

ITEM NO:

Application No.
15/00747/FUL
Site Address:

Ward:
Priestwood And Garth

Date Registered:
10 August 2015

Target Decision Date:
5 October 2015

**Victoria Cottage 81A Binfield Road Bracknell
Berkshire RG42 2AW**

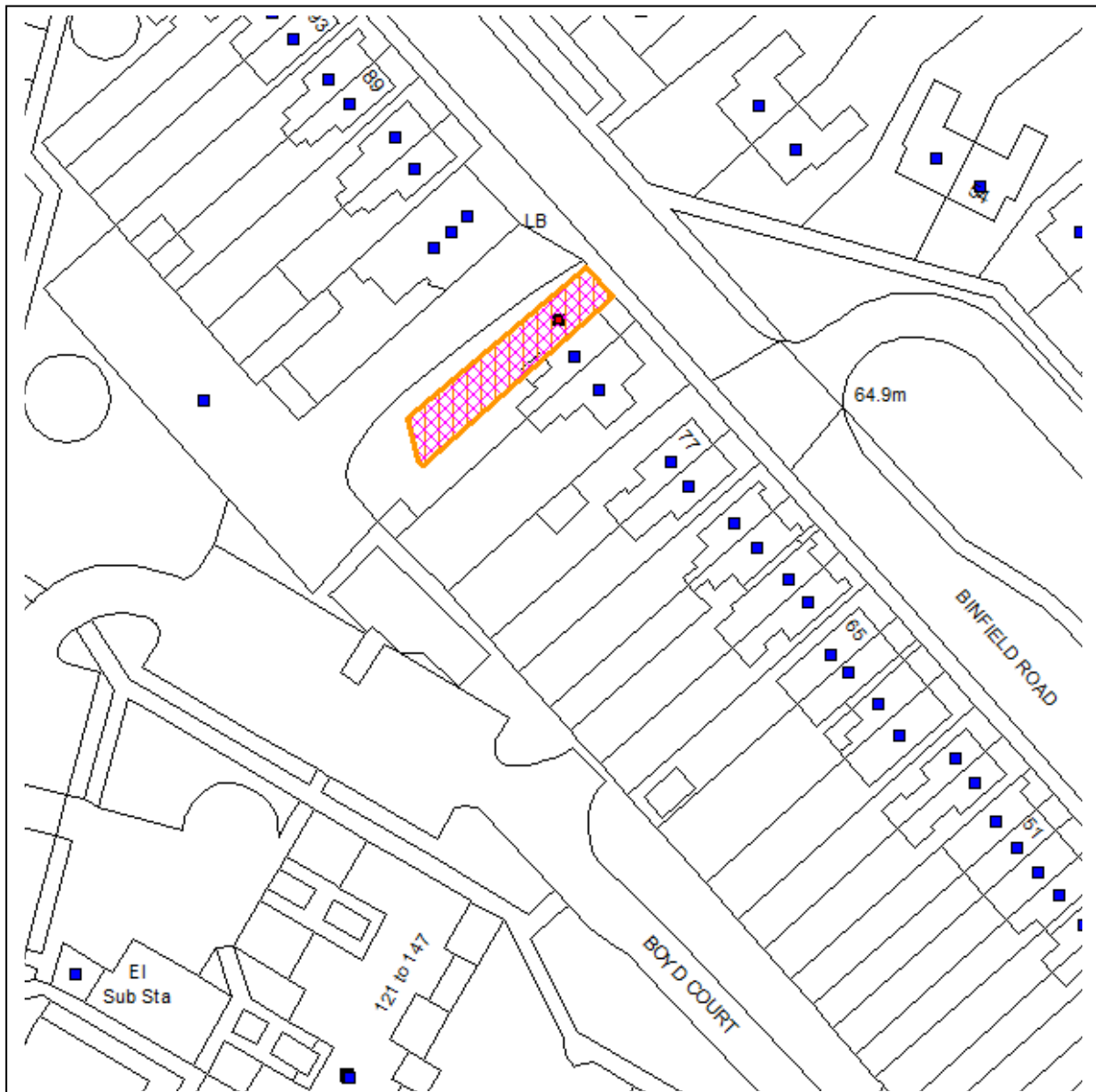
Proposal: **Erection of a single storey rear and part side extension**

Applicant: Mr Darren Donnison

Agent: Mr Dave Gill

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 storey rear and part side extension.

