

Unrestricted Report

ITEM NO: 11

Application No.
15/00530/FUL
Site Address:

Ward:
Bullbrook

Date Registered:
8 June 2015

Target Decision Date:
3 August 2015

7 Flint Grove Bracknell Berkshire RG12 2JN

Proposal:

Erection of part two storey part single storey front and side extensions following demolition of garage and conservatory.

Applicant:

Mr G Arden

Agent:

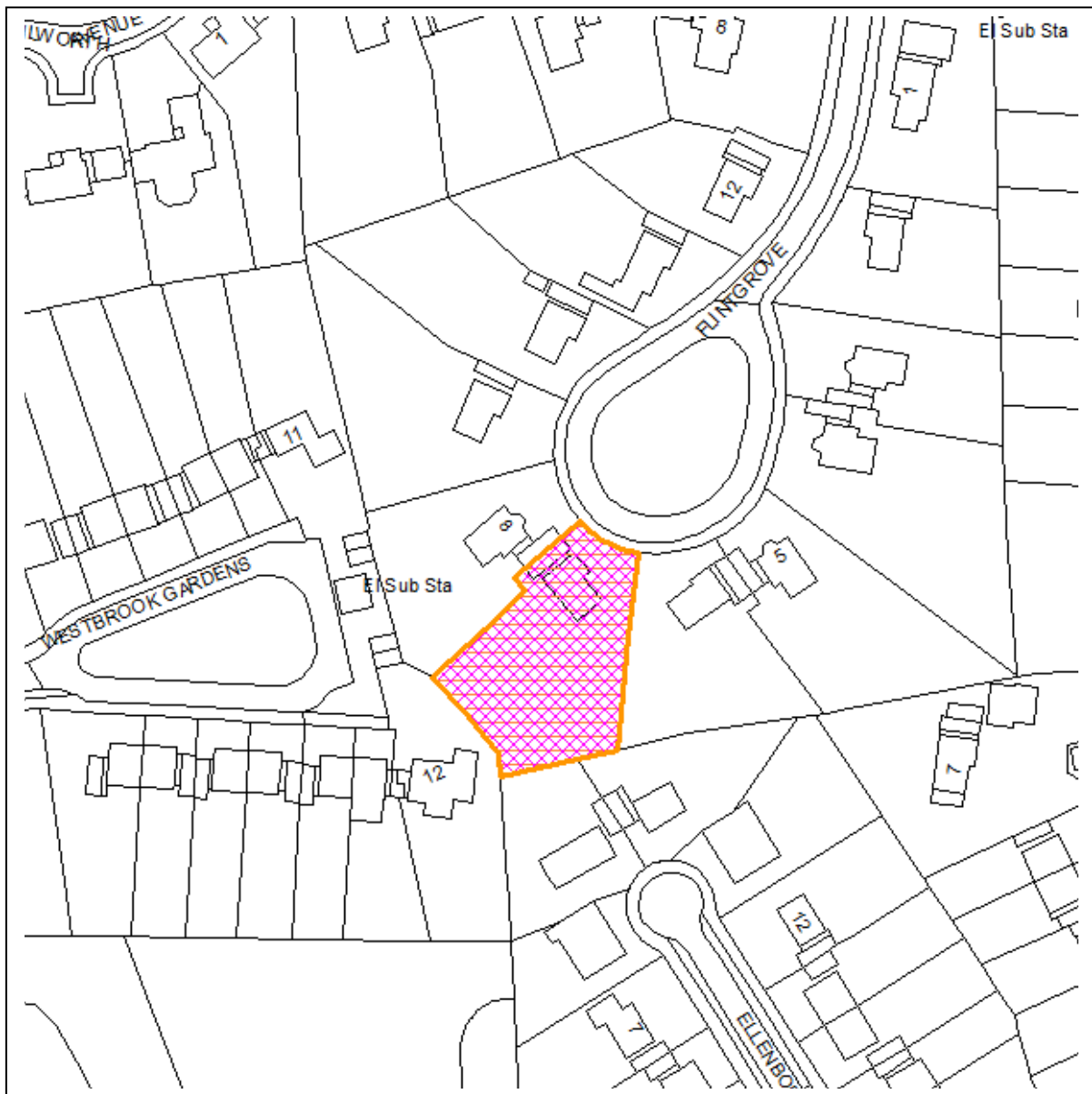
Mr Robert Cole

Case Officer:

Matthew Miller, 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 part two storey part single storey front and side extensions, following demolition of garage and conservatory.

1.2 The proposal is not considered to be out of character with the surrounding area when viewed in the context of the surrounding street scene. Furthermore the proposal is not considered to result in an adverse impact on the amenity of the surrounding properties considering the overall massing and projection of the proposal in comparison to the existing built form, the presence of existing side- and rear-facing windows on the host dwelling, and the proposed projection of the single storey rear extension.

