

**ITEM NO:**Application No.  
**19/00050/FUL**Ward:  
Little Sandhurst And  
WellingtonDate Registered:  
22 January 2019Target Decision Date:  
19 March 2019

Site Address:

**1 Harts Leap Road Sandhurst Berkshire GU47 8EW**

Proposal:

**Erection of a two storey side extension, part two storey part single storey rear extension, single storey side extension, front canopy and extension to roof to provide second floor accommodation following demolition of existing garage and conservatory.**

Applicant:

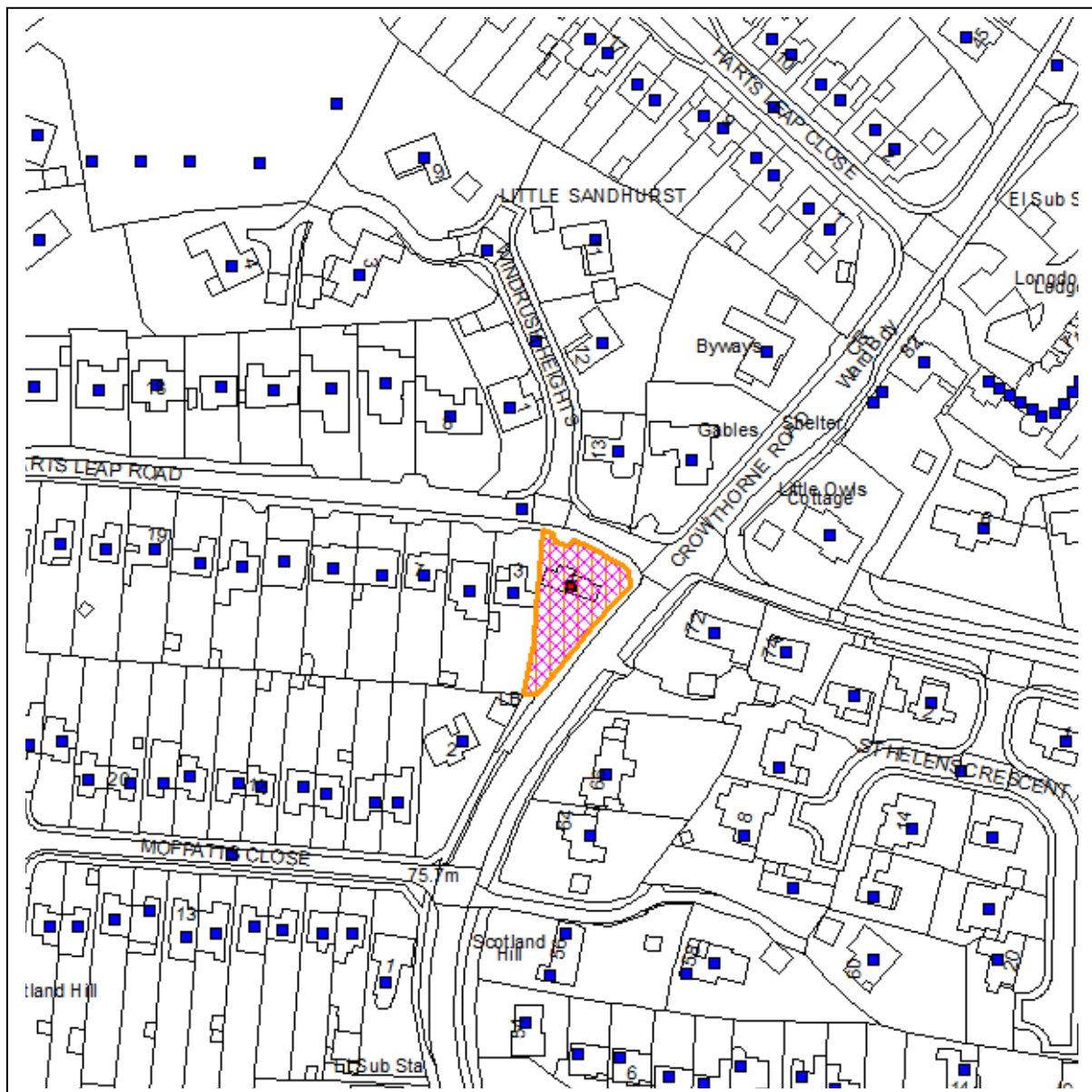
Mr &amp; Mrs Hackett

Agent:

