

Unrestricted Report

ITEM NO: 18

Application No.
15/00693/FUL
Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
24 July 2015

Target Decision Date:
18 September 2015

**17 Worcestershire Lea Warfield Bracknell Berkshire
RG42 3TQ**

Proposal:

Erection of a first floor side extension and single storey rear extension following the demolition of the existing conservatory, and formation of hardstanding to front of property.

Applicant:

Mr & Mrs Toks and Adetoun Fashanu

Agent:

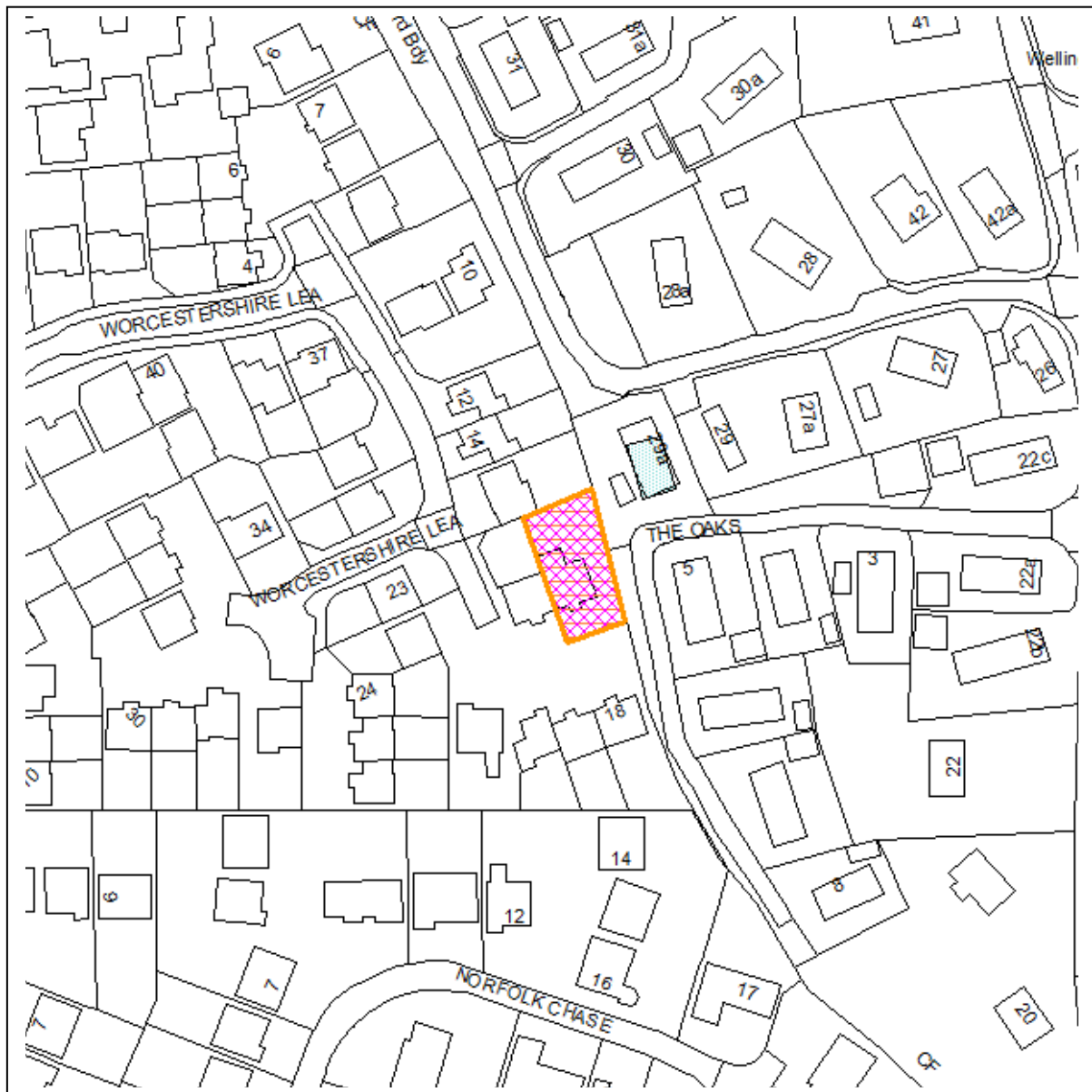
Mr Jonathan Hughes

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 a first floor side extension, and single storey rear extension following the demolition of the existing conservatory.

