

Unrestricted Report

ITEM NO: 10

Application No.
15/00507/FUL
Site Address:

Ward:
Priestwood And Garth

Date Registered:
12 June 2015

Target Decision Date:
7 August 2015

5 Hawthorn Close Bracknell Berkshire RG42 1YB

Proposal:

Erection of a part single storey and part two storey side extension following demolition of garage and utility room.

Applicant:

Mrs Levey

Agent:

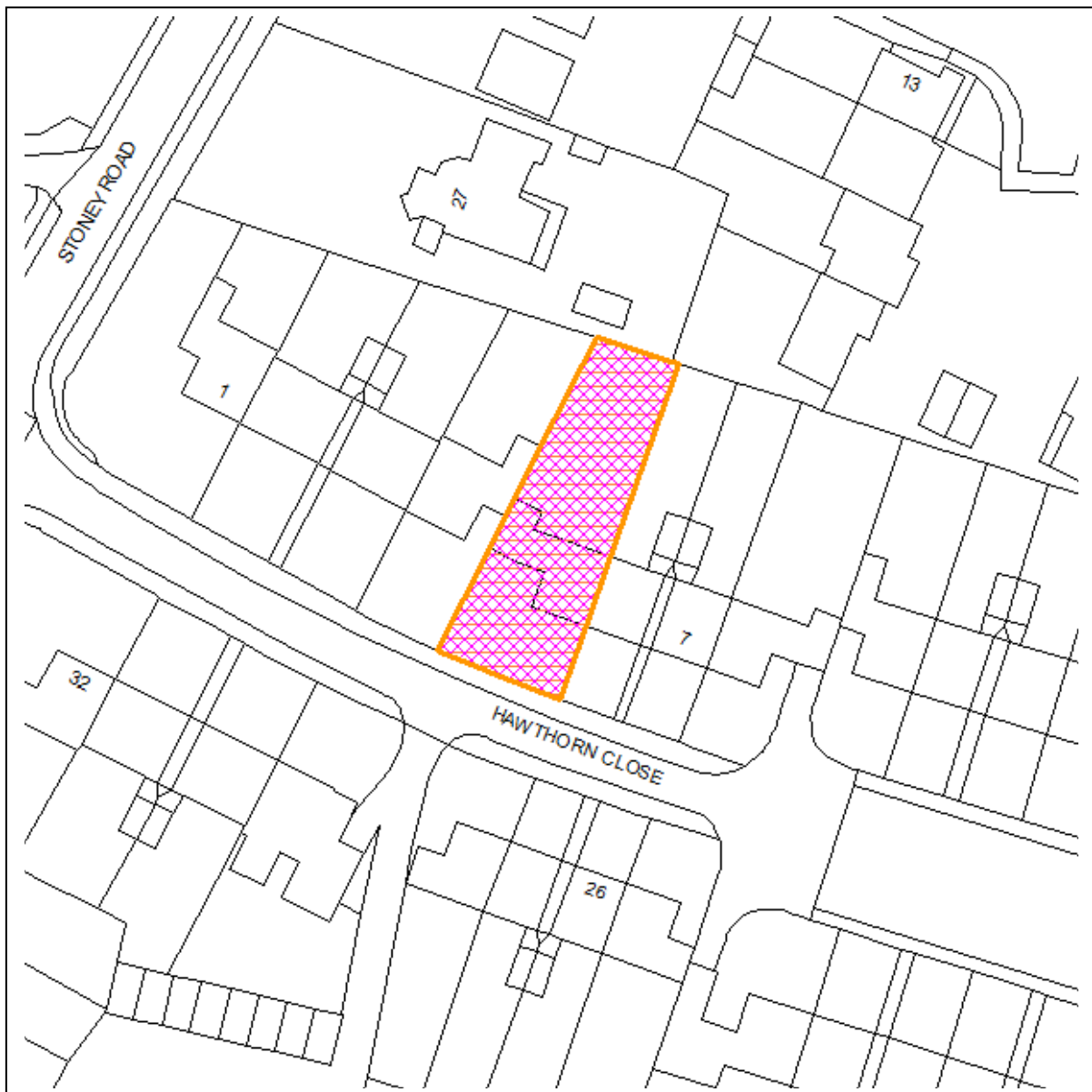
Mrs Helen Nightingale

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. SUMMARY

- 1.1 The proposal is for a part single storey and part two storey side extension.
- 1.2 Amended plans were received altering the design to a hipped roof style, which resulted in the proposal meeting BRE loss of light standards, therefore the proposal is considered acceptable in relation to impact on residential amenity and there are no highway safety implications. The design is considered acceptable and there would be no adverse impact on the streetscene or character of the area.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor McKenzie-Boyle due to concerns over loss of light and creating a tunneling effect.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary, therefore this development is acceptable in principle.
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- 3.1 No. 5 Hawthorn Close is a two storey link semi-detached property located in a predominantly residential area. The property has an enclosed rear garden with 1.8 metre high boundary fencing and high vegetation on the rear boundary. The property has a small grassed area to the front, with 1 metre high picket style fence, in addition to a hard standing to the front of the garage for parking.

