

Unrestricted Report

ITEM NO: 6

Application No.
15/00203/FUL

Site Address:

Ward:
Hanworth

Date Registered:
7 April 2015

Target Decision Date:
2 June 2015

41 Ludlow Bracknell Berkshire RG12 7BZ

Proposal: **Proposed single storey ground floor extension, conversion of garage into habitable accommodation.**

Applicant: Mr D Lewis

Agent: Mr S John

Case Officer: Charlotte Pinch, 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 Dudley due to concerns over parking provisions and that the proposal may further exacerbate existing parking issues in the area.

2. SITE DESCRIPTION

No. 41 Ludlow is a first floor flat over garage (FOG) and is located in a predominantly residential area. The property has a small patio area and grassed area to the front of the property, which leads onto a public footpath.

3. RELEVANT PLANNING HISTORY

There have been no relevant planning applications received for this site.

4. THE PROPOSAL

Full planning permission is sought for a single storey ground floor front extension and the conversion of the garage into habitable accommodation. The ground floor extension will form a lounge and dining room and the garage will be converted into a bedroom with en-suite. The single storey extension will project 2.8 metres in depth from the front elevation of the building, 9.9 metres in width and 3.1 metres in height.

During the course of the application process amended plans were received on 28 May 2015, replacing the kitchenette with a lounge in the proposed extension. Further amended plans were received on 24 June 2015, removing the lounge on the ground floor and labelling the bedroom 'Bedroom 1'.

A statutory declaration was signed by the applicant on 2 June 2015 to declare that the property of 41 Ludlow, proposed extension and converted garage, will not be used as a separate dwelling/annexe.

5. REPRESENTATIONS RECEIVED

Bracknell Town Council

An objection was received from Bracknell Town Council. They objected to the proposal on the grounds that the loss of parking will have a negative effect on the area.

[Officer Note: The matters regarding the loss of parking and highway safety are assessed in the report below.]

No other representations were received from neighbouring properties.

6. SUMMARY OF CONSULTATION RESPONSES

Highways Authority

The dwelling takes pedestrian access from Ludlow via an adopted footpath to the front of the property. The existing on-plot parking is an integral garage which is accessed to the rear via Liscombe, an adopted residential cul-de-sac.

The proposal would result in the loss of the garage parking space and this existing 2-bed dwelling would have no on-plot parking. It is noted that the existing garage is sub-standard and it is likely that the resident's park their vehicle in the area to the front of the garage. The loss of the garage would not alter this existing situation.

The Highway Authority has carried out an early morning parking survey and observed there to be 3 spaces available in the bays adjacent to the amenity land/play area. As such there would be space to accommodate the demand for one additional vehicle.

The Highway Authority has no objection.

No other statutory or non-statutory consultations were 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

Planning law 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 National Planning Policy Framework (NPPF) (paragraphs 2 and 12).

The Site Allocations Local Plan (SALP) Policy CP1 states that the council will take a positive approach to considering development proposals that reflect the presumption in favour of sustainable development, outlined in the NPPF. The council will work proactively with applicants to seek solutions which mean that proposals can be approved wherever possible and secure development that improves economic, social and environmental conditions.

CSDPD Policy CS1 outlines sustainable development principles, such as making efficient use of land and buildings, reducing the need to travel and protecting the quality of local landscapes.

CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development which is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

No. 41 Ludlow is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

These policies are considered to be consistent with the NPPF, and as a consequence are considered to carry significant weight.

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 Policy CS1(Sustainable Development) and CSDPD Policy CS2 (Locational

Principles) and the NPPF but details such as no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety etc. 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, provide safe communities and enhance the local landscape. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local environment. It also states that the design of development should promote local character and identity.

Paragraph 56 of the NPPF emphasises the importance of good design as a key aspect of sustainable development, in order to contribute positively to making places better for people to live. Additionally, paragraph 64 of the NPPF states that the design of developments should help improve the character and quality of an area and the way it functions.

The front extension will be readily visible in the street scene of Ludlow; its design, size and scale are in keeping with properties in the area. There are some examples of similar front extensions in the Ludlow area and a number of adjacent properties have fenced off their front gardens in a similar way.

The size and scale of the proposal is not considered to be out of keeping with, or detrimental to, the existing design of the dwelling. It will have a pitched roof and 3 front facing windows and be constructed of brown brick to match that of the existing building.

The proposed garage conversion would consist of the installation of a new window and brick wall. Due to its positioning it would be visible in the street scene, however due to its modest size it would not appear obtrusive. In addition, there is a condition attached to this permission stating 'the materials to be used in the construction of the external surfaces of the garage hereby permitted shall be similar in appearance to those of the existing building'.

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.

10. IMPACT ON RESIDENTIAL AMENITY

BFPLP 'Saved' Policy EN20 refers to the need to avoid adversely affecting the amenity of surrounding properties and adjoining areas, through ensuring there is no loss of privacy, light or overbearing impacts.

Paragraph 17 of the NPPF states that LPAs should ensure high quality design and amenity for all existing and future occupants of land and buildings.

The proposed garage conversion and associated works would be adjoining No. 42 Ludlow and be approximately 7 metres from the boundary with No. 40 Ludlow.

It is not considered that the proposed extension would result in loss of light or overshadowing to No. 40 and 42 Ludlow, particularly because their living accommodation is on the first floor. Nor would there be any adverse impact on the living conditions of other neighbouring properties.

It is therefore considered that the development would not result in an adverse impact on the residential amenity of the residential properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

11. TRANSPORT IMPLICATIONS

CSDPD CS23 states that the Local Planning Authority will seek to increase the safety of travel. 'Saved' Policy M9 of the BFBLP aims to ensure that in normal circumstances satisfactory off-carriageway parking provision will be made for the traffic generated by new development. Policy M9 is supplemented by the Parking Standards SPD (The SPD is a material consideration, and was adopted in 2007 following public consultation). 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.

The proposed garage conversion and associated works would not result in a reduction of the existing parking area in front of the existing garage.

Furthermore, the Highways Officer commented that the existing garage is sub-standard for parking a car and it is likely that the residents park their vehicle in the area to the front of the garage, therefore the loss of the garage would not alter this situation.

In addition, following an early morning parking survey, it was observed that there were 3 parking spaces available in the bays adjacent to the amenity land, therefore there would be space to accommodate the demand for one additional vehicle.

Therefore, the proposal would not be considered to affect the existing parking provision provided and would be in accordance with CSDPD Policy CS23, 'Saved' Policy M9 of the BFBLP, NPPF and Parking Standards SPD.

12. 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.

This proposal would not result in an extension of over 100 square metres of gross internal floor space, therefore the development is 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 host dwelling or local area, the amenities of the neighbouring properties, or on highway safety. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, and CS7, BFBLP 'Saved' Policies EN20, NPPF and Parking Standards SPD.

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:
121/AS/12 F 'Proposed Ground Floor Plan'
121/AS/13 B 'Proposed First Floor Plan'
121/AS/14 C 'Proposed Elevations'
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 garage conversion and extension 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 following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Materials
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

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