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| RECOMMENDATION |
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| Planning permission be granted subject to conditions in Section 11 of this report |
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been called to Planning Committee at the request of Councillor Dudley in relation to concerns regarding the impact of the proposal on the character of the surrounding area, and on the amenity of neighbouring residential properties.

3. PLANNING STATUS AND SITE DESCRIPTION

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| PLANNING STATUS |
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| Within settlement boundary, therefore development is acceptable in principle |
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3.1 7 Flint Grove is a four bedroom two storey link-detached dwellinghouse located in a predominately residential area. The dwelling contains an attached garage (to be demolished), which connects to the attached garage of 8 Flint Grove to the north. The property contains two hardsurfaced front driveways providing off-street parking, and access to the existing garage, with an area of soft landscaping in between, and benefits from an enclosed rear garden.

3.2 At the time of writing, a detached garage is under construction on the southern side of the dwelling, following the demolition of a side extension forming a conservatory (under planning permission 15/00153/FUL).

4. RELEVANT SITE HISTORY

15/00153/FUL

Erection of a detached garage to side following demolition of existing conservatory
Approved (2015)

5. THE PROPOSAL

5.1 The proposed development is the erection of a part single storey, part two storey northern side extension following the demolition of the existing garage and connecting passageway, and the erection of a part single storey, part two storey front extension.

5.2 The proposed side extension would project 3.8 metres in width at ground floor level, and 2.8 metres at first floor level, and measure 9.6 metres in depth at ground floor, and 4.3 metres at first floor. The single storey element would have a flat roof

measuring 3.1 metres in height (with a pitched front section) and a roof lantern measuring 3.6 metres in height from ground level. The two storey element would have a hipped dual-pitched roof and would measure 6.0 metres from ground level.

5.3 The proposed front extension would project 1.7 metres in depth at ground floor, and 1.0 metres in depth at first floor. It would project 3.0 metres in width at ground floor level, and 2.7 metres at first floor level. The single storey element would have a pitched roof and measure 3.0 metres in height. The two storey element would have a hipped pitched roof and measure 6.0 metres in height from ground level.

5.4 Cumulatively the extension would form a play room, utility room, dining room and front porch at ground floor level, and an enlargement to an existing bathroom and bedroom at first floor level.

5.5 During the course of the application amended plans have been received to reduce the rear projection of the single storey side extension so that its rear elevation would project 0.75 metres in depth beyond the rear garage of 8 Flint Grove (compared to its original rear projection of 1.8 metres).

6. REPRESENTATIONS RECEIVED

Bracknell Parish Council:

6.1 Bracknell Town Council states that it has reservations regarding the height of the proposed extensions and the proximity of the side and rear extensions to the boundary with 8 Flint Grove, however does not raise an overall objection.

Other representations:

6.2 Three objections have been received from the occupants of the neighbouring properties of 8 and 9 Flint Grove to the north, and 12 Westbrook Gardens to the southwest (rear). The objections can be summarised as follows:

- The proposal would be out of character with the host dwelling and the surrounding area, including its front projection, and would result in a terracing impact.
- The proposal would result in an adverse loss of light and overlooking impact to the occupants of 8 Flint Grove
- There are concerns over the long-term stability of the proposed extensions in relation to the adjoining dwelling of 8 Flint Grove
- The proposal would provide the potential for the dwelling to be converted into a House in Multiple Occupation (HMO)
- The proposal may result in long-term problems relating to surface water drainage and sewerage capacity.

[Officer Note: Construction matters are not a planning consideration, and are subject to separate Building Control regulations. Considering the proposed massing of the extensions in relation to the existing dwelling and its attached garage, and that the proposal would not involve an increase in the number of bedrooms, it is not considered that there is any more potential for the dwelling to be converted into a HMO than is already present. Thames Water as the Water Authority have provided comments on the proposal with regards to drainage and sewerage, and these comments are to be addressed separately to any grant of planning permission. The other above matters are discussed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

Water Authority:

7.2 Thames Water as the Water Authority has provided comments on the proposal. The applicant is to be advised of these by an way of informative on the issued decision notice.

7.3 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

| | Development Plan | NPPF |
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| General policies | CP1 of SALP, CS1 & CS2 of CSDPD | consistent |
| Design | CS7 of CSDPD, Saved policy EN20 of BFBLP | consistent |
| Parking | CS23 of CSDPD, Saved policy M9 of BFBLP | Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent. |
| Supplementary Planning Documents (SPD) | | |
| Parking standards SPD (2007) | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) Community Infrastructure Levy | | |

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 Considering the proposed design and massing of the proposal, it is not considered that it would be adversely out of character with the host dwelling. The design and form of the extensions are considered to be in keeping with the hipped pitched roof and front-projecting gable of the host dwelling. The single storey element of the side extension would occupy a similar footprint to the garage to be demolished. Furthermore, the extensions would project forward of the front elevation of the host dwelling by less than 0.5 metres, and only at ground floor level, and such a front projection is not considered to be adversely out of character.

