

**ITEM NO:**

Application No.

**15/00567/FUL**

Site Address:

Ward:

Harmans Water

Date Registered:

17 June 2015

Target Decision Date:

12 August 2015

**10 Lyndhurst Close Bracknell Berkshire RG12 9QP**

Proposal:

**Erection of part two storey, part single storey front and side extensions and formation of basement, following demolition of front and side elements of the dwelling (part retrospective).**

Applicant:

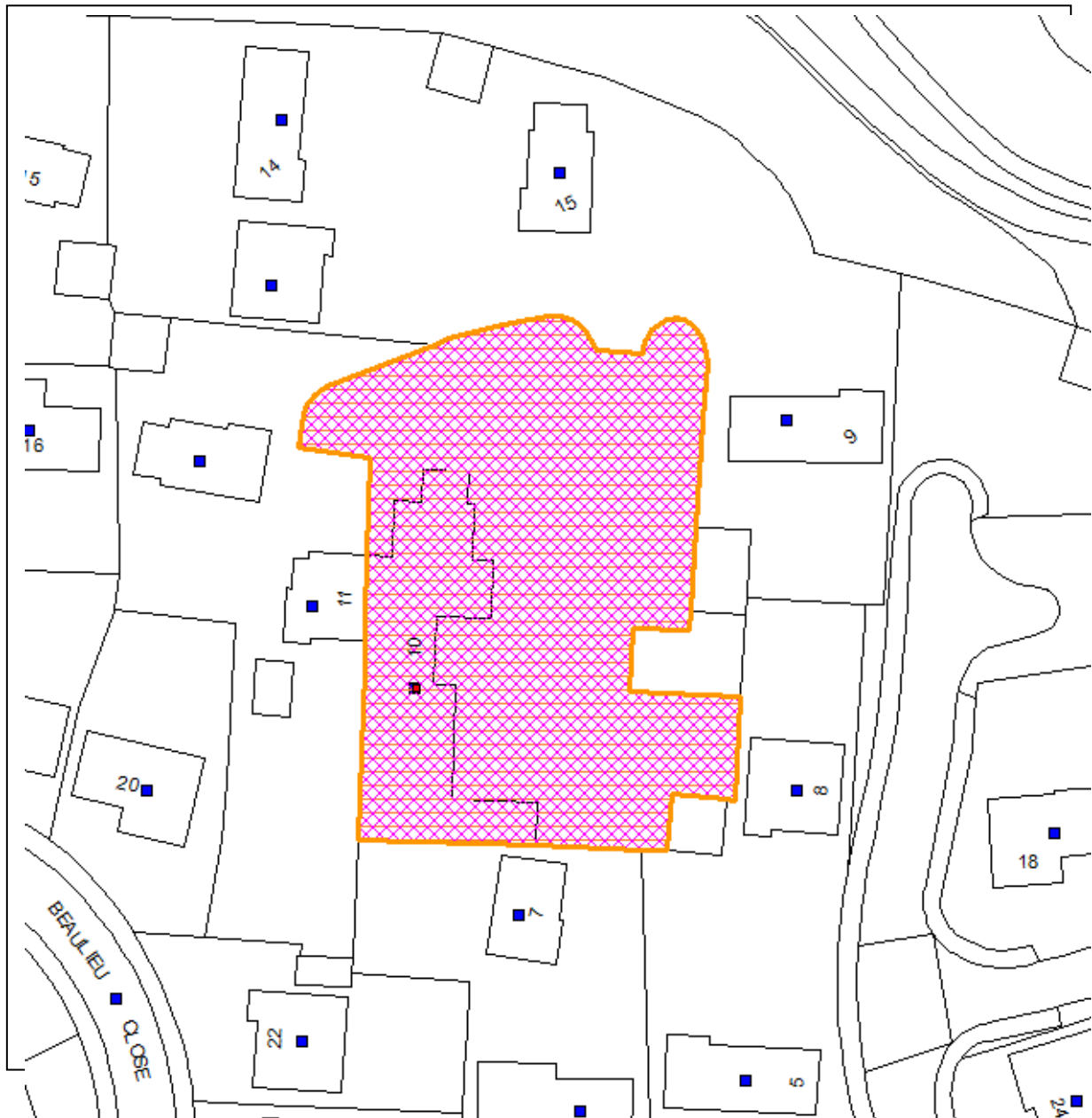
Mr P Norris

Agent:

Day Tanner Partnership Ltd

Case Officer:

Matthew Miller, 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 application is for the erection of part two storey, part single storey front and side extensions and the formation of a basement, following the demolition of front and side elements of the dwelling. The application is partly retrospective as works have commenced involving the demolition of sections of the dwelling, and the commencement of the basement works.

1.2 The 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. The development would be acceptable in terms of highway safety and parking, and would not adversely impact the health of protected trees subject to proposed conditions.

<b>RECOMMENDATION</b>
-----------------------

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 Mrs Mattick over concerns that the development constitutes overdevelopment of the site.