1.2 The overshadowing caused as a result of this development would not exacerbate the existing situation. There would be no significant effect on the streetscene nor on the occupier of the neighbouring property. 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 Finch has requested that the application be considered by the planning committee due to its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the property immediately adjacent to the site by reason of overlooking, loss of privacy and visually overbearing impact.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

3.1 Victoria Cottage is a two storey, end of terrace dwelling located on the south western side of Binfield Road. The dwelling is attached to Trollheim, 81 Binfield Road to the south east. Immediately to the north west there is a short private road which leads to an informal parking area. Beyond this access road and to the north and east are other residential properties in Binfield Road.

4. RELEVANT SITE HISTORY

4.1 613491

Erection of 1 - two bedroom dwelling to form enlarged terrace.

Approved 1988

4.2 614714

Application for first floor rear extension to previously approved new dwelling.

Approved 1989

5. THE PROPOSAL

5.1 The proposed single storey rear and side extension would have a dual-pitched roof with a gable end and would provide a dining room and downstairs toilet and utility room. It would have a maximum depth of 6.3 metres, a width of 3.65 metres and a maximum height of 3.6 metres with the eaves at a height of 2.3 metres.

5.2 The design of the extension has been amended during the course of the application.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council recommend refusal as the proposal would be overbearing and unneighbourly.

6.2 Following these comments, an amended scheme was submitted and the Parish Council neighbours were reconsulted. The Parish Council still had concerns and recommend refusal for the same reasons.

Neighbouring Property:

6.3 An objection was received by a neighbour at Trollheim, 81 Binfield Road. In the objection, concerns were raised regarding loss of light to the main living room. The neighbour commented that there were no objections to the rear element of the proposal.

6.4 No other representations were received.

7. SUMMARY OF CONSULTATION RESPONSES

Thames Water:

7.1 Thames Water commented and raised no objection. 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. Thames Water would advise that with regard to sewerage infrastructure capacity, they would not have any objection to the above planning application

7.2 [Officer Note: an informative is proposed regarding surface water]

7.3 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 Sunlight: a Guide to Good Practice 2011 (SLPDS)		

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. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 Victoria Cottage 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 The existing dwelling is covered with a cream render to the ground floor, and un-painted pebble dash to the upper storey, with interlocking concrete tiles to the roof. The windows and doors are white uPVC. The proposed extension would have painted render to the wall, uPVC windows and interlocking roof tiles to match the existing building. Therefore this proposal would be considered as in keeping with the host dwelling.

9.4 It has been noted that there are similar developments in the surrounding area, including a rear extension at number 81 Binfield Road, the attached neighbouring property, as well as 77 Binfield Road and 85 Binfield Road. As such this development would not be considered as out of keeping with the character of the surrounding area.

9.5 There is a private road to the north west of the application site, as such a section of the rear extension would be visible from the highway. However as this proposal is for an addition to an existing built form there would not be a significant effect on the streetscene as a result of this development.

9.6 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

9.7 There are no windows in the side elevations of the proposed development, with the exception of the two rooflights. These would be inserted 2.7 metres above the internal floor level, at the lowest point, so they would allow light to enter but would not present any overlooking impact of no. 81.

9.8 The initial proposal included a flat roof section to the side extension at a height of 3.6 metres. This would have been unacceptable due to the overbearing nature on the occupiers of the neighbouring property. The amended scheme has a pitched roof over this section, sloping towards the neighbouring property with eaves at a height of 2.3 metres. This reduction in height reduces the overbearing nature and the proposal would now be considered acceptable.

9.9 A loss of light assessment was conducted for the proposed side extension. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to 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 intersected the development, a 45 degree line was drawn on the vertical plane from the point of intersection towards this window. This intersected the affected window by more than half

of the window. Therefore it would be considered that the development would result in an adverse impact on the property with regards to loss of light. However there is an existing two storey rear element on the application site. The loss of light assessment was conducted against this element, and on the vertical plane the entire affected window would be overshadowed, as such this proposal does not exacerbate the existing situation. Therefore this proposal would not have any additional impact on 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. COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.11 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 additional negative impact on the residential amenity or the neighbouring properties so as to warrant refusal. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS2 and CS7 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:

Proposed Floor Plan, Elevations and Block Plan, Drawing number: D1564-02, received 17.09.2015

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 match in appearance those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP 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. 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.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
05. 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 it is recommended that you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. Thames Water can be contacted on 0800 009 3921 or for more information please visit 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.

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