

## Unrestricted Report

### ITEM NO: 9

Application No.  
**15/00484/FUL**  
Site Address:

Ward:  
Crowthorne

Date Registered:  
4 June 2015

Target Decision Date:  
30 July 2015

**23 Brookers Corner Crowthorne Berkshire RG45 7DU**

Proposal:

**Erection of a single storey side extension, two storey rear extension and a rear dormer following demolition of existing two storey rear extension**

Applicant:

Mrs Jennifer Knowles

Agent:

Mrs Ivana Kutsch

Case Officer:

Michael Ruddock, 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**

The application is reported to the Planning Committee as more than three objections have been received.

### **2. SITE DESCRIPTION**

No.23 Brookers Corner is one of a group of three terraced dwellings and is located on the eastern end of the terrace. An area of hardstanding that could be used for parking is located at the front of the property with a private garden to the rear. The site is bordered by the adjoining dwelling of No.21 Brookers Corner to the west and No.25 Brookers Corner to the east.

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

No relevant planning history.

### **4. THE PROPOSAL**

The proposed development is for the erection of a single storey extension to the side of the property and the erection of a two storey rear extension and a roof dormer to the rear of the property. The single storey element would project 1.1m to the side of the property with a depth of 5.3m and a height of 3.3m. It would form a new entrance to the property at the front, and a WC at the rear.

To the rear the new extension would replace a two storey rear extension. The new extension would have a depth of 6.5m with a width of 3.8m and a height of 6.0m. It would form a kitchen and dining room at ground floor level and a new bedroom, bathroom and en suite at first floor level. A new bedroom would also be formed at second floor level with the addition of a rear facing dormer which would have a height of 1.3m and a width of 2.3m. Although only three bedrooms are marked, the first floor study is large enough to be used as a bedroom and therefore for the purposes of this application it is considered that the number of bedrooms would be increased from three to four.

The existing two storey rear extension would be demolished, and this is linked to a similar extension at the rear of No.21. A new supporting structure within the ownership of that property is shown, and as such notice has been served on the owners of that property and Certificate B of the application form signed. The applicants have stated that a Party Wall Agreement will be undertaken and should any damage be caused this will be repaired by the contractor.

### **5. REPRESENTATIONS RECEIVED**

Crowthorne Parish Council  
Recommend Approval.

#### Other Representations

Four letters of objection were received from neighbouring residential properties. The reasons for objection can be summarised as follows:

- The development would result in an unacceptable loss of privacy to the side and rear of No.25 Brookers Corner, and would overshadow the rear of that property.
- Limited on street parking is available, and the property has no off street parking.

- The development would be out of keeping with the streetscene and too close to No.25.
- The proposed wood cladding on the extension would not be in keeping with the streetscene.
- The plans are incorrect as they show a walkway between the side element and the boundary. In reality no such gap exists.  
*[OFFICER COMMENT: The applicants have responded to state that the plans were prepared in accordance with current Ordnance Survey maps. These correspond with Council records, and there is a sufficient gap to the side of the property to accommodate the extension. Ordnance Survey records shown the dwelling to have a width of 3.5m rather than 4.0m, and as such an amended plan has been submitted to show the dwelling with the correct width.]*
- Concerns about damage to No.21 Brookers Corner, and noise and disturbance to that property.  
*[OFFICER COMMENT: The applicants will enter into a Party Wall Agreement with the neighbouring property and have stated that any damage would be made good. Any noise and disturbance during construction is not a material planning consideration, and would be a matter for Environmental Health in the event of this becoming an issue.]*

Finally, a comment has been raised stating that guidelines for planning are that side extensions should be single storey with a maximum height of four metres with a width no greater than half the width of the dwellinghouse, and that two storey extensions should be no closer than seven metres to the rear boundary. These are not guidelines but regulations for what can be constructed under 'Permitted Development' without the requirement for planning permission.

## **6. SUMMARY OF CONSULTATION RESPONSES**

Highways Officer  
 Recommend approval.

