

**ITEM NO:**

Application No.

**15/00955/FUL**

Site Address:

Ward:

Priestwood And Garth

Date Registered:

5 October 2015

Target Decision Date:

30 November 2015

**6 Sherring Close Bracknell Berkshire RG42 2LD**

Proposal:

**Erection of two storey side extension with chimney, installation of dormer windows to front and rear and single storey rear extension with provision of balcony and single storey front extension following demolition of existing garage and utility room. Remove existing roof and provide new roof to main house with two rooms in roof space. New detached double garage with room over. Change materials of dwelling to have rendered walls with slate tiled roof.**

Applicant:

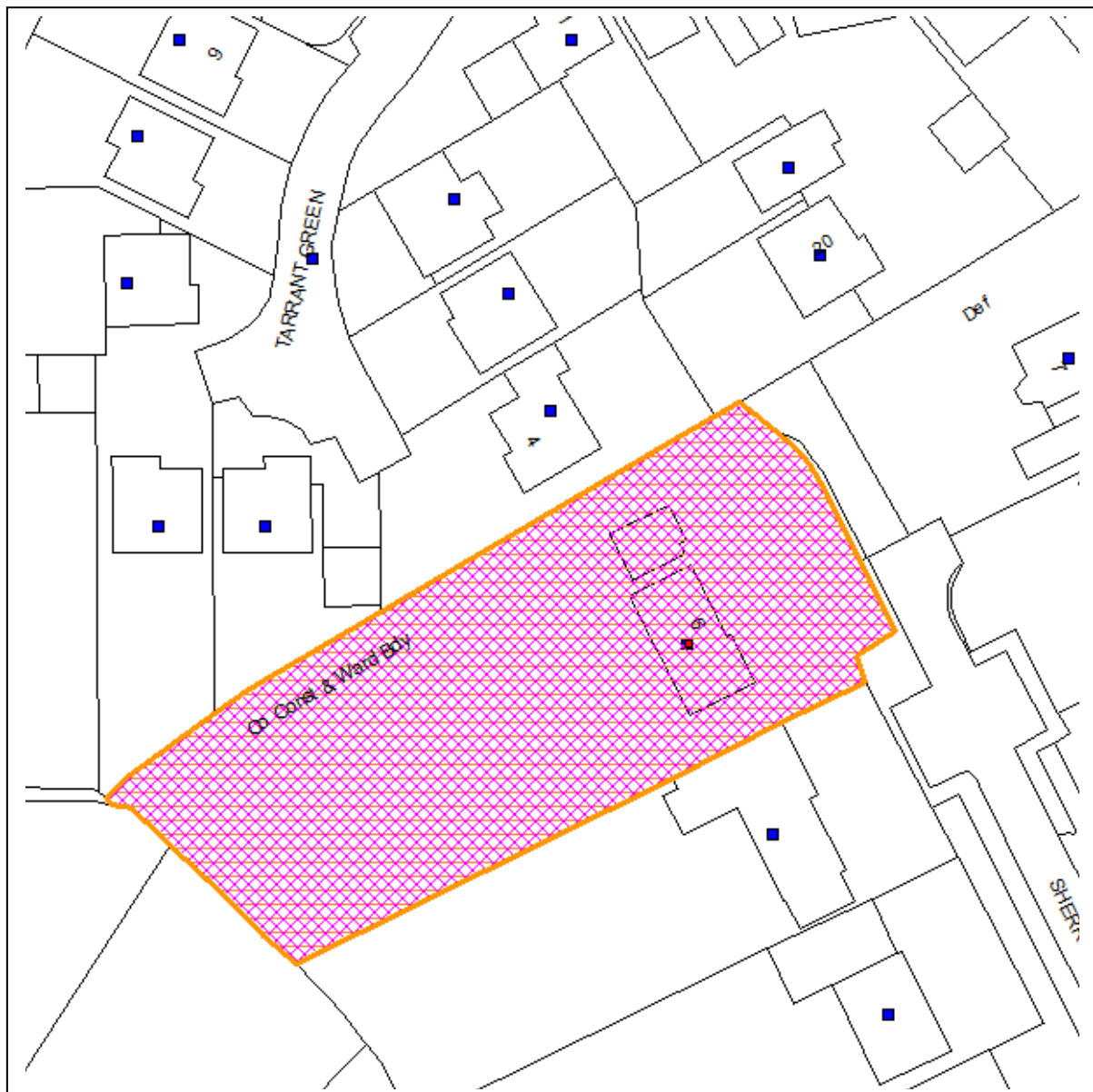
Mr and Mrs P Gillett

Agent:

Mr Clive Milburn

Case Officer:

Charlotte Pinch, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto: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 two storey side extension with chimney, installation of 3 dormer windows to the front and rear. A single storey rear extension, a balcony to the rear at first floor level and a single storey front extension, following demolition of the existing garage and utility room. In addition the proposal includes the erection of a detached two storey, double garage with home office at first floor level. The walls of the dwellinghouse will be rendered with a slate tile roof.