Mrs Judith Charles

Case Officer:

Olivia Jones, 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)

## 1. SUMMARY

- 1.1 The proposal is for the erection of a two-storey side extension, part two storey part single storey rear extension, single storey side extension, front canopy and roof extension to provide second floor accommodation, following the demolition of the existing garage and conservatory.
- 1.2 The development would not result in an adverse impact on the character and appearance of the host dwelling or local area, the amenities of the residents of the neighbouring properties or highway safety.

<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 11 letters of objection.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Within settlement boundary
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Within Area A of Sandhurst Study Area (Character Area Assessments SPD)
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- 3.1 1 Harts Leap Road is a two-storey detached property located on the corner of Harts Leap Road and Crowthorne Road. Access to the property is from Harts Leap Road and the property benefits from driveway parking. The surrounding area is residential in character.

## 4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

2799

For proposed residential development of land  
Approved 1955

2928

Outline For residential development (part of) - 33 detached, 2 shops and 44 semis  
Approved 1955

4283

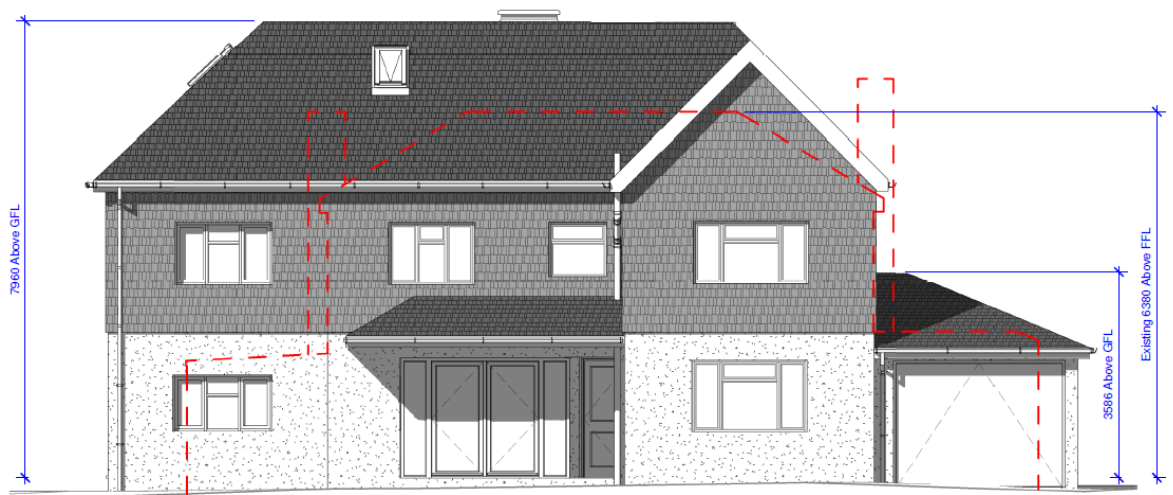
Proposed one pair and 6 detached houses  
Approved 1957

13943

Conservatory  
Approved 1968

## 5. THE PROPOSAL

- 5.1 The proposed two storey side extension and part two storey part single storey rear extension would project to the side by a maximum of approximately 3.88 metres and would project to the rear by a maximum of approximately 5 metres.
- 5.2 The proposed roof enlargement would result in a dwelling with a maximum height of approximately 8.19 metres and a maximum eaves height of approximately 5.59 metres. It is proposed to replace the hipped roof on the existing front projection to form a gable.
- 5.3 The proposed single storey side extension forming a garage would have a depth of approximately 5.91 metres and a width of approximately 3.58 metres. It would have a maximum height of approximately 3.75 metres and an eaves height of approximately 2.51 metres.
- 5.4 The top of the proposed canopy would be located approximately 3.33 metres above ground level and would project approximately 1.13 metres from the front. The canopy would have a width of approximately 4.85 metres.
- 5.5 Seven rooflights are proposed in the replacement roof to serve loft accommodation.
- 5.6 It is proposed to use render at ground floor level and hanging tiles at first floor level.
- 5.7 The proposed development would result in a dwelling 1.58 metres taller than the existing dwelling. The eaves would be sited approximately 0.38 metres higher than the existing eaves. At its widest point the resulting property would be approximately 1.98 metres wider than the existing dwelling, and at its deepest point the resulting property would be approximately 5 metres deeper than the existing dwelling.