1.2 It is not considered that the proposal would be out of character with the host dwelling or the surrounding area considering the subordinate appearance, and overall massing and design of the side extension. It is not considered that the proposal would result in an adverse impact on the residential amenity of neighbouring properties, or on highway safety considering that an additional parking space would be provided.

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 Thompson due to concerns that the proposal would be out of character with the surrounding area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary, therefore this development is acceptable in principle

3.1 17 Worcestershire Lea is a three bedroom two storey link-detached dwellinghouse located in a predominately residential area, close to the boundary of the settlement, with the mobile home park of 'Warfield Park' sited to the east. The dwelling contains an attached single garage which in turn is attached to the attached garage of 16 Worcestershire Lea to the west. The dwellinghouse has been previously extended through a single storey rear extension forming a conservatory (to be demolished). The frontage of the property consists of a soft landscaped front garden and a hardsurfaced driveway leading to the garage, and the property benefits from an enclosed rear garden.

4. RELEVANT SITE HISTORY

4.1 No relevant planning history.

5. THE PROPOSAL

5.1 The proposal is for the erection of a first floor eastern side extension above the existing attached garage. It would project 2.7 metres in width from the eastern wall of the host dwelling (projecting 4.9 metres in total width from the existing roof slope), and would measure 7.5 metres in depth and 7.3 metres in height from ground level. It would have a dual-pitched roof.

5.2 In addition the proposal is for the erection of a single storey rear extension, following the demolition of the existing conservatory. It would project a total of 3.4 metres in depth, and measure 8.2 metres in width, and 3.5 metres in total height. It would have a mono-pitched roof with four roof lights.

5.3 Cumulatively the proposal would form a dining and kitchen room at ground floor level, and a bedroom, dressing room and en-suite bathroom at first floor level.

5.4 In addition hardstanding is proposed to be installed within the front garden of the property to provide additional parking. This element of the proposal also requires planning permission in respect of a planning condition imposed on the property to retain landscaping features.

5.5 During the process of the application amended plans have been received to alter the proposed roof design of the first floor extension so that it be symmetrical and in line with the ridge of the roof of the adjoining attached garage.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Warfield Parish Council object to the proposal on the grounds that the proposed first floor side extension and the proposed hardstanding to the front of the property would be out of character with the surrounding area. [Officer Comment: These matters are assessed in the report below].

6.2 No representations have been received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 The Highway Officer raises no objection to the proposal.

Water Authority

7.2 Thames Water as the Water Authority have provided comments on the proposal. The applicant is to be informed of these by way of informative.

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
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		

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 The proposed first floor side extension would be subordinate to the host dwelling as it would have a lower height than the ridge of the host dwelling, and would be set back from the front-projecting gable element of the host dwelling. Following the receipt of amended plans, the roof layout of the proposed first floor extension has been revised to be symmetrical, and its ridge would be parallel to the ridge of the adjoining garage of 18 Worcestershire Lea, which would result in an improved design to the extension. Therefore in view of the above, and considering the siting, design and height of the proposed rear extension, it is not considered that the proposal would be adversely out of character with the host dwelling.

9.3 The proposed first floor side extension would be visible in the street scene of Worcestershire Lea to the front. The proposal would alter the relationship of the host dwelling to the adjoining dwelling of 18 Worcestershire Lea. However, since the dwellinghouses would remain as link-detached, that a separation distance of 2.7 metres would be provided between the proposed side extension and the first floor of the main dwelling of no.18, the nature of the general layout of dwellinghouses within the surrounding area, which contains a mix of detached and semi-detached dwellings, it is not considered that the proposal would be adversely out of character with the surrounding area. Furthermore the quality of the design design and the subordinate height of the side extension would aid in providing a sympathetic appearance in relation to the character of the surrounding area.

9.4 The proposed rear extension would not be readily visible in the street scene, however in any case because of its single storey height, and its massing and design, it is not considered that it would result in an adverse impact on the character of the surrounding area.

