

1 **RELEVANT PLANNING HISTORY** (If Any)

613375

Validation Date: 11.05.1988

Single storey front extension forming porch and WC. Part ground floor part 1st floor side extension forming enlarged garage with 2 bedrooms over.

Approved

2 **RELEVANT PLANNING POLICIES**

Key to abbreviations

<i>BSP</i>	<i>Berkshire Structure Plan 2001 – 2016</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>BFBCS</i>	<i>Core Strategy Development Plan Document (Submission)</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>RPB</i>	<i>Regional Planning Guidance</i>
<i>RSS</i>	<i>Regional Spatial Strategy (also known as the South East Plan)</i>
<i>PPG (No.)</i>	<i>Planning Policy Guidance (Published by DCLG)</i>
<i>PPS (No.)</i>	<i>Planning Policy Statement (Published by DCLG)</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>

Note: The BSP and the BFBLP contain some policies with the same title, e.g. EN1. In such cases, the policy will be suffixed with an “_S” for the BSP and an “L” for the BFBLP, e.g. EN1_S, EN1L..

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design

3 **CONSULTATIONS**

(Comments may be abbreviated)

Parish Or Town Council

Sandhurst Town Council recommend refusal of the application for the reasons set out below:

The proposed balcony by reason of its location and size would be inappropriate in this relatively dense residential area, would overlook neighbouring property and gardens, and would be detrimental to the street scene.

4 **REPRESENTATIONS**

2no. letters of objection received which raise the following issues:

- The proposed balcony will encroach on the privacy of no. 21 Wasdale Close. The balcony will look onto the side and front of the property, as well as overlooking 90% of the back garden.
- Accept that there are bedroom windows already overlooking the garden but the balcony will cause constant overlooking.
- The size of the balcony is a concern and any noise generated from people on it will have more of an impact due to its elevated position.

- Given its size and location on the front elevation of the property, it would not be in keeping with the appearance/character of the local area.
- The proposed balcony would directly overlook the front garden and drive of no. 22 Wasdale Close, encroaching on privacy.
- By nature of being a sitting or gathering area, would potentially increase noise levels in a currently secluded and quiet location.
- Would set a precedent for similar applications.
- The balcony would be larger than the existing porch and would be an over-development of the site.

5 OFFICER REPORT

Summary Of Key Aspects Of The Proposal (If Any)

This application has been reported to the Planning and Highways Committee at the request of Councillor Simonds in view of the comments made by neighbouring properties and Sandhurst Town Council. Further, it has been requested that the application is reported to the Committee at the request of the Chairman, in view of being an unneighbourly form of development.

i. Proposal

Full permission is sought for the formation of a balcony at first floor level on the front elevation of the dwelling at 23 Wasdale Close. The balcony would be supported by a brick pier, and would be enclosed by a 1.1m balustrade, with a floor area of 10.56 square metres. The formation of the balcony would enlarge the existing porch at ground floor level. The existing first floor window serving the hallway/landing would be replaced with patio doors which would not require planning permission.

ii. Site

23 Wasdale Close is a two storey detached dwelling with integral double garage located off a shared access serving nos. 21-24. The surrounding area is residential, characterised by detached properties to the south of Fakenham Way. The property is unscreened to the frontage.

iii. Planning considerations

1. Principle of development

23 Wasdale Close is located within an area designated as "Defined Settlement" by the Bracknell Forest Borough proposals maps, whereby the principle of development is acceptable, subject to no adverse impact upon the residential amenities of neighbouring properties or the character and appearance of the surrounding area, etc.

2. Effect on the amenity of neighbouring properties

A consideration of this application is whether the proposed balcony would have a detrimental impact upon the residential amenities of neighbouring properties.

The proposed balcony would be sited approximately 10m at the closest point from the side wall of no. 21 Wasdale Close to the south west of the application site and 13m from the rear elevation of no. 21 at the closest point. The balcony would look directly onto the front driveway and flank wall of no. 21. It is however not considered that the front driveway of no. 21 is the most private amenity area serving that property. Whilst it is acknowledged that there would be overlooking from the proposed balcony, it is considered that due to the relationship between properties that the loss of privacy would not be so adverse as to warrant refusal. It is considered that the view from the first floor window serving the hallway and the location of the proposed balcony at no. 23 across the rear garden of no. 21 would be at an oblique angle, and with a separation distance of 13m to the nearest part of the rear garden of no. 21, it is not considered that the proposal would result in a level of overlooking that would be considered so detrimental to the residential amenities of the occupiers. The patio area to no. 21 is sited to the rear of the house, close to the boundary with 20 Wasdale Close, and therefore views of this private amenity area would be blocked given the projection of the rear building line of no. 21 at two storey level. Further, it is considered that there is a more direct level of overlooking from the windows in the front elevation of no. 22 Wasdale Close at first floor level to the west of the application site over and across the rear garden of no. 21, over and above that what would be experienced from the proposed balcony.

The proposed balcony would be sited approximately 5m from the flank wall of no. 22 Wasdale Close to the west of the application site. The proposed balcony on the front elevation of no. 23 would have views over and across the front drive and front garden area of no. 22 which consists predominately of hardstanding, however it is not considered that this is the most useable, private amenity space for the property and therefore the proposed balcony would not result in a loss of privacy considered detrimental to the residential amenities of the occupiers.

It is acknowledged that the balcony would result in a new, useable outside area for residential purposes, however, given the floor area of the balcony would be 10.56 square metres, it is considered that space would be limited in terms of its use and number of people that could be accommodated on it, and as such, it would not be considered to have an adverse detrimental impact upon the residential amenities of neighbouring properties.

3. Impact on the character and appearance of surrounding area

The balcony would be sited on the front elevation of the dwellinghouse and would therefore appear visible within the street scene, however, the front of the dwelling is set back from the main highway by approximately 27m, and in conjunction with the dimensions and design of the balcony, would not appear visually intrusive to the detriment of the street scene. It is acknowledged that there are no other examples of balconies within Wasdale Close, a residential cul-de-sac but it is not considered that the proposal would appear so detrimental to the character of the street scene as to warrant refusal.

It is considered that the replacement of the existing window in the front elevation of the dwelling with proposed patio doors would not require planning permission.

The application is therefore recommended for approval.

6 **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 received by the Local Planning Authority on 21 May 2009:
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies EN20, CSDPD CS7.
(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, CSDPD CS7. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The proposal would not result in a level of overlooking that would be considered detrimental to the residential amenities and privacy of the adjoining properties at 21 and 22 Wasdale Close to warrant refusal of the application. Further, the proposal would be visible within the street scene but would not be considered to have a detrimental impact upon the character and appearance of the surrounding area, given the setback of 23 Wasdale Close from the main highway. The planning application is therefore approved.

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