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

<b>PLANNING STATUS</b>
------------------------

Within settlement boundary
----------------------------

TPO trees within property
---------------------------

3.1 Prior to the demolition works 10 Lyndhurst Close was a five bedroom dwellinghouse with a significant single storey extension on the southern side. At the time of writing a significant section of the dwellinghouse has been demolished as part of the development subject to this application.

3.2 The property is sited within a predominately residential area, within a defined settlement. It is accessed from a private cul-de-sac linking to the adopted highway of Lyndhurst Close. The property is significant in size, with gated access, and contains a separate single storey building that has planning permission for use as a dwelling in its own right (12/00402/FUL). The dwellinghouse known as no.10 occupies the entire western boundary of the property. The property contains a combination of hardsurfaced access areas and soft landscaping, with trees subject to Tree Preservation Orders (TPOs) ref: TPO 133 and TPO 1070A located in the middle and on the northern boundary of the site.

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

4.1 The planning history of the site can be summarised as follows:

9636

Application for extension.

Approved (1964)

608406

Planning Committee

Single storey extension to garage block forming additional garage and workshop  
Approved (1983)

608667

First floor extension forming bedroom and bathroom, s/s side extension forming swimming pool, changing rooms, sauna and lounge and erection of new porch.  
Approved (1984)

609554

Demolition of existing barn and erection of first floor extension forming bedroom, ensuite bathroom and dressing room, s/s rear extension forming swimming pool, lounge, sauna, changing rooms WC and plant room and porch.  
Approved (1985)

12/00402/FUL

Change of use of existing residential garage to separate residential dwelling with garage and erection of raised platform forming decking.  
Approved (2012)

14/00554/FUL

Erection of two storey front and two storey side extension and internal alterations.  
Approved (2014)

## **5. THE PROPOSAL**

5.1 The development comprises the erection of part two storey, part single storey front and side extensions and the formation of a basement, following the demolition of front and side elements of the dwelling. There would be no net increase in bedrooms (five).

5.2 The northern side extensions would extend the depth of the dwelling on the northern side by 3.4 metres, with a single storey height of 3.5 metres, and a balcony above (described on the submitted plans as a terrace).

5.3 The development would form an infill extension between the main dwelling and the large southern extension on the front elevation of the middle section of the built form. It would have a depth of 7.4 metres (projecting forward of the existing front elevation by 1.4 metres), with a width of 6.8 metres and a two storey height of 6.7 metres, with a south-facing balcony.

5.4 In addition to the above the development comprises the formation of a 3.0 metre deep basement beneath the main dwelling, measuring a total of 6.4 metres in length and 8.8 metres in width.

5.5 The application is partly retrospective as works have commenced involving the demolition of sections of the dwelling, and the commencement of the basement works.

5.6 The application was initially submitted as an amendment to planning permission 14/00554/FUL, to incorporate the aforementioned basement. However demolition and rebuilding works have also occurred to the main dwelling. Therefore during the course of the application additional plans have been received to clarify the extent of demolition works that have already taken place to the main dwelling, and therefore the additional information details the total replacement space and additional extensions.

## **6. REPRESENTATIONS RECEIVED**

Bracknell Town Council:

Planning Committee

6.1 Winkfield Parish Council object to the application on the grounds that it constitutes overdevelopment of the site, and the access route to the property has limited capacity. *[Officer Comment: These matters are assessed in the report below].*

Other representations:

6.2 A total of 3no. representations have been received from the residents of the neighbouring properties of 9, 12 and 14 Lyndhurst Close. The residents of 14 Lyndhurst Close initially objected to the application, however following the receipt of additional plans this objection has been withdrawn. The representations can be summarised as follows:

- (i) The initially submitted plans did not reflect the actual development taking place in respect of demolition works occurring. *[Officer Comment: see section 5.6 of the report].*
- (ii) There are concerns regarding the impact of the development on protected trees present on site, however no overall objection has been raised to this. *[Officer Comment: The impact of the development on these trees is assessed in the report below].*
- (iii) There are concerns over the noise that would be generated through construction work, including the movement of construction vehicles. *[Officer Comment: Such activity is subject to separate Environmental Health legislation with regards to activity occurring during unsociable hours].*

**7. SUMMARY OF CONSULTATION RESPONSES**

Tree Officer

7.1 No objection raised subject to the imposition of conditions.

7.2 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:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, 'Saved' Policy EN20 of BFBLP	Consistent
Parking	'Saved' Policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Trees	'Saved' Policy EN1 of BFBLP, CS1 and CS7 of CSDPD.	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking Standards SPD (2007)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).		

**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 trees
- v. Impact on highway safety
- vi. Community Infrastructure Levy

## **i. Principle of Development**

9.2 10 Lyndhurst 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 The design of the development is not considered to be out of character with the host dwelling (prior to its part demolition) in view of the use of a gable roof design and pitch, the rectangular layout of the additional extensions, and the layout of fenestration. It is considered that the overall design of the development is of good quality.