1.2 Amended plans were received on 29 October 2015 which showed the garage ridge height reduced by 600mm to reduce its bulk and height. A first floor side facing window on the garage was moved from the east to the west elevation, to ensure no negative impacts from overlooking. First floor balcony on the rear elevation was removed and replaced with a Juliet balcony, therefore it is considered there will be no negative impacts on privacy.

1.3 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions are recommended in relation to additional windows, materials, parking and the ancillary use of buildings.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections and at the request of Councillor Finch due to concerns regarding overlooking and overbearing nature.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within settlement boundary, therefore this development is acceptable in principle.
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3.1 No.6 Sherring Close is a two storey detached property located in a predominantly residential area. The property has a large enclosed rear garden with 1.8 metre high boundary fencing and large trees and vegetation on both side and rear boundaries. The property has a small grassed area to the front, in addition to a large driveway and hard standing in front of the existing garage.

### **4. RELEVANT SITE HISTORY**

4.1 3920  
Dwelling house and garage.  
Approved 1957.

17893  
Demolition of garage and store construction of granny flat extension over double garage and utility room.

Approved 1972.

601546

Demolition of garage and store. Erection of double garage with utility room.

Approved 1976.

## 5. THE PROPOSAL

5.1 The proposed development is for the erection of a two storey side extension, following demolition of the existing garage and utility room, to form a kitchen and enlarged utility room at ground floor level and an additional bedroom with dressing room, en-suite and Juliet balcony at first floor level. A single storey rear extension at ground floor level will form a family room and a single storey front extension will form a porch with pillars. The development will also include a loft conversion, with the addition of 3 dormers to the front and rear to provide 2 bedrooms and an en-suite at second floor level. Furthermore a two storey detached garage is proposed to the front of the property, to provide parking for 2 cars at ground floor level, a shower room and a home office at first floor level.

The two storey side extension would measure 6.4 metres in width, 6.7 metres in depth and 9 metres in height. The single storey rear extension would measure 6.7 metres in width, 6 metres in depth and 3.2 metres in height. The single storey front extension would measure 3.5 metres in width, 1.3 metres in depth and 3.1 metres in height. Each dormer window would measure 1.5 metres in width, 2 metres in depth and 1.7 metres in height. Finally the proposed detached double garage would measure 8.5 metres in width, 7 metres in depth and 5.6 metres in height.

During the course of the application process amended plans were received on 29 October 2015, which reduced the height of the garage, moved a first floor side facing window and replace the first floor balcony with a Juliet balcony.

## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council:

6.1 Bracknell Town Council object to the proposal on the grounds that a third floor is out of keeping in the street scene and the dormer windows would lead to overlooking of adjacent properties. They also have concerns about the use of the garage as a home office in what is a residential road.

### Other representations:

6.2 A total of 4 objections have been received from residents of surrounding properties.

The objections can be summarised as follows:

- Loss of privacy and overlooking from additional first and second floor windows.
- Design and size of the dwellinghouse is out of keeping in the close.
- Overbearing nature.
- Size and scale of the garage.
- Commercial/business use of the garage.

*[Officer Note: The distances between first and second floor windows and neighbouring properties are discussed later in the report, concerns relating to overbearing nature and the impact of the proposal on the character of the host dwelling and surrounding area*

are discussed in the report below. A condition will be imposed to ensure there is no business use of the garage.]

## 7. SUMMARY OF CONSULTATION RESPONSES

### 7.1 Highway Authority

This dwelling takes access off the adopted residential cul-de-sac. On-street parking is un-restricted.

The proposal results in the loss of the existing garage parking space and reduces the available driveway space. The double garage complies with the current standards for vehicle parking and it is advised that this be secured by planning condition for vehicle parking at all times.

The Highway Authority has no objection and recommends that this planning application be approved, subject to suggested conditions.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent Para. 39 refers to LPAs setting their own parking standards for residential development.
<b>Supplementary Planning Documents (SPD)</b>		
Parking standards SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Bracknell Forest Borough Council 'Extending your home: A Householder's guide' (2003)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

### i. PRINCIPLE OF DEVELOPMENT

9.2 No.6 Sherring Close 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 Area**

9.3 No.6 Sherring Close is not located in an identified Character Area under the Character Area Assessments SPD (2010). There is no uniform style of properties in Sherring Close, and properties are considered large in size and scale. No.6 Sherring Close sits on a larger plot than that of neighbouring properties, therefore can accommodate a development of a slightly larger scale.

