

1. SUMMARY

- 1.1 The proposal is for the erection of a first floor side extension and a single storey rear extension following the demolition of the existing conservatory.
- 1.2 The proposed single storey rear extension could be constructed under permitted development rights.
- 1.3 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, trees or highway safety.

RECOMMENDATION
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 because the applicant is employed within the Place, Planning and Regeneration Directorate of Bracknell Forest Council.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

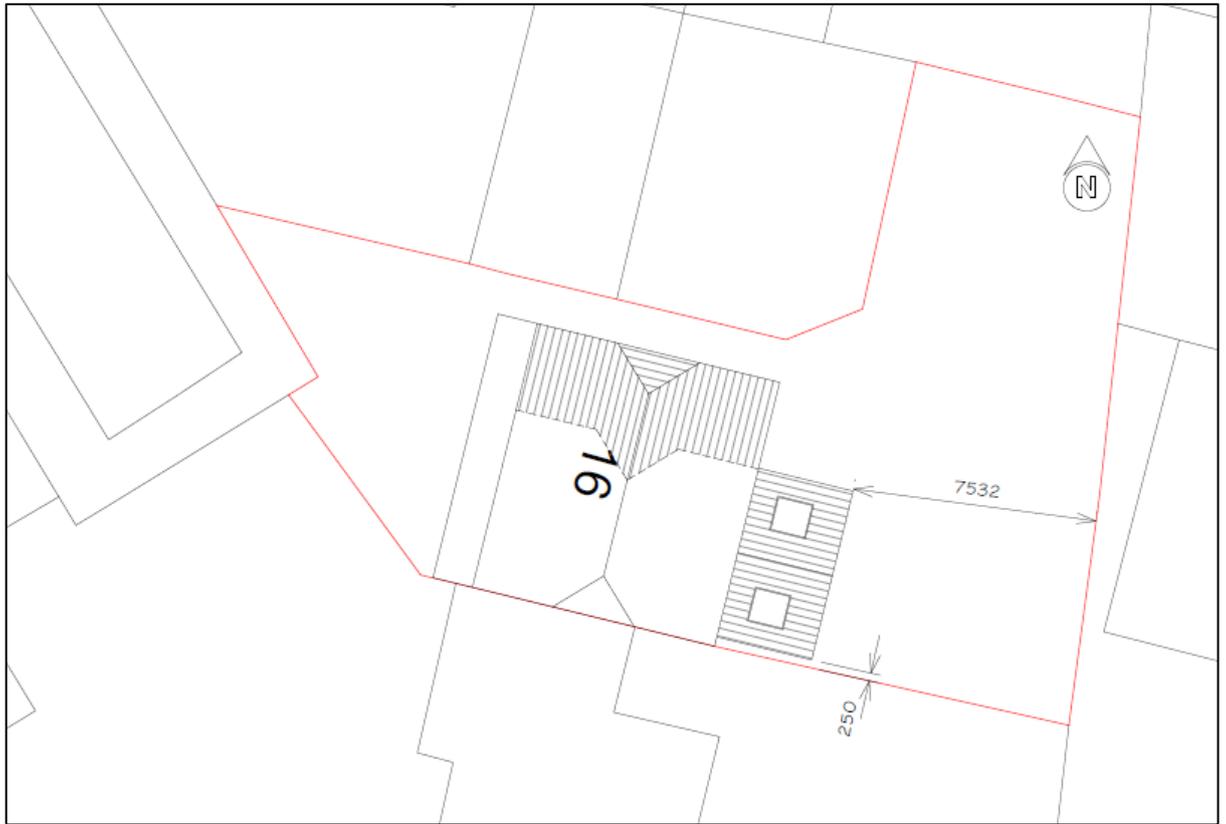
- 3.1 16 Oswald Close is a two storey semi-detached property with 3 bedrooms and an attached single storey garage on the northern elevation. The property benefits from driveway parking. There is a group of protected trees located to the east of the application site (TPO 373). The surrounding area is residential in character.

4. RELEVANT SITE HISTORY

- 4.1 There are no previous planning permissions relevant to the proposed development.

5. THE PROPOSAL

- 5.1 The proposed first floor side extension would have a width of approximately 2.76 metres and a depth of 7.67 metres. It would not project past the built form of the current single storey side projection. The proposed first floor side extension would have a height of approximately 7.95 metres and a minimum eaves height of approximately 5.24 metres, in line with the main roof. A half hip is proposed on the extension which would mirror that on the existing roof. It is proposed to use materials similar to those on the existing dwelling.
- 5.2 The proposed single storey rear extension would be erected on the site of the existing conservatory. This extension would have a depth of 3 metres and a width of 5.38 metres. A dual hipped roof is proposed with a maximum height of approximately 3.78 metres and an eaves height of approximately 2.64 metres. It is proposed to use materials similar to those on the existing dwelling. This part of the proposal is permitted development and as such could be constructed without planning permission.



