

ITEM NO:

Application No.
19/00299/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
12 July 2019

Target Decision Date:
6 September 2019

Chanda Newtown Road Sandhurst Berkshire GU47 9EH

Proposal:

Sub-division of existing dwelling into 2no. dwellings and retrospective permission for other works including single storey side/rear extension and insertion of rooflights.

Applicant:

Miss Rebecca Morey

Agent:

(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



COMMITTEE REPORT

1. SUMMARY

- 1.1 This application seeks retrospective planning permission for a single storey side and rear extension, and the subdivision of the property to form self-contained accommodation at ground floor.
- 1.2 The development does not result in an adverse impact on the character and appearance of the host dwelling or character of the area, the amenities of the residents of the neighbouring properties 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 at the request of Councillor Dudley due to concerns that the subdivision results in overdevelopment of the site, out of keeping with the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 5km of the Thames Basin Heath SPA
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- 3.1 Chanda is an extended detached building located to the east of the private road, Newtown Road. The application site is located within the defined settlement boundary, and the surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

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

7384

Application for one detached bungalow and garage.
Approved 15.12.1961

7775

Application for bungalow and garage
Approved 14.06.1962

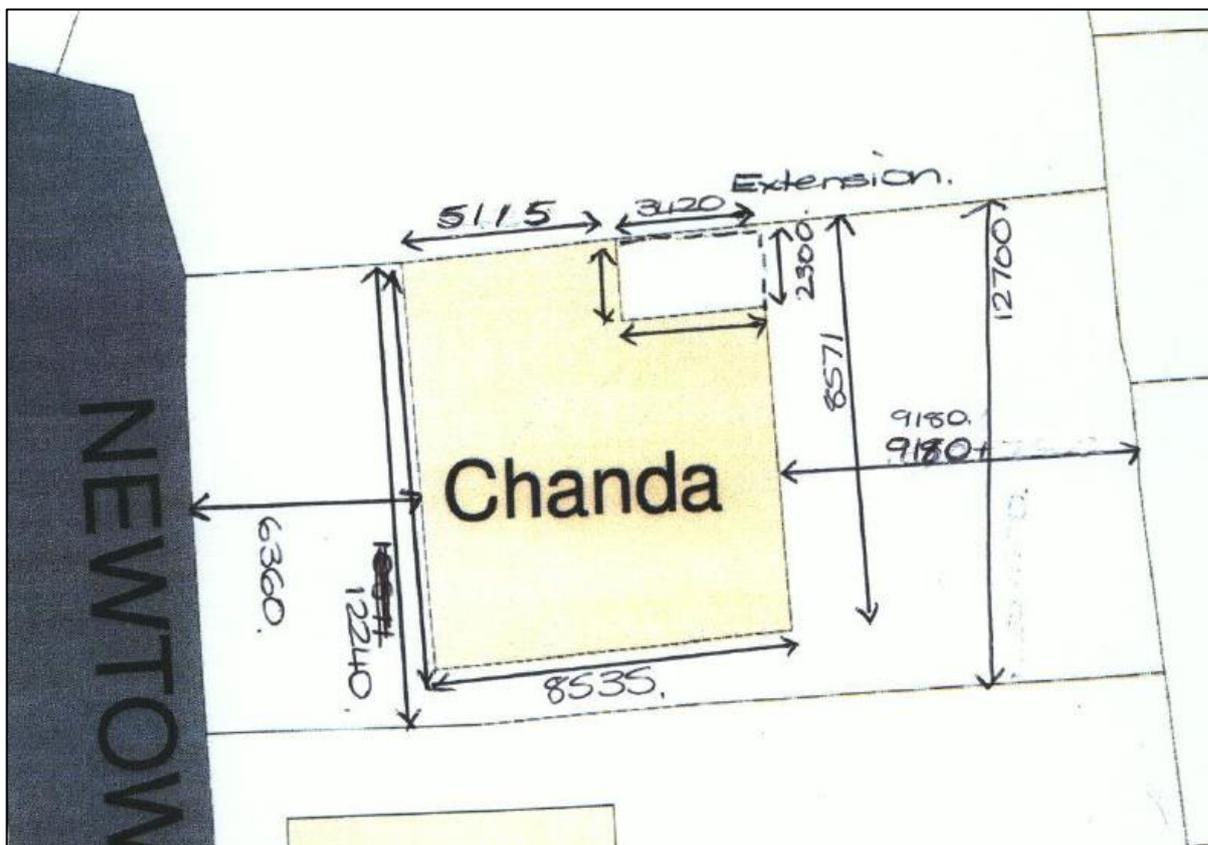
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Enlargement of roof to provide accommodation at first floor level with installation of dormers on front and rear elevations.
Approved 26.08.2003

5. THE PROPOSALS

- 5.1 The single storey side and rear extension has a depth of 3.42 metres, a width of 2.3 metres, an eaves height of 1.32 metres and a roof height of 3.6 metres measured along the roof pitch.