9.3 The proposal would be visible in the street scene of Flint Grove. It is noted that a near-identical first floor side extension has been erected on the neighbouring dwelling

of 9 Flint Grove to the north. Furthermore the dwelling at 1 Flint Grove further to the north benefits from a two storey front extension similar to that proposed. Various other dwellings within Flint Grove have been extended through different means and this has resulted in variety in the street scene. Considering the front projection of the proposal, its similarity to other extensions within Flint Grove, and the similar footprint of the single storey side extension to the existing garage to be demolished, it is not considered that the proposal would be adversely out of character with the surrounding area.

9.4 It is not considered that the proposal would result in a terracing impact considering that the dwellings of 7 and 8 Flint Grove are already linked through their attached garages. The proposed side extension at first floor level would have a separation distance of 4.7 metres to the first floor of the dwelling of no.8. Furthermore it is not proposed to extend the dwelling southwards towards 6 Flint Grove, and there would be clear separation to the garage under construction as part of planning approval 15/00153/FUL, which in turn has clear separation to no.6. External rear access to the property for secure bin storage would be retained by the access between the host dwelling and garage currently under construction.

9.5 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

9.6 In association with the assessment 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) is utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light.

9.7 The proposal would be visible from the neighbouring property of 8 Flint Grove to the north. Following the receipt of amended plans the single storey side extension would project 0.75 metres past the rear elevation of the existing adjoining garage of no.8. In view of this projection it is not considered that it would result in an adverse loss of light or overbearing impact to the occupants of no.8, especially as the affected room (a kitchen and dining room) is served by a secondary south-facing window.

9.8 The two storey element of the side extension would be sited forward of the front elevation of no.8. In accordance with the BRE Report guidance, a 45 degree line drawn on the horizontal plane from the midpoint of the closest front-facing windows at ground and first floor levels on the dwelling of no.8 (which serve habitable rooms) towards the extensions would not intersect the extensions. Furthermore, considering the separation distance of 4.7 metres, and the presence of the intervening attached garage of no.8, it is not considered that the proposed two storey side extension would result in an adverse loss of light or overbearing impact on the occupants of no.8.

9.9 No north-facing side windows are proposed to be installed on the side extension. This represents an improvement on the current situation as the existing north side elevation of the host dwelling contains a side-facing window which does result in some loss of privacy. It is recommended that a condition be imposed to restrict the formation of windows on this side, in the interests of the residential amenity of no.8.

9.10 The two storey side extension would contain a rear-facing window at first floor level, to be sited at a distance of 6.2 metres from the rear boundary of no.8. Considering the presence of rear-facing first floor windows much closer to the

boundary with no.8, it is not considered that this additional window would result in an adverse loss of privacy or overlooking impact in comparison to the existing situation.

9.11 The proposed side extension would be visible from the residential properties sited to the south and southwest. Considering the separation distance of approximately 35 metres between the proposal and these properties, it is not considered that the proposal would result in an adverse impact on the residential amenity of these properties.

9.12 The proposed front extension and the front section of the proposed side extension would be visible from the other neighbouring properties to the north and east. However, considering the separation distances, the front-projection of the extensions, and the presence of existing front-facing first floor windows, it is not considered that the proposal would result in an adverse impact on the residential amenity of these properties. As a front-facing window is proposed to be installed to the enlarged bathroom, it is recommended that a condition be imposed to obscure-glaze this window, in the interests of residential amenity.

9.13 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, subject to the recommended conditions.

iii Impact on Highway Safety

9.14 The proposal would not result in a net increase in bedrooms, but would involve the loss of an existing garage space through demolition works. The retained driveway of the property has suitable capacity to provide at least three off-street parking spaces of acceptable size. The garage currently under construction as approved under 15/00153/FUL would have capacity to provide a further parking space.

9.15 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

iv Community Infrastructure Levy (CIL)

9.16 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.

9.17 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. In this case the extension does not exceed 100m² and therefore 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, or on highway safety, subject to the recommended conditions. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1,

CS2, CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9, the Parking Standards SPD, 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 received by the Local Planning Authority:

FG/07/03 Rev. A 'Proposed' [Plans & Elevations] received on 26 August 2015
FG/07/04 'Location & Block Plan' received on 8 June 2015

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: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. 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 windows at ground floor level or above shall be installed on the north-facing side elevation of the development hereby permitted, with the exception of the roof lantern shown on the approved plans.

REASON: In the interests of the residential amenity of the neighbouring property of 8 Flint Grove, Bracknell.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

05. The 1no. window serving the bathroom on the first floor of the front extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement windows shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of the residential amenity of the neighbouring properties within Flint Grove, Bracknell.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. 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:

1. Commencement
2. Approved Plans
3. Materials
4. Side windows
5. Obscure-glazing

03. Thames Water as the Water Authority have provided the following comments:

Waste Comments:

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments:

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

04. The Applicant is advised 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