

Unrestricted Report

ITEM NO: 17

Application No.
15/00684/FUL
Site Address:

Ward:
Crowthorne

Date Registered:
21 July 2015

Target Decision Date:
15 September 2015

15 Heath Hill Road North Crowthorne Berkshire RG45 7BU

Proposal:

Erection of single storey front extension forming a conservatory and demolition of existing conservatory and installation of front dormer

Applicant:

Mr Bob Wade

Agent:

(There is no agent for this application)

Case Officer:

Gerald Hegarty, 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 single storey front extension forming a conservatory and demolition of existing conservatory and installation of front dormer.

1.2 Considering the nature and siting of the proposed works and host dwelling, the design is considered acceptable. There would be no adverse impact on the streetscene or character of the area. The relationship with adjoining properties is acceptable and there are no impacts on the adjoining protected tree.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 As Councillor Wade is an elected member of Bracknell Forest Borough Council for the Crowthorne Ward, the proposed development at No. 15 Heath Hill Road North, Crowthorne shall be considered by the elected members of the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary, therefore development is acceptable in principle
TPO to the south west of the property

3.1 No. 15 Heath Hill Road North is a detached dwelling located to the north east of the highway. There is parking available to the front of the dwelling. The surrounding area is residential. The site is adjacent to No. 13 Heath Hill Road North and No. 41 Church Road East.

4. RELEVANT SITE HISTORY

4.1 Application 620366 - Erection of single storey front extension forming conservatory - Approved January 1995.

4.2 Application 620270 - Erection of single storey front extension to bungalow and single storey rear extension to garage - Approved February 1994.

4.3 Application 10908 - Erection of conservatory and garage - Approved September 1965.

5. THE PROPOSAL

5.1 Full planning permission is sought for the erection of a single storey front extension and the installation of front dormer (south west facing) on the south west front roof slope of the host dwelling, following demolition of the existing front conservatory. The proposed front extension would have a maximum depth of approximately 5.5 metres, would be approx. 4.8 metres in width, would have a maximum height of approx. 3.9 metres and would have an eaves height of approx. 2.4 metres. The proposed front dormer would have a maximum depth of approx. 1.9 metres, would be approx. 1.7 metres in width, would have a maximum height of approx. 1.9 metres and therefore would have a maximum volume in cubic metres of approx. 3 metres.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 The members of the Crowthorne Parish Council are unable to comment on the application as the applicant is a member of the parish council.

Thames Water

6.2 Thames Water has no objection to the application. They have asked that the applicant contact Thames Water in relation to a public sewer pipe under their ownership that may be within 3 metres of the proposed development. Moreover, they have advised on surface water drainage, have no objection to the application regarding sewerage infrastructure capacity and ask that the applicant contact the South East Water Company with regard to water supply.

Other Letters of Representation

6.3 1 Letter of objection has been received which can be summarised as follows:
-the proposed rear dormer windows would cause overlooking on their property.

[Officer Note: Following a discussion with the applicant concerning the objection, the applicant decided to remove the rear dormer from the application].

7. SUMMARY OF CONSULTATION RESPONSES

Trees

7.1 Following correspondence with the trees team, it has been decided that there would be no adverse impacts on the protected tree adjoining the application site.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent with para. 56, 57, 64 and 215
Design	CS7 of CSDPD, Saved Policies EN1 and EN20 of BFBLP	Consistent with para. 56, 57, 64 and 215
Supplementary Planning Documents (SPD)		
Character Areas Assessments SPD 2010		
Other publications		
National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and The Community Infrastructure Regulations 2010, as amended		

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 trees
iv Community Infrastructure Levy

i. Impact on Character and Appearance of the Area

9.2 The proposed front extension would be sited to the front of the dwelling, some 29 metres from its front boundary. Due to its siting the proposed front extension would be visible in the street scene, however due to its modest size and the distance from the front boundary of the property it would not appear obtrusive.

9.3 The proposed front dormer would be sited on the front (south west) roof slope. Due to its siting it would be visible in the street scene, however due to its modest size and the distance from the front boundary of the property it would not appear obtrusive.

9.4 The design and scale proposed are considered to be sympathetic to the host dwelling house, including the proposed materials to be used, and the surrounding area.

9.5 The site is located in a Character Area – West Crowthorne as identified by the Character Area Assessment SPD adopted 2010. This document identifies areas with distinctive, positive characters or where there may be pressure for future development. The proposed development would not detract from any features identified in this document.

9.6 It is noted that there are examples of front roof slope dormers in the surrounding area, including Nos. 9, 11 and 18 Heath Hill Road North. As there is already an existing front extension on the host dwelling north west of the proposed development, it is considered that neither element of the proposed development would be out character with the surrounding area.