9.4 The external design of the development would be identical to the development granted permission 14/00554/FUL.

9.5 The development would not be readily visible in the street scene of Lyndhurst Close to the north, or from other public vantage points as it is set back within the site and obscured by a high density of boundary treatments formed by trees and other planting, and boundary fencing and walls.

9.6 Although the development in terms of both the rebuilding of sections of the main dwelling and the additional extensions represent a reasonable enlargement to the dwelling, in comparison to the overall size of the dwelling on site prior to the commencement of demolition this is not considered to be overdevelopment. Furthermore, the dwelling benefits from a large plot and minimal soft landscaping would be lost, as the extensions would be sited on existing hardstanding. The overall footprint of the development would not exceed that approved under planning permission 14/00554/FUL.

9.7 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.

## **iii. Impact on trees**

9.8 Trees subject to TPOs 133 and 1070A are present in the middle of the site and on its northern boundary. A Tree Survey and Arboricultural Report was undertaken in support of planning permission 14/00554/FUL, and this remains applicable to the development subject to this application.

9.9 With the exception of the basement, the siting and massing of the development is identical to that approved under planning permission 14/00554/FUL. The tree assessment undertaken in relation to 14/00554/FUL identified that there would be no adverse harm to the nearest protected trees to the east, in view of the presence of the existing dwelling and a significant level of intervening hardsurfacing, subject to conditions imposed within the planning permission.

9.10 Although the condition has not been formally discharged, the protective tree measures outlined within condition 04 of planning permission 14/00554/FUL have been followed, as protective fencing has been installed and materials are not being stored within the root protection areas (RPAs) of the protected trees.

9.11 The Tree Officer has been consulted on the development in respect of the additional basement, and advises that as the majority of tree roots are sited directly beneath the surface, the 3 metre deep basement is not likely to have detrimentally impacted the health of the nearest trees. This is because the basement is sited underneath the footprint of the main dwelling (prior to its part demolition), and therefore the root constraints were already present in this location. Furthermore tree protection measures have been utilised on site in respect of the additional basement works. It is recommended that the tree protection conditions be carried forward within this development.

9.12 It is therefore considered that the development would not result in an adverse impact on protected trees, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN1, and the NPPF, subject to the recommended conditions.

#### **iv. Impact on Residential Amenity**

9.13 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.

9.14 It is not considered that the proposed two storey front extensions would result in any loss of light or overbearing impacts to neighbouring properties in view of their siting and separation distances to the neighbouring properties. These extensions would not be visible from the adjoining dwelling of 11 Lyndhurst Close to the west as they would be obscured by the host dwelling.

9.15 The single storey side extension would be sited 2.5m from the boundary with 11 Lyndhurst Close. In view of this distance, its single storey height, and the impact of the main dwelling on no.11, it is not considered that this extension would result in an overbearing impact, and it would comply with BRE (2011) light standards.

9.16 A north-facing balcony/terrace is proposed to be formed on the northern side of the dwelling. This balcony would extend past the rear (northern) boundary of 11 Lyndhurst Close and would be heavily screened from this property by an existing tree. The balcony would face northwards and would be at an oblique angle to no.11. Furthermore this balcony has previously been granted planning permission under 14/00554/FUL.

9.17 A south-facing balcony is proposed to be formed, however it would have a separation distance of 15 metres to the boundary with 7 Lyndhurst Close to the south. In view of this distance and the presence of intervening boundary screening formed by planting, it is not considered that the balcony would result in an adverse loss of privacy to the occupants of no.7.

9.18 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.

#### **v. Impact on Highway Safety**

9.19 The development would not involve a net increase in bedrooms or affect existing parking arrangements. The existing hardstanding present on site provides adequate capacity for at least 3no. off-street parking spaces of acceptable size.

9.20 It is not considered that the development would result in a notable increase in traffic using the access road in comparison to the existing situation, and in any case this is a private cul-de-sac serving 7no. properties (including the application site).

#### **vi. Community Infrastructure Levy (CIL)**

9.21 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.

9.22 The development would not result in net additional dwellings 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, on protected trees, 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 and CS7, BFBLP 'Saved' Policy EN1, 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 carried out only in accordance with the following approved plans received by the Local Planning Authority:

3171/401 'Proposed Floor Plans And Elevations' received on 17 June 2015

3171/402 'Site & Location Plan' received on 17 June 2015

3171/502 'Floor Plans As On Site' received on 26 October 2015

3171/504 'Proposed Floor Plans' received on 26 October 2015

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. 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].

03. No development (including any additional site-clearance) shall continue until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works. Details shall

include an approved development layout plan at a minimum scale of 1:200 and show the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures associated with the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

04. The protective fencing and other protection measures specified by condition 03 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;



- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

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 subject to conditions, 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. Approved Plans
- 2. Materials
- 4. Tree Protection Measures

The applicant is advised that the following conditions require discharging prior to commencement of development:

- 3. Tree Protection Scheme

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)