

ITEM NO:Application No.
15/00662/FULWard:
Binfield With WarfieldDate Registered:
10 September
2015Target Decision Date:
5 November 2015

Site Address:

27 Butler Drive Bracknell Berkshire RG12 8DA

Proposal:

Erection of a single story rear extension

Applicant:

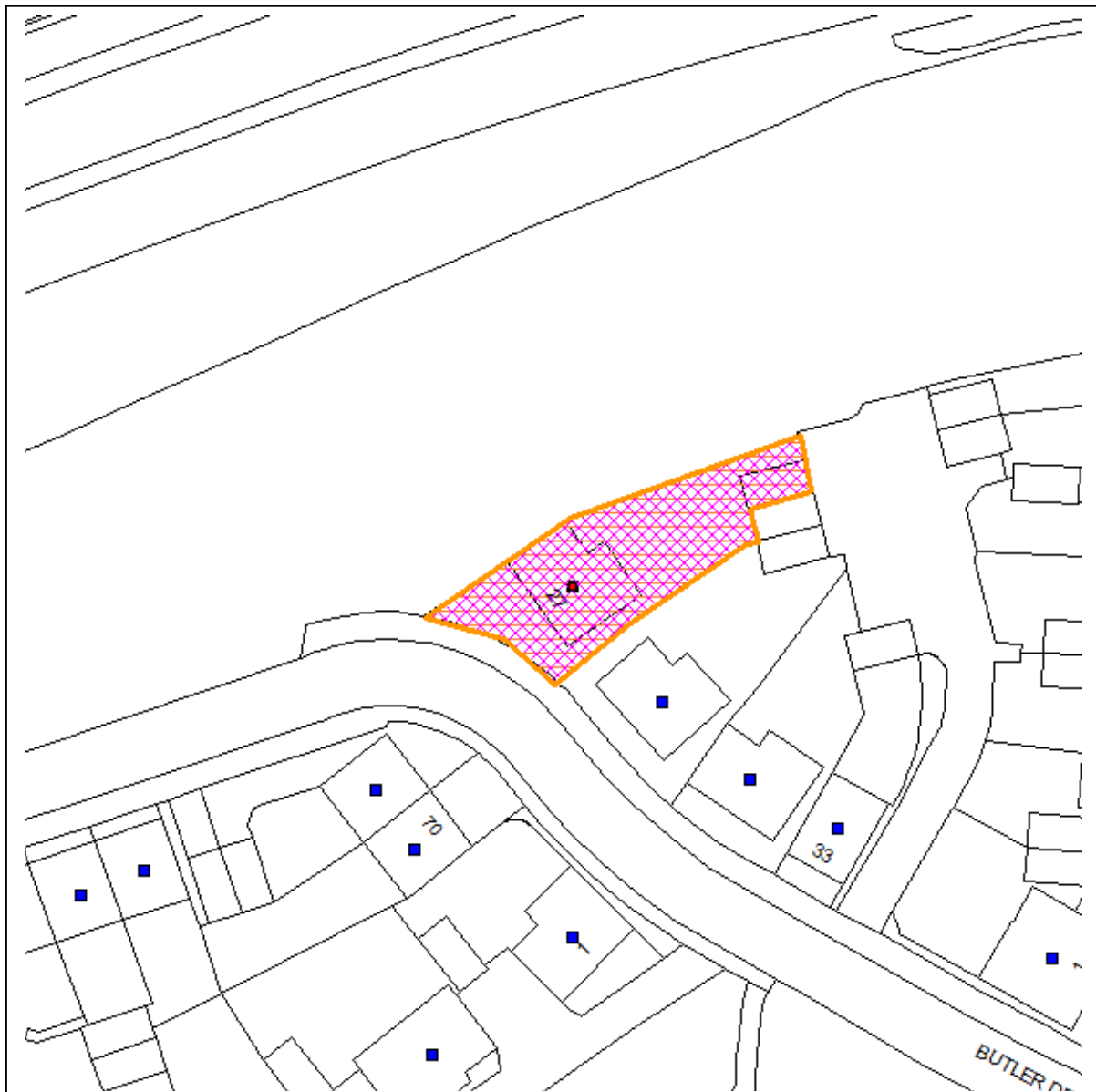
Mr Manhar Patel

Agent:

Mr Anil Hallan

Case Officer:

Shannon Kimber, 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 erection of a single story rear extension.

1.2 This proposal would comply with parking standards and there is no requirement for an additional parking space. The proposal is considered acceptable in relation the amenity of the occupiers of the neighbouring property. There would be no significant effect on the streetscene and the development would be in keeping with the host dwelling and with the character of the surrounding area.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 Following the receipt of two objections, the Local Authority's 1-3 Objection Procedure was undertaken. Councillor Leake has requested that the application be considered by the planning committee due to **XXX [insert reason]**

3. PLANNING STATUS AND SITE DESCRIPTION

| |
|----------------------------|
| PLANNING STATUS |
| Within settlement boundary |

3.1 No. 27 is a two storey, detached dwelling located on the north east side of Butlers Drive sited within Jennetts Park. It is a corner dwelling, fronting Butler Drive to the west, with amenity space and planting to the north, beyond which is Berkshire Way. To the south are other residential properties in Butler Drive, beyond which is Wykery Copse.