9.5 It is not considered that the proposed section of hardstanding to the front of the property would be out of character with the surrounding area considering the proposed extent of the hardsurfacing, the retention of sections of landscaping within the surrounding cul-de-sac, and the nature of the proposal in a built-up residential area.

9.6 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

9.7 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 used as a standard for assessing acceptable levels of light.

9.8 The proposed first floor side extension would not project forwards or to the rear of the neighbouring dwelling of 18 Worcestershire Lea. No west-facing side windows are proposed to be installed on the extension, and no.18 does not contain any east-facing side windows at first floor level. As a result it is not considered that the proposal would result in an adverse loss of light, or be overbearing on the occupants of no.18. It is recommended that a condition be imposed to restrict the formation of windows on the west-facing elevation of the extension at first floor level or above, in the interests of preventing any adverse loss of privacy or overlooking impacts on the occupants of no.18.

9.9 The proposed side extension would include front- and rear-facing windows at first floor level. However, due to the presence of existing windows on these elevations at first floor level on the host dwelling, it is not considered that these proposed windows would result in an adverse loss of privacy or overlook the neighbouring properties, compared to the existing situation and considering the nature of the area as a built-up residential estate.

9.10 The proposed rear extension would be visible from the dwelling of no.18. The closest window at ground floor level on the rear elevation of no.18 serves a utility room, which is not a habitable room. In accordance with BRE guidance, a 45 degree line drawn on the horizontal plane from the midpoint of the closest rear-facing window serving a habitable room of the dwelling of no.18 at ground floor window towards the single storey rear extension would not intersect the extension. Therefore, when also considering the proposed height and depth of the proposed rear extension, it is not considered that this extension would result in an adverse loss of privacy or be overbearing to the occupants of no.18.

9.11 The development would not therefore 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 condition.

iii Impact on Highway Safety

9.12 The proposal would result in a net increase in bedrooms from three to four. The proposed dressing area would not have the capacity to be used as a bedroom due to its proposed size. The proposal would also involve the alteration of existing parking arrangements through the provision of an additional space within the existing front garden of the property.

9.13 In accordance with the Parking Standards Supplementary Planning Document (SPD), a dwelling that contains four bedrooms or more requires the provision of a minimum of three acceptable off-street parking spaces. The property currently benefits from two spaces provided by the existing garage (to be retained) and the driveway to the front.

9.14 The Highway Officer has been consulted on the proposal and advises that the proposed additional parking space within the existing front garden of the property would be acceptable in provided the required third space, as it would comply with current standards in terms of the required size. Although the proposed parking space would be sited diagonally to the existing driveway, it is considered to be practical and usable by the Highway Officer, considering that access to the property is within a cul-de-sac location.

9.15 It is recommended that a condition be imposed to provide and retain the proposed parking layout, in the interests of highway safety. It is also recommended that a condition be imposed to restrict the conversion of the garage to habitable accommodation, for the same reason.

9.16 Therefore the development would not 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, subject to the recommended conditions.

iv Community Infrastructure Levy (CIL)

9.17 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.

9.18 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 on 24 July 2015:
DPA 095 02 P1 'Site Plan'
DPA 095 05 P4 'Proposed Plans (Option 1)'
DPA 095 06 P3 'Proposed Elevations (Option 1)'
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 first floor level or above shall be installed on the west-facing elevation of the first floor side extension hereby permitted.
REASON: In the interests of the residential amenity of the neighbouring property of 18 Worcestershire Lea, Warfield.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
05. The development hereby permitted shall not be occupied until the 1no. off-street parking spaces as shown on drawing DPA 095 05 P4 'Proposed Plans (Option 1)' received by the Local Planning Authority on 24 July 2015 has been provided in accordance with the approved plans. The parking space shall thereafter be retained for the use of the parking of vehicles at all times.
REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]
06. The development hereby permitted shall not be occupied until the parking within the garage has been provided in accordance with drawing DPA 095 05 P4 'Proposed Plans (Option 1)' received by the Local Planning Authority on 24 July 2015. The garage shall, 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) thereafter be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP 'Saved' Policy M9, Core Strategy DPD CS23]

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. Parking provision
 6. Garage retention

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

Waste Comments:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

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