## 6. REPRESENTATIONS RECEIVED

### Sandhurst Town Council

- 6.1 No objection

### Other Representations

- 6.2 11 objections have been received raising the following concerns:
  - (i) Insufficient parking;
  - (ii) Proposal would not be in keeping and would appear overbearing;
  - (iii) Impact on trees to the west of the application site;

- (iv) Adverse loss of light to neighbouring properties;
- (v) Adverse overlooking to neighbouring properties;
- (vi) Dwelling may be used as House in Multiple Occupation (HMO);
- (vii) Obstruction to the road during construction works;
- (viii) Proposal would devalue surrounding properties.

*[Officer Note: These objections were submitted prior to the scheme being amended. In respect of concerns (vii) and (viii) these are not material planning considerations. In respect of concern (vi) this application is not for the use of the dwelling as an HMO. The remaining concerns are addressed in the report below.]*

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

7.1 The Highway Authority has no objection to the proposed scheme.

### Biodiversity Officer

7.2 The Biodiversity Officer has no objection to the proposed scheme.

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

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1, EN2 and EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 105 refers to LPAs setting their own parking standards for residential development
Trees	'Saved' policy EN1 of the BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Bracknell Forest Borough Parking Standards SPD 2016		
Bracknell Forest Borough Design SPD 2017		
Bracknell Forest Borough Character Area Assessments SPD 2010		
<b>Other publications</b>		
National Planning Policy Framework (NPPF)		

## 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. Transport and Highways Considerations

### **i. Principle of Development**

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies 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 Surrounding Area**

9.3 The proposed developments would result in an increase in height of 1.58 metres above the existing dwelling. Whilst this is a substantial increase, the roof is pitched on all sides at an angle of approximately 45 degrees. As such, the increase in height will not appear as prominent.

9.4 The proposed extensions would retain elements of the existing dwelling, such as the form of the windows and the retention of the front projection. Whilst the proposed development would result in a wider property it is considered a proportionate enlargement given the width of the plot. A substantial garden would be retained, as would rear access to the back garden for the storage of bins and bikes. It is therefore considered that the proposed development would not be out of keeping with the host dwelling.

9.5 Due to the position of the application site on the corner of Harts Leap Road and Crowthorne Road, 1 Harts Leap Road would be considered a key building as defined by the Design SPD. The Design SPD recommends that key buildings are taller than the buildings around them and can also stand out because of their form (including roof level), the design of their elevations, or a degree of contrast between them and adjoining buildings. It is acknowledged that the proposed development would result in a building taller than the neighbouring properties on Harts Leap Road. However, given the corner plot location it is not considered that a more substantial building would be unacceptable, subject to it complementing the area.

9.6 The four dwellings on the junction of Harts Leap Road and Crowthorne Road have substantial footprints, with the property to the north of the application site (Gables) having a footprint of approximately 198.6 square metres, compared to the footprint of approximately 160.47 square metres proposed for 1 Harts Leap Road. Whilst Gables is shorter than the proposed dwelling, it is considered that properties covering large footprints are in keeping at this junction.

9.7 Examples of render, white paint and hanging tiles can be found both all corners of Harts Leap Road and Wellington Road at their junction with Crowthorne Road, and as such it is considered that the proposed materials would be acceptable in the streetscene.

9.8 There are a number of trees located on the boundary of the application site and 3 Harts Leap Road. Whilst these trees are substantial they are not covered by a Tree Preservation Order. Harts Leap Road is well provided with tree cover, and the proximity of the trees to built form and hardstanding mean they are in an unsustainable location. It is therefore not considered that these particular trees are sufficiently important to the character of the area to require retention. As such, should the proposed development have an adverse impact on these trees this would be a civil matter and not a reason for refusal.

