

**ITEM NO: 8**

Application No.  
**16/00451/FUL**  
Site Address:

Ward:  
Binfield With Warfield

Date Registered:  
26 May 2016

Target Decision Date:  
21 July 2016

**28 Cressex Close Binfield Bracknell Berkshire RG42  
4DR**

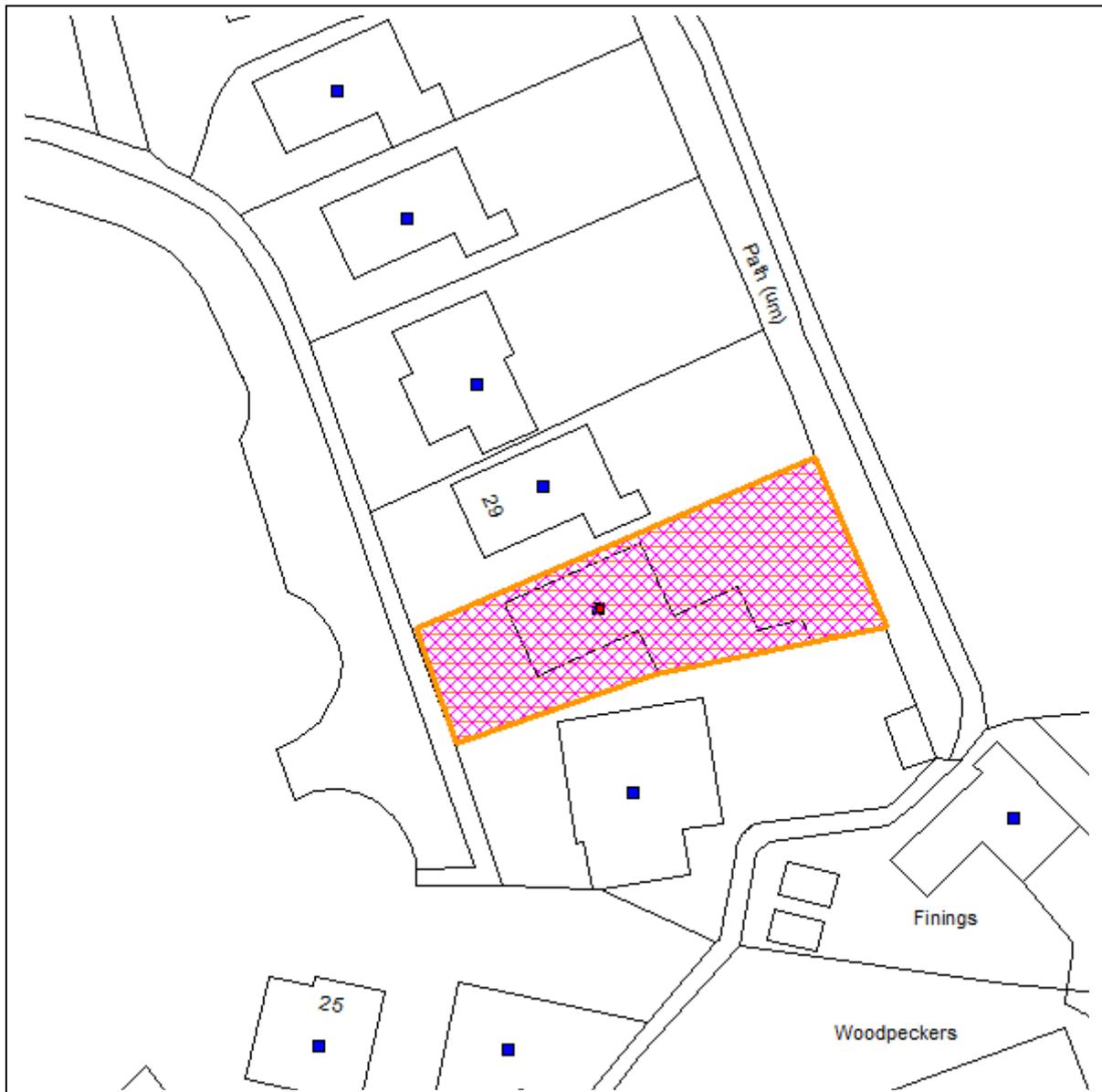
Proposal: **Formation of raised roof to enable first floor accommodation, and associated erection of front and side extensions and front dormer window with conversion of rebuilt garage into habitable space, with raised patio to rear.**

Applicant: Mr & Mrs Daniel & Kelly Howe

Agent: Mr Barrie Smith

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 proposed development is the formation of a raised roof to enable first floor accommodation, and associated erection of front and side extensions and front dormer window with conversion of rebuilt garage into habitable space, with raised patio to rear.

1.2 It is considered that the proposal would result in an adverse impact on the character of the surrounding area, and on the amenities of the residents of the neighbouring property of 29 Cressex Close to the north. While the property is located within defined settlement and would not be considered to result in an adverse impact on highway safety, the application is recommended for refusal due to the harm identified.