## **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.23 Brookers Corner 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 single storey element would project to the side of the property and would therefore be visible in the streetscene. However it is not considered that such an extension with a width of 1.1m would result in a disproportionate addition to the property that would appear incongruous in the streetscene. It is not considered that such an extension would result in a terracing effect, and a gap would remain between the properties regardless. The rear element would not be visible in the streetscene and although it would increase the width and height from the existing extension it would not increase the overall depth of the dwelling. The sloping roof design would be in keeping with the design of the rear extension at the neighbouring property of No.21.

A concern has been raised that the materials proposed would appear out of keeping with the streetscene with regard to the wooden cladding. Although it is noted that wooden cladding has not been used on the dwellings in the local area, Brookers Corner does not have a uniform streetscene in terms of materials, with a variety used such a red brick, white and cream painted render and hung tiles on different properties. There is no predominant set of materials therefore it is not considered that a different material would appear out of keeping with the streetscene in this location.

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 side extension would not project forward or rear of the existing dwelling and would therefore not be visible from the front or rear facing windows at the neighbouring dwellings. A side facing window at No.25 Brookers Corner faces onto the flank wall of No.23, however it is not considered that the additional impact that would result from a single storey extension projecting 1.1m closer to the window would be so unacceptable that refusal of the application would be warranted.

The rear extension would not project beyond the rear elevation of No.21 Brookers Corner and would therefore not be visible from the rear facing windows of that property. It would not project beyond the rear of No.25 either, although as there is a single storey element to the rear of that property it would be visible from a rear facing first floor window. However this window is an obscure glazed window that is not the primary source of light to a habitable room, therefore a loss of light to this window would not be unacceptable. In any case there would not be an unacceptable loss of light to this window.

Concerns have been raised that the additional windows would result in an unacceptable loss of privacy to the rear of No.25 Brookers Corner. The three side facing first floor windows are all shown to be glazed with obscure glass and fixed shut to a height 1.7m above the floor level. This will be secured by condition, and as such it is not considered that these would result in an unacceptable loss of privacy to the neighbouring property. A further condition restricting any additional windows on this elevation will also be imposed.

Concerns have also been raised that the new rear facing windows would result in a loss of privacy to the neighbouring property. Two new windows are proposed, in the extension and the dormer. However these windows would face towards the rear of No.23 and would not directly overlook the neighbouring property. It is noted that rear facing windows could be added to the existing rear elevations without the requirement for planning permission, and in any case this it is not uncommon to have larger windows in the rear elevation of a property. It is not considered that the effect of these windows would be so unacceptable that refusal of the application is warranted.

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 three bedrooms (as is the case with No.23 Brookers Corner as existing), a parking requirement of two off street spaces is set out. For a dwelling that has four bedrooms (as is the case with No.23 Brookers Corner as proposed), a parking requirement of three off street spaces is set out. The increase in the number of bedrooms from three to four therefore gives rise to an additional parking requirement of one space.

The dwelling takes access off an adopted road where on street parking is unrestricted. On street parking occurs on Brookers Corner as many properties have limited or no off street parking, and the Highways Officer considers that whilst kerb space is limited across the frontage of No.23 there is capacity on street to accommodate demand for one additional vehicle which may occur for a fourth bedroom. Furthermore, the applicant intends to install permeable paving across the frontage which may result in a vehicle being parked on the frontage. Whilst a parking space may be difficult to access, this could occur at present and the Local Planning Authority have no control over the matter.

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 20.36 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.

## **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 4th June 2015 and 22nd July 2015:

1506/101

1506/120 (A)

1506/121 (A)

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 rendered elements 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]
04. The first floor en suite, bathroom and study windows in the east facing side elevation of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut up to a height of 1.7m from the floor level.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).  
REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: BFBLP EN20]

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 subject to conditions, 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 Plans
  03. Materials
  04. Obscure Glazing
  05. Restrictions on side facing windows

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)