9.7 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, Policy CS7 of CSDPD, Saved Policy EN20 of the BFBLP, the NPPF and the Bracknell Forest Character Area Assessments SPD, subject to a condition requiring matching materials.

ii. Impact on Residential Amenity

9.8 The proposed front extension would be set approx. 1.9 metres from the boundary with No. 41 Church Road East and it would be set approx. 7.5 metres from the boundary with No. 13 Heath Hill Road North. The proposed front extension would be approx. 5.5 metres in depth and would have a maximum height of approx. 3.9 metres. It would also have an eaves height of approx. 2.4 metres. The proposed front extension would be visible to No. 41 Church Road East and No. 13 Heath Hill Road North. However, it is considered that it would not appear visually intrusive to the detriment of the residential amenity of Nos. 41 and 13. No overlooking would result from the proposed front extension due to the boundary screening, including hedging, and significant trees and vegetation bordering the application site and Nos. 41 and 13. In addition, the orientation of the three dwellings means that no overshadowing or overbearing impact would occur as a result of the proposed front extension.

9.9 The proposed front roof dormer would be set approx. 5.8 metres from the boundary with No. 41 Church Road East and it would be set approx. 4.6 metres from the boundary with No. 13 Heath Hill Road North. The proposed front roof dormer would be approx. 1.9 metres in depth and would have a height of approx. 1.9 metres. The proposed front roof dormer would be visible to No. 41 Church Road East and No. 13 Heath Hill Road North, however, it is considered that it would not appear visually intrusive to the detriment of the residential amenity of Nos. 41 and 13. No overlooking would result from the proposed front dormer as there are no windows on the south east and north west elevations facing these properties. In addition, the orientation of the three dwellings means that no overshadowing or overbearing impact would occur as a result of the proposed front dormer.

9.10 It is not considered that the proposed development would have any detrimental impact on the residential amenity of Nos. 16 and 17 Heath Hill Road North, due to its siting, the modest scale of the proposed works and the separation distances from the proposed development to the boundaries of these properties. Due to its siting, the proposed development would not be visible to Parrock and Springwood, Albert Road.

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

iii Impact on Trees

9.12 There is a tree adjoining the application site that is protected by a confirmed Tree Preservation Order (with Local Authority reference: 522). Following correspondence with the trees team and a site visit to No. 13 Heath Hill Road, the proposed front extension was found to be on the border with the root protection area of the adjoining protected tree. The proposed front extension would be just outside the canopy spread of the tree and it is therefore considered that there would be no impacts to the roots of this protected tree as a result of digging the foundations for the proposed front extension, or would there be a treat of pruning the tree that extends into the application site.

9.13 Considering the proximity of the proposed front extension to the root protection area of the protected tree, it is advised that the applicant installs protective fencing on site and on the boundary of the root protection area before and during construction works. This will be secured by condition. Additionally, as the proposed development includes the demolition and removal of the existing front extension to the north west of the proposed development, the applicant will need to submit a method statement detailing the removal of the existing hard surfaced areas and structure, including the existing front extension, that are located within the minimum root protection area of the protected tree. This will be secured by condition.

9.14 It is therefore not considered that the proposed development would be contrary to BFBLP 'Saved' Policy EN1 or the NPPF, subject to the mentioned conditions.

iv Community Infrastructure Levy (CIL)

9.15 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.

9.16 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, or the amenities of the residents of the neighbouring properties, subject to the recommended conditions. There would be no impact on the adjoining protected tree. 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 EN1, EN20, the NPPF and the guidance contained within the Bracknell Forest Character Area Assessments SPD.

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:

BPLP001- Rev 1 'Location Plan', received on 23 August 2015

PDP001 - Rev 1 'Proposed Development Plans', received on 23 August 2015

PDE001 - Rev 1 'Proposed Development Elevations', received on 23 August 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 single storey front extension and front dormer 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 development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following: -

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.

b) Positions and spreads of existing hedgerows and groups of mature shrubs.

c) All proposed tree, hedge, shrub removal and retention.

d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.

e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2005, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

f) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2005.

g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.

h) Illustration/s of the proposed fencing structure/s to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

05. The protective fencing and other protection measures specified by condition 4 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

06. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas, associated with the front conservatory to be demolished, and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) A site plan identifying all areas where such work is to be undertaken.
 - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
 - c) Timing and phasing of works.

The approved Method Statement shall be observed, performed and complied with.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD 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. MaterialsDetails are required to be submitted in relation to the following conditions;
 4. Protection of existing trees
 5. Locations of protected fencing
 6. Method statement for all existing hard surfaced areas and structures

03. Please note that trees adjoining the site are protected by a Tree Preservation Order. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, including decking areas, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning or removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.

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