4. RELEVANT SITE HISTORY

- 4.1 No relevant planning history.

5. THE PROPOSAL

- 5.1 The proposed development is the erection of a part single storey and part two storey side extension, following demolition of the garage and utility room. The extension will form a ground floor family room, utility room and W/C, in addition to a first floor third bedroom with en-suite. The side extension will have a ground floor width of 4.6 metres and depth of 7.3 metres, and a first floor width of 3.9 metres and depth of 6.8 metres.

During the course of the application process amended plans were received on 20 July 2015, altering the roof of the proposal to meet BRE Loss of Light standards.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

- 6.1 Bracknell Town Council raise no objection.

Other representations:

6.2 An objection was received from the occupants of the residential property of No.4 Hawthorn Close. The occupants objected to the proposal on the grounds that it will cause a loss of light to their first floor side bedroom window.

[Officer Note: An assessment of potential loss of light and overshadowing, using guidance from within the Building Research Establishment (BRE) Report “Site layout planning for daylight and sunlight: a guide to good practice” (2011) has been carried out and is further explained in the report below.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Authority

The existing dwelling takes access off an adopted residential cul-de-sac. Hawthorn Close is subject to parking controls to minimise commuter parking, though residents are entitled to permits to park on-street.

The proposal would result in the loss of the garage parking space and the existing plan indicates that there are 2 no. existing parking spaces on the existing driveway. These spaces are considered practical and useable and it is advised that this is secured by planning condition/removal of permitted development rights to ensure adequate on-plot parking provision.

The Highway Authority has no objection and recommends that this planning application be approved.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key planning policies and guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent Para. 39 refers to LPA’s setting their own parking standards for residential development.
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Building Research Establishment (BRE) Report “Site layout planning for daylight and sunlight: a guide to good practice” (2011)		

9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

- i Impact on character and appearance of the area
- ii Impact on residential amenity
- iii Impact on highway safety
- iv Community Infrastructure Levy

i. Impact on Character and Appearance of Area

9.2 It is not considered that the proposed two storey side extension would be out of character with the host dwelling, as it would not be larger in depth than the existing dwellinghouse. It would be set back slightly from the front elevation and have a roof of a slightly lower height than the existing dwellinghouse, therefore providing a sympathetic design.

9.3 The proposal would be visible in the street scene of Hawthorn Close from the front and side elevations. The proposed design and massing of the extension would form an appearance similar to No. 25 Hawthorn Close, and therefore the proposal would not be considered incongruous or adversely out of character with the surrounding area.

9.4 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, subject to a condition requiring matching materials.

ii. Impact on Residential Amenity

9.5 Saved BFBLP Policy EN20 (vii) refers to the need to consider impact on the amenity of surrounding properties. In terms 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) can be used as a standard for assessing acceptable levels of visual amenity with concern to loss of light.

9.6 The proposed extension would be visible from the side and rear of the neighbouring dwellinghouse of No. 4 Hawthorn Close. The closest side facing window at first floor level at No. 4 serves a bedroom. In accordance with BRE Report guidance, a 25 degree line drawn on the horizontal plane from the midpoint of the side facing window (which serves a habitable room) towards the proposed extension intersects the proposed two storey extension at a distance of 4.4 metres from the window, resulting in a small section of the roof of the proposed extension breaching this standard.

9.7 As a result amended plans were received on 20 July 2015 showing a hipped roof, which would therefore meet BRE Loss of Light standards. The residents at No.4 Hawthorn Close were reconsulted on 22 July 2015 with the amended plans, however on 26 July 2015 a further objection was received as they still had concerns about loss of light.

9.8 The proposed extension will be no higher than the existing dwellinghouse and the wider ground floor element will be between 1.9 metres and 0.75 metres from the boundary with No. 4 Hawthorn Close, which is an improvement on the existing ground floor garage which adjoins the boundary. The first floor element is 2.5 metres from the boundary with No. 4 Hawthorn Close, it is therefore considered that this two storey side extension will not have any overbearing impacts.

9.9 The proposed two storey side extension will have one front facing first floor window and one rear facing first floor window, with no windows on the north west side elevation, except from a ground floor door into the utility room. It is considered that neither of the first floor windows will cause any detrimental impacts from overlooking, as there are existing first floor windows on the front and rear elevations of the dwellinghouse and they face onto the highway and into the property's rear garden.

9.10 Due to factors outlined above, the proposal would not be significantly detrimental to the living conditions of the occupants of adjoining 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.

iii Impact on Highway Safety

9.12 The proposal would result in the loss of the garage parking space and there are 2 parking spaces on the existing driveway. It is advised these 2 parking spaces are secured through a planning condition.

iv Community Infrastructure Levy (CIL)

9.13 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.

9.14 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.

10. CONCLUSIONS

10.1 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, subject to the recommended conditions. There would be no highway safety implications. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. 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:

L/2118 'Existing plans and elevations'

L/2118/1 (Amended) 'Proposed plans and 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 part single storey, part two storey side 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]

04. The 2 no. existing parking spaces on the existing driveway shall be retained for the use of parking vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

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
4. Parking

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