<b>RECOMMENDATION</b>
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Planning permission be refused for the reasons outlined in section 11 of the report.
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee at the request of Councillor Leake for further consideration of the proposal's impacts on the character of the surrounding area and on the residential amenity of neighbouring properties.

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

<b>PLANNING STATUS</b>
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Within settlement boundary
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3.1 28 Cressex Close is a three bedroom detached bungalow located in a predominately residential area. The dwelling contains an attached single garage with a hardsurfaced driveway to its front. The property benefits from an enclosed rear garden and an area of soft landscaping to its frontage. The site level of the property, and of Cressex Close as a whole, rises significantly from north to south.

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

4.1 No previous planning applications received.

### **5. THE PROPOSAL**

5.1 The proposed development is the formation of a raised roof to enable first floor accommodation to the dwelling (a bungalow), and the associated erection of front and side extensions to the dwelling. In addition it is proposed to convert the garage into habitable space, including the installation of a roof light, and form a raised patio to the rear.

5.2 The proposal would involve an increase in ridge height from 5.1 metres to 5.8 metres, altering the shape from a gable facing the highway to a part pitched, part gable design, with a mansard-style roof to the rear. The side extension would measure 3 metres in width and 10 metres in depth, and would connect to the raised roof. The front extension would measure 3.5 metres in width, 1 metre in depth, and 4.3 metres in height.

5.3 During the course of the application amended plans have been received to alter the proposed design and layout of the roof. A front dormer window was also proposed to the revised proposal, but this has been removed through further amendments.

## 6. REPRESENTATIONS RECEIVED

### Binfield Parish Council:

6.1 Binfield Parish Council raise no objection.

### Other representations:

6.2 No representations have been received from neighbouring properties.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Officer:

7.1 The Highway Officer raises no objection, subject to the imposition of a condition to secure the proposed parking layout.

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 & CS2 of CSDPD	Consistent
Design & residential amenity	CS7 of CSDPD, Saved policy EN20 of BFBLP, Binfield Neighbourhood Plan Policy BF1	Consistent
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
<b>Supplementary Planning Documents (SPD)</b>		
Parking standards SPD (2016) Character Area Assessments SPD (2010)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011). Binfield Neighbourhood Plan (2016) CIL Charging Schedule		

## 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 The application site 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, etc. These matters are assessed below.

### **ii. Impact on Character and Appearance of Area**

9.3 The property is located within the 'Popeswood North' Study Area as defined within the Character Area Assessments SPD (2010). The document identifies that this area is characterised by a distinct built form influenced by the original Victorian development. While there is no overall coherent form or architectural style, many developments are characterised by simple building and roof forms with relatively plain elevations.

9.4 While the footprint of the existing dwelling would not be significantly increased, the overall increase in the roof line would add significant additional bulk and massing to the host dwelling. Specifically, the change of the roof layout from a single gable design to a part gable, part pitched, part mansard-style roof, with an additional gable roof to the front extension, would result in a significant change to the appearance of the dwelling.

9.5 The street scene of Cressex Close is characterised by a relatively linear layout of bungalows. There are no incidences of two storey dwellings or chalet bungalows. While it is acknowledged that the roof enlargement and first floor accommodation has been designed in a manner to provide the dwelling with the appearance of a chalet bungalow, and therefore limiting the height of the roof enlargement, it would nonetheless appear distinct in the street scene. While the total ridge height of the bungalow would be increase by 0.7 metres, the overall height of the development on the north and south-facing sides would increase by 2.8 metres.



9.6 It is considered that the proposal would result in a cluttered and incoherent design, with the varying sizes of the gables, pitched roof, and mansard-style design at the rear, contrasting in appearance and ultimately resulting in an inharmonious appearance. Furthermore it is considered that the proposed height increase would be excessive, particularly in combination with the overall increased bulk and massing of the enlarged roof which would be highly visible in the street scene. While it is acknowledged that the height increase has been kept to a minimum to allow first floor accommodation, the resulting dwelling would appear incongruous in relation to the bungalow of 29 Cressex Close to the north, due to the resulting height differences which would be further exacerbated by the changing site level, which is at approximately 1 metre.

9.7 While the proposal may have a resulting similar height to the bungalow of 27 Cressex Close to the south, due to rising site levels, it would disrupt the current steady established pattern of an upwards gradient of dwelling heights along Cressex Close, a feature which has a significant influence on the character of the area.

9.8 While it is noted that other bungalows have pitched roof layouts with front gables, these dwellings are wider and the overall bulk of the roofs are not as significant or prominent.

9.9 It is acknowledged that the revised roof layout is an improvement over the initially submitted front mansard roof design, however it is considered that the revisions do not prevent the proposal being out of character with the area.

9.10 It is therefore considered that the development would result in an adverse impact on the character and appearance of the area, contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, Binfield Neighbourhood Plan Policy BF1, the Character Area Assessments SPD, and the NPPF.

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

9.11 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.

9.12 The proposal would be visible from the neighbouring bungalow of 29 Cressex Close to the north, which is sited on a lower ground level. The dwelling of no.29 contains two side-facing windows which directly face no.28. One window is a secondary window serving the living room, however the second window is the only source of light for a bedroom.