- 5.2 The annexe is located at ground floor level and has a depth of 8.53 metres and a width of 3.4 metres. The annexe contains a kitchen diner, bathroom and one bedroom. Access is from a side door into the kitchen. The remainder of the property would remain as a 3 bedroom dwelling.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

- 6.1 Refusal recommended on the grounds that the subdivision would result in a cramped development resulting in insufficient amenity space within the plot and detracting from the character of the area.

Other Representations

- 6.2 No letters have been received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

- 7.1 The Highway Authority raised no objection to the 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:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD	Consistent
Amenity	'Saved' policies EN1 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
Supplementary Planning Documents (SPD)		
Bracknell Forest Parking Standards Supplementary Planning Document (2016) Bracknell Forest Design Supplementary Planning Document (2017) Thames Basin Heath SPA SPD		
Other publications		
National Planning Policy Framework (NPPF) (2019)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Conservation Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Sustainability
- vi. Thames Basin Heath SPA
- vii. 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 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 side and rear extension is screened from public view due to its position. It is visible from the neighbouring land, however due to the matching materials and the single storey nature it does not appear out of keeping with the host dwelling or the surrounding area.

9.4 The subdivision of the property has not resulted in any external changes to the property itself. It is therefore not considered that the subdivision appears out of keeping with the surrounding area.

iii. Impact on Residential Amenity

9.5 Due to the position and single storey nature of the side and rear extension it does not have an adverse impact on the residential amenity of the neighbouring properties.

9.6 As the subdivision has not resulted in external changes it does not have an adverse impact on the residential amenity of the neighbouring properties.

9.7 In terms of the amenity of the occupants of the annexe, approximately 102 square metres of amenity land to the rear has been provided. It is considered that, should this land be subdivided sufficient amenity space would remain for both properties.

iv. Transport and Highways Considerations

9.8 This property takes access off Newtown Road, a private unmade road. A separate one-bed dwelling is likely to generate two to four trips per day.

9.9 There is an existing block paved driveway within the frontage of the property which can provide 3 car parking spaces. This would provide 2 parking spaces for the existing 3-bed dwelling and one parking space for the separate one-bed dwelling to comply with the Council's parking standards. The parking provision would avoid over-spill parking along a narrow private road and the parking would be secured via planning condition.

9.10 The Parking Plan shows 2.4m by 4.8m parking spaces, in line with the Council's requirements, and a 6.4m wide driveway access, which would provide sufficient access. The parking spaces are individually accessible for two separate units and a minimum 900mm wide pedestrian access is provided to front doors of dwellings.

v. Sustainability

9.11 Proposals to convert or change the use of a building are not required to demonstrate provision of sustainable design and construction techniques.

vi. Thames Basin Heaths SPA

9.12 This site is located approximately 0.85 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.13 The applicant has agreed to enter into a Section 106 legal agreement to pay money towards a SANG (Suitable Alternative Natural Greenspace) and SAMM (Strategic Access Management and Monitoring) contribution to mitigate the impact of a new residential dwelling in the Thames Basin Heath SPA.

vii. Community Infrastructure Levy

9.14 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development would not result in a net increase in floor space for the separate dwelling it is not CIL liable.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and does not result in an adverse impact on the character and appearance of the surrounding area, the residential amenities of the future occupiers or 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

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA)

That the Head of Planning be authorised to **APPROVE** the application 19/00299/FUL subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the LPA on 18th June 2019:

- Site Location Plan
- Block Plan
- Parking Plan
- Front Elevation
- Rear Elevation
- North Elevation
- South Elevation
- Ground Floor Plan

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

02. The 3 vehicle parking spaces set out on the approved plan shall not be used for any purpose other than parking.

REASON: To ensure the dwellings are 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]

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 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. Parking

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

In the event of the S106 agreement not being completed by 30 November 2019, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).