirement, therefore no further parking is required as a result of the proposed development.

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. COMMUNITY INFRASTRUCTURE LEVY

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 33.3 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.

13. 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.

14. 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 14th May 2015:

K/2088/1/A
Amended Roof 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: 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. 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 Plan
 03. Materials

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