4. RELEVANT SITE HISTORY

4.1 02/01041/OUT

Outline application (including details of means of access) for residential development with associated infrastructure served by vehicular access onto Peacock Lane and Beehive Road. Approved (with Legal Agreement) 2004

4.2 08/00269/REM

Submission of details of layout, scale, appearance and landscaping for the erection of 149 dwellings and associated roads, footpaths and cycleways, garages, bin stores, underground recycling facility, pumping station and open spaces pursuant to outline planning permission 02/01041/OUT. Approved (with Legal Agreement) 2008

5. THE PROPOSAL

5.1 The proposed single storey rear extension would have a hipped roof and would provide a family room, downstairs shower room and an extended kitchen/dining room. Due to an existing staggered rear elevation, the proposed development would have a depth of 6 metres on the northern side and a depth of 4.15 metres to the southern side. It would have a width of 8.7 metres and a maximum height of 3.7 metres with the eaves at a height of 2.3 metres.

6. REPRESENTATIONS RECEIVED

6.1 Binfield Parish Council:

Binfield Parish Council recommend refusal due to insufficient information being submitted regarding the number of bedrooms. The application site, as defined by the red edge only identifies one parking space. The Parish Council states that the Parking Standards must be adhered to.

6.2 [Officer Note: The application as originally submitted showed the rear extension was to provide an extended kitchen/dining room, a downstairs shower room and a 'granny' room. The application has since been altered and now there is no additional bedroom so there is no requirement for an additional parking space]

6.3 [Officer Note: A second version of the site location plan included a blue edge which showed provision for the three parking spaces required to meet the Parking Standards]

Neighbouring Property:

6.4 An objection was received by a neighbour at 29 Butler Drive, which shares a boundary with the application site to the south east, raising concerns regarding overshadowing and overbearing impacts. Concerns were also raised regarding the accuracy of the plans and whether there is sufficient parking.

6.5 [Officer Note: The overshadowing and overbearing impacts of this development are included in section 9 of this report and the agent has confirmed that the drawings are accurate]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 No objections.

7.2 No other statutory or non-statutory consultations have been required.

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 | CS1 and CS2 of the CSDPD | Consistent |
| Design | CS7 of the CSDPD, | Consistent |
| Amenity | 'Saved' policy EN20 of the BFBLP | Consistent |
| Highways | 'Saved' policy M9 of the BFBLP CS23 of the CSDPD | Consistent - Para. 39 refers to LPA's setting their own parking standards for residential development |
| Supplementary Planning Documents (SPD) | | |
| Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2007 | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) Bracknell Forest Borough Council 'Extending your home: A Householder's Guide' (2003) Building Research Establishment (BRE) Site Layout Planning for Daylight and | | |

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 No. 27 Bulter Drive 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), SC2 (Location 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 SURROUNDING AREA

9.3 Whilst no similar developments are noted in the surrounding area, there are several rear extensions in the form of conservatories. The existing dwelling is constructed from red facing brickwork and flat tiles to the roof, with white uPVC windows. The proposed extension would be constructed from materials to match the external appearance of the existing building. Therefore this development would be considered as in keeping with host dwelling.

9.4 The proposed development would not be visible from the highway, therefore it cannot be considered as having a negative impact on the streetscene.

9.5 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.6 There are no windows on the side elevation of the proposed rear extension, with the exception of the rooflights. These would be inserted 2.9 metres above the internal floor level, at the lowest point, so they would allow light to enter but would not present any overlooking impacts.

9.7 Following the comments received from the neighbouring property a loss of light assessment was carried out. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss of light. A 45 degree line was drawn on the horizontal plane from the midpoint of the closest window serving a habitable room at the affected residential property. As this line intersects the development, a 45 degree line was drawn on the vertical plane from the point of intersection towards this window. As this line did not intersect the affected window at all, it would be considered that the development would not result in an adverse impact on the neighbouring property with regards to loss of light.

9.8 There is a separation distance of 2 metres between the application site and the neighbouring property to the south east at the closest point. The boundary between these two properties is denoted by a 2 metre high fence. The rear garden at number 27 Butler Drive extends for 15 metres to the south east. The proposed extension would project into the

garden by less than a third of its total length. Therefore the proposed development would not be considered unduly overbearing by virtue of its design and relationship with the neighbouring property.

9.9 The existing rear element has a mono-pitched roof, with a gable end facing the neighbouring property. This projection has a maximum height of 3.4 metres, 0.6 metres from the boundary (at the closest point). The proposed extension has a hipped roof which means that there are only eaves close to the boundary, at a height of 2.3 metres, with the ridgeline of the extension 4.9 metres from the boundary with the neighbouring property. The height of the proposed extension is therefore not considered to significantly impact upon the occupiers of the neighbouring property.

9.10 As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

iv. TRANSPORT AND HIGHWAYS CONSIDERATIONS

9.11 The residential standards in the SPD state that a four or more bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width.

9.12 This dwelling takes access off a residential road which is under an adoption agreement to become public highway in the future.

9.13 This 5-bed dwelling was granted as part of a wider planning permission, with a garage parking space accessed off a shared parking courtyard to the rear of the property. Although only the garage was included with the application site, as denoted by the red edge, a second version of the site location plan included a blue edge, which showed the ownership of a section of the forecourt area. As the property has provision of 3 spaces; it complies with the parking standards.

v. COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.14 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is a householder application, for a proposal under 100 sq.m. this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor would the development result in an unduly negative impact on the residential amenity or the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to 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 and other submitted details:
Block Plan, Drawing number: 781-D, Received 09.07.2015
Proposed and Existing GF Floor Plans, Drawing number: 781-A, Received 01.10.2015
Proposed and Existing Elevations (Left Side and Rear), Drawing number: 781-C, Received 09.07.2015
Proposed and Existing Elevations (Front and Right Side), Drawing number: 781-C, Received 09.07.2015
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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 match existing
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:

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