

ITEM NO:

Application No.

15/00760/FUL

Site Address:

Ward:
Great Hollands NorthDate Registered:
10 August 2015Target Decision Date:
5 October 2015**73 Wroxham Bracknell Berkshire RG12 8QR**

Proposal:

Retention of external solid wall insulation with silicone render finish

Applicant:

Mrs Rachel Phillips

Agent:

Mr Bradley Isaacs

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 the retention of external solid wall insulation with blue silicone render finish.

1.2 Considering the mix of finishes to the external appearance of the dwellings in Wroxham, there would be no adverse impact on the character of the area. The relationship with adjoining properties is acceptable and there is no impact on the adjoining footpath regards pedestrian access or safety.

RECOMMENDATION

Planning permission be granted.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 Four objections have been received and therefore the application is to be considered by the Members of the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 No. 73 Wroxham is an end terraced dwelling located to the north west of the highway. There is communal parking available on Wroxham. The surrounding area is residential. The application property is attached to No. 74 Wroxham.

4. RELEVANT SITE HISTORY

4.1 There is no recorded planning history relevant to the proposed development.

5. THE PROPOSAL

5.1 Full planning permission is sought for the retention of external solid wall insulation with blue silicone render finish. Notice was served on the Bracknell Forest Borough Council Highways Section and Bracknell Forest Homes as the external wall insulation overhangs land under the control of the BFBC Highways Section and ownership of Bracknell Forest Homes.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council have considered the application and have no objection.

Other Letters of Representation

6.2 Four Letters of objection have been received which can be summarised as follows:

- the colour is very strong and is out of keeping with the adjoining properties.
- the chosen render finish will devalue property prices and is an eyesore.

[Officer Note: The impact of the render finish on the character of the area and residential amenity is assessed in this report. However, impact on property value is not a material planning consideration].

6.3 One letter of support has been received which can be summarised as follows:
-the house finish is a vibrant colour. There are other examples in the area where individuals have not chosen to paint their houses white.

7. SUMMARY OF CONSULTATION RESPONSES

Highways

7.1 The Highways Officer has no objection to the application.

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
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 Principal of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Highway Implications
- v. Community Infrastructure Levy

i. PRINCIPAL OF DEVELOPMENT

9.2 No. 73 Wroxham is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. IMPACT ON CHARACTER AND APPEARANCE OF THE AREA

9.3 Only the external wall insulation on the south side elevation of the dwelling requires planning permission as it overhangs a public footpath that is controlled by the BFBC Highways Department and is owned by Bracknell Forest Homes. However, the external wall insulation on the front east elevation and rear west elevation of the dwelling is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 2, Class C, that includes the painting of the exterior of any building or work is permitted development, subject to the painting not being for the

purpose of advertisement, announcement or direction. The term 'painting' in class C includes any type of colour

9.4 It is acknowledged the colour of the silicone external wall insulation that has been used is distinctive in the street scene and although the adjoining terraced dwellings are also rendered, the type of colour used is a cream white finish. However, there is a mix of finishes to the external appearance of the dwellings in the surrounding area, including light blue, brown and red render, therefore considering these mixes it is not considered that the colour that has been used for No. 73 would be out of character in association with the existing render colour mix in Wroxham.

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 Policy CS7 of CSDPD, Saved Policy EN20 of the BFBLP and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.6 It is not considered that the external wall insulation would result in an adverse impact on residential amenity because it would not result in any loss of light, overbearing or loss of privacy implications.

9.7 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.

iv HIGHWAYS IMPLICATIONS

9.8 The Highway Officer has no objection and recommends that it is approved, as the wall insulation at a 110 millimetre projection over the adopted footpath, that is adjacent the dwelling, would not affect pedestrian access or safety.

v COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.9 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.

9.10 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 proposal does not create any additional floorspace 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. There would be no impact on pedestrian access or safety. 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 and the NPPF.

Therefore recommend approval.

11. RECOMMENDATION

That the application be **APPROVED**

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. This permission is in respect of plans received by the Local Planning Authority received on 10 August 2015

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