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

- 9.9 Due to the angle of 1 Harts Leap Road, the upper storey rear facing windows would be at an oblique angle to the private garden space of 3 Harts Leap Road. Due to the garden depth (approximately 23.32 metres) it is not considered that the rear windows would adversely overlook the dwelling or private garden space of the property to the south of the application site.
- 9.10 On the proposed east elevation, the upper storey side windows would serve a hallway and a bathroom, and conditions are recommended restricting the proposed first floor side windows to being obscure-glazed and top-opening only, and that any future upper storey east side windows are restricted. The proposed west elevation would be sited approximately 24 metres from the side elevation 72 Crowthorne Road and this distance is considered sufficient that there is no requirement to restrict upper storey side windows on this elevation.
- 9.11 The proposed front windows would be no closer to the facing properties than the existing windows, and in any case, there would be a separation distance of approximately 28 metres from the front elevation to the front elevations of the facing properties. As such, it is not considered that the proposed front facing windows would result in adverse overlooking.
- 9.12 In order to avoid the use of the single storey flat roof element at the rear as a balcony it is recommended that a condition is imposed restricting the use of the roof as a balcony or roof garden. This would ensure that there would be no adverse overlooking to the neighbouring properties.
- 9.13 The built form would not project past the rear elevation of the closest neighbouring property, 3 Harts Leap Road. Furthermore, the rear extension would be staggered so that the element closest to 3 Harts Leap Road would be single storey. While the roof would be increased in height, this height increase would pitch away from the boundary between the application site and 3 Harts Leap Road, and therefore it is not considered that the proposed development would appear adversely overbearing to this property. Given the separation distance between the proposed development and the remaining properties, it would not be appear unduly overbearing.
- 9.14 As the proposed development would not project past the rear elevation of 3 Harts Leap Road, it is not considered that the rear windows on this property would be adversely overshadowed by the proposed development. Due to the separation distance between the front windows of 3 Harts Leap Road and that the proposed dwelling would be angled away from this property at the front, it is not considered that the front windows on 3 Harts Leap Road would be adversely overshadowed by the proposed development.
- 9.15 A Daylight and Sunlight Study was submitted which considered the impact of the proposed development on the side facing windows of 3 Harts Leap Road. This study demonstrated that the proposed development would have a low impact on the light received by the windows of 3 Harts Leap Road over and above the existing situation.

### **iv. Transport and Highway Considerations**

- 9.16 This property takes access off a residential road, which is subject to a 30mph speed limit. There are no parking restrictions.

9.17 The proposed development would increase the number of bedrooms from 3 to 5. In line with the Council's Parking Standards 3 off-street parking spaces should be provided. 3 driveway spaces could be provided which meet the size requirements of the Parking Standards, and it is recommended that details of these spaces are required and secured by planning condition to avoid on-street parking.

## 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 surrounding area, the residential amenities of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN2, EN20 and M9 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:
  - Proposed Plans and Elevations – Drawing Number: PL101 8 – Received 18<sup>th</sup> June 2019REASON: To ensure that the development is carried out only as approved by the Local Planning Authority
3. No works to the development hereby permitted shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works to the development hereby permitted shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
4. The development hereby approved shall not be occupied until 3 vehicle parking spaces have been set out in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
5. The first floor windows in the side elevation facing 3 Harts Leap Road of the development hereby permitted, shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are

more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of 3 Harts Leap Road.

[Relevant Policies: BFBLP EN20]

6. 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 at first floor level or above in the side elevation facing 3 Harts Leap Road of the development hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

7. The flat roof area of the single storey rear element of the development 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, CSCS7]

Informative(s):

1. 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.
2. 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
  5. Proposed side windows
  6. Future side windows
  7. Flat roof

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

3. Materials

The applicant is advised that the following conditions require discharging prior to occupation:

4. Parking

3. 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.
4. This is a planning permission. Before beginning any development, you may also need separate permission(s) under Building Regulations, the Party Wall Act or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.