9.13 In accordance with the tests of the BRE Standards (2011), a 25 degree line drawn on the vertical plane from the midpoint of the side facing window serving the aforementioned bedroom at no.29 would intersect the proposed enlargement, with a 3.6 metre section of the side wall breaching this standard. While the existing dwellinghouse also results in a 25 degree line drawn in the same manner intersecting the existing dwelling, this existing situation results in a breach of the BRE standard by 0.9 metres. It is therefore considered that, while there is an existing loss of light impact to the side window, the existing impact would be significantly worsened through the proposed development.

9.14 It is therefore considered that in view of the above alongside the site level changes of approximately 1 metre, and the raising of the north-facing elevation of no.28 from 3.5 metres to 6.3 metres, would result in a significant additional loss of light to the bedroom in question, to the detriment of the residential amenity of the occupants. It is further considered that such a height increase in combination with the site level change would result in the development being unduly overbearing to the occupants of no.29.

9.15 It is proposed to install a window and two roof lights at first floor level to the south-facing elevation of the dwelling. The proposed window would provide direct visibility into the existing north-facing side windows of no.29, and would therefore result in an adverse overlooking impact. However in the event of an approval this could be conditioned to be obscure-glazed and fixed shut, as it is a secondary source of light to a bedroom. The roof lights would appear to be sited at a height of 1.6 metres above their respective floor level, and at such a height it is considered that these roof lights would also result in an overlooking impact. While this could potentially be mitigated by making the windows obscure-glazed, this has not been shown on the submitted plans, and could be conditioned as such in the event of an approval.

9.16 The proposal would also be visible from the dwelling of 27 Cressex Close to the south. However, the south-facing side windows of no.27 do not appear to serve habitable rooms, and the impact of the proposal would be lessened by the site level change of approximately 1 metre.

9.17 It is therefore considered that the development would result in an adverse impact on the amenities of the residents of the neighbouring property of 29 Cressex Close, and would therefore be contrary to BFBLP 'Saved' Policy EN20, Binfield Neighbourhood Plan Policy BF1, and the NPPF.

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

9.18 The proposal would result in a net increase in bedrooms from three to four. While the garage conversion in isolation does not require the submission of a planning application, it would result in the loss of allocated parking, as would the loss of the existing driveway through the side extension.

9.19 In accordance with the guidance contained within the Parking Standards SPD, a dwelling that contains four or more bedrooms should make provision for at least three acceptable parking spaces.

9.20 The Highway Officer has been consulted on the proposal and advises that the submitted parking plan provides three parking spaces of acceptable dimensions to the front of the dwelling. The existing dropped kerb access to the property would be required to be enlarged to accommodate the proposed spaces. In the event of granting planning permission a condition would be recommended to provide and secure the proposed parking spaces, and an informative included with respect to the works to the highway kerb.

9.21 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF, subject to the aforementioned condition.

#### **v Community Infrastructure Levy (CIL)**

9.22 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.

9.23 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. Enlarging the existing dwelling at this site is not development that is CIL liable.

## **10. CONCLUSIONS**

10.1 It is considered that the design, bulk and massing of the development would result in an appearance that would be adversely out of character with the surrounding area. Furthermore it is considered that the development would result in an adverse impact on the amenities of the occupants of the neighbouring dwelling of 29 Cressex Close through loss of light and would be unduly overbearing to the occupants of no.29. The loss of privacy could be overcome by condition in the event of planning permission being granted. The proposal is therefore not considered to form sustainable development, and would be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, Binfield Neighbourhood Plan Policy BF1, the Character Area Assessments SPD, and the NPPF.

10.2 Notwithstanding the above, it is not considered that the proposal would result in an adverse impact on highway safety, subject to conditions, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, and the Parking Standards SPD. However this is not considered to outweigh the harm identified above.

## 11. RECOMMENDATION

That the application be **REFUSED** for the following reasons:-

01. By reason of its design, bulk and massing the proposed development would be unduly prominent and would appear out of keeping in the street scene, to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Policy CS7 of the Core Strategy Development Plan Document, 'Saved' Policy EN20 of Bracknell Forest Borough Local Plan, Policy BF1 of the Binfield Neighbourhood Plan, the Character Area Assessments SPD, and the National Planning Policy Framework.

02. The proposed development by reason of its siting and massing would result in an unacceptable loss of light, and be unduly overbearing to the detriment of the living conditions of the occupants of No.29 Cressex Close to the north. The proposed development would therefore be contrary to 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan, Policy BF1 of the Binfield Neighbourhood Plan, and the National Planning Policy Framework.

### Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant, and through agreeing to extend the determination time of the application to allow for the submission of amendments. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible. No pre-application enquiry was submitted prior to the planning application.

02. This refusal is in respect of the following plans received by the Local Planning Authority on 16 August 2016:

P204-0216/PA/003 Rev.C 'Proposed Floor Plans'

P204-0216/PA/004 Rev.C 'Proposed Elevations & Section'

P204-0216/PA/005 Rev.C 'Site Location & Block Plans'

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)