9.4 It is considered that the proposed 3 dormers on the rear elevation and single storey rear extension would not be visible in the street scene of Sherring Close. The dormers are of a modest size and will be constructed of materials to match the existing roof. The proposed design of the two storey side extension will mirror that of the southern end of the existing dwellinghouse. It will extend the property from the north side elevation to form a symmetrical property. It is therefore considered that the extension would not be out of keeping with the character of the surrounding area.

9.5 It is considered that the proposed single storey front porch and 3 front dormers would not be adversely out of character with the host dwelling. Despite it being on the front elevation of the house and visible in the street scene, there are similar features in the surrounding area.

9.6 It is proposed that the external materials of the property will be changed from red brick to render and replace the existing roof tiles with slate. There is no uniform use of materials in the street scene of Sherring Close. Neighbouring properties are a mixture of red brick, dark wood cladding and partial or full white render. It is therefore considered that this change in materials would not be out of keeping with the character of the surrounding area.

9.7 Following the submission of amended plans the height of the proposed garage has been reduced by 600mm with the maximum height being 5.6 metres. This makes the proposed garage appear subordinate to the house and of acceptable size and scale. Furthermore, the location of the garage at the end of the cul-de-sac, located in a large plot and screened on two sides by tall vegetation, means that it would not appear to be out of keeping in the Close.

9.8 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.

## **iii. Impact on Residential Amenity**

9.9 On the front elevation 3 dormer windows at second floor level are proposed and 3 additional windows at first floor level. However, these windows would be located 35 metres from the front elevation of No.7 and No.8 Sherring Close, and 15 metres from the boundary with No.7 and 20 metres from the boundary with No.8. In accordance with the Bracknell Forest Borough Council 'Extending your home: A Householder's guide' (2003) it states that a window at second floor level (including a dormer) should be no less than 30 metres from a neighbouring property and 15 metres from a boundary, where it overlooks that property or boundary. The proposed windows meet these requirements, therefore it is not considered they will result in significant overlooking.

9.10 On the rear elevation 3 dormer windows at second floor level are proposed and a Juliet balcony at first floor level. The original scheme proposed a first floor terrace balcony but this has been removed and replaced with a Juliet balcony, as shown on amended plans. A condition stating that the flat roof of the single storey rear extension cannot be used as a balcony is recommended. Due to the thick and tall vegetation screening the length of the south eastern boundary with No.5 Sherring Close, it is not considered that the proposed 2<sup>nd</sup> floor windows will cause significant loss of privacy over and above the existing situation.

9.11 On the east side elevation of the proposed garage a first floor window has been moved to the western side elevation, so it directly faces the property of No.6, to avoid any overlooking into No.7 Sherring Close.

9.12 The property is located 15 metres from the boundary with No.7 Sherring Close, 5 metres from the boundary with No.5 and 5 metres from the boundary with No.4 Tarrant Green. These are considered to be considerable separation distances, in addition to over 2.5 metre high vegetation boundary screening, therefore it is not considered that the proposal would be unduly overbearing.

9.13 Due to factors outlined above, the proposal would not be significantly detrimental to the living conditions of the occupants of adjoining properties. It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

#### **iv Impact on Highway Safety**

9.14 The proposal would result in the loss of one garage parking space and slightly reduces the available driveway space. However, the double garage offsets this as it provides two additional parking spaces which comply with current standards for vehicle parking and this can be secured by planning condition to retain it for vehicle parking at all times. Therefore, overall the property will be able to provide a minimum of 3 parking spaces, which complies with current parking standards for a dwelling of this size.

#### **v 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 developments of 1-14 dwellings. The amount payable varies depending on the location of the development within the borough and the type of development.

9.16 This proposal would not result in net additional dwellings and therefore the development 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 highway safety implications. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy EN20 and M9, 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:  
15/16/050/2 Rev D 'Proposed Plans'  
15/16/050/4 Rev C 'Detached Garage Plans'  
15/16/050/5 Rev A 'House and Garage Elevations'  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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 additional windows, similar openings or enlargement thereof shall be constructed in the first floor and above of the north-east side elevation of the garage and the north-west and south-east side elevation of the dwellinghouse hereby permitted except for any which may be shown on the approved drawing(s).  
REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: BFBLP EN20]
04. The materials to be used in the construction of the external surfaces of the two storey side extension, single storey front extension, 3 front dormers and detached double garage 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]
05. The garage accommodation hereby permitted shall 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 M9]
06. The first floor of the garage hereby permitted shall be used only for purposes ancillary to the use of the premises (as outlined in red on the submitted site plan) as a dwellinghouse.  
REASON: To ensure no commercial use of the premises.
07. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.  
REASON: In the interests of the privacy of nearby dwellings.  
[Relevant Policies: BFBLP EN20, Core Strategy 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. Windows
  4. Materials
  5. Parking
  6. Ancillary Use
  7. Balcony
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: 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](http://www.bracknell-forest.gov.uk)