6. REPRESENTATIONS RECEIVED

Warfield Parish Council

6.1 No comments have been received from Warfield Parish Council

Other Representations

6.2 One letter of objection was received from the occupants of 12 Oswald Close. The following concerns were raised:

- (i) Loss of light to rear garden
- (ii) Potential damage to rear garden and fence.

[Officer Note: Any damage that results during construction would be a civil matter and does not form a material planning consideration.]

7. SUMMARY OF CONSULTATION RESPONSES

Tree Service

7.1 The Tree Officer was consulted on the proposed development and raised no objection.

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:

	Development Plan	NPPF
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
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards Supplementary Planning Document 2016 Bracknell Forest Borough Design Supplementary Planning Document 2017		
Other publications		
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
- v. Tree 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, trees etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The proposed first floor side extension would continue the ridgeline of the existing roof and a half hipped element is proposed on the roof to mirror the existing roof design. Furthermore, it is proposed to use external materials similar to those on the existing dwelling. It is therefore considered that the proposed first floor side extension is in keeping with the host dwelling.

9.4 There are numerous examples of first floor side extensions within the surrounding area, such as at 18 and 19 Oswald Close visible from the application site. The proposed development would not bring the existing dwelling closer to the highway. As such it is not considered that the proposed development would appear unduly prominent or out of keeping with the surrounding area.

9.5 The proposed rear extension would appear subservient to the main dwelling due to its single storey nature. Furthermore, it is proposed to use similar materials to those on the host dwelling. It is therefore considered that the proposed rear extension would complement the host dwelling. The single storey rear extension would not be

visible from a public vantage point, and therefore would not have an impact on the streetscene. It would also replace an existing rear extension and as such would not adversely affect the character of the area.

iii. Impact on Residential Amenity

- 9.6 First floor windows are proposed on the front and rear elevations of the proposed side extension. Neither the front nor the rear windows would be located closer to the neighbouring properties than the existing property, and therefore it is not considered there would be an increase in overlooking over and above the existing situation. No side windows are proposed; however, it is recommended that a condition is imposed restricting future upper storey side windows to avoid adverse overlooking to the rear gardens of the properties to the north of the application site.
- 9.7 The proposed first floor extension would not result in an increase in the footprint of the dwelling. The proposed first floor side extension would be separated from the properties to the north by their rear gardens. Furthermore, the proposed hipped roof would reduce the appearance of bulk when viewed from these properties. As such, it is not considered that the proposed development would appear unduly overbearing.
- 9.8 Due to the location of the proposed first floor extension a loss of light assessment found no significant loss of light or overshadowing to the neighbouring properties as a result of the proposed development.
- 9.9 Due to the single storey nature of the proposed single storey rear extension it would not be considered to have an adverse overlooking or overbearing impact on the neighbouring properties. The proposed extension would be sited to the north of 17 Oswald Close, as such the proposed development is not considered to overshadow this property. Furthermore, the closest room at 17 Oswald Close is a garage and therefore not habitable. In any case, a loss of light assessment found no adverse impact on the rear garage windows. As such, it is not considered that the proposed rear extension would have an adverse impact in terms of loss of light or overshadowing. The single storey rear extension could be constructed under permitted development rights and therefore any impact on residential amenity could not be a reason for refusal.

iv. Transport and Highway Considerations

- 9.10 It is not proposed to increase the number of bedrooms or reduce the available off-street parking spaces. As such, the proposed development is not considered to increase parking demand or adversely affect highway safety.

v. Tree Considerations

- 9.11 There is a protected tree located within the rear garden of the application site, TPO 373. The proposed development would not encroach into the root protection area (RPA) of this tree, and the RPA would be protected during construction to ensure the tree is safeguarded. It is recommended that a condition is imposed requiring that suitable tree protection is put in place.
- 9.12 In order to mitigate the impact of the proposed development and previous adjoining developments within close proximity to the tree, mitigation measures are proposed during construction and for 3 further growing seasons, to improve the health and

condition of the tree. These mitigation measures would take the form of wood mulch to be laid down in the root area of the tree.

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, highway safety or trees. 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:
 - Existing Floor Plans, Elevations & Local Plan – Drawing Number: 01 A – Received 20th May 2019
 - Proposed Floor Plans, Elevations & Roof Plan – Drawing Number: 02 B – Received 4th June 2019

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

3. The materials to be used in the construction of the external surfaces of the first floor side extension hereby permitted shall be similar in appearance to those on the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
4. The tree protection measures shown on the approved plans shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site. 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) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) 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.
- b) 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: BFBLP EN1 and EN20, CSDPD CS7]

- 5. The mitigation measures shown on the approved plans shall be installed as outlined in the approved plans prior to the commencement of development, and shall be maintained as such until the completion of all building operations on the site. Following the completion of building operations the mitigation measures shall be retained for 3 further growing seasons.

REASON: - In order to mitigate the proposed development and previous adjoining development

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

- 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 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]

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
 - 3. Materials
 - 4. Tree protection
 - 5. Tree mitigation
 - 6. Future side windows
- 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.