

Unrestricted Report

ITEM NO:

Application No.

19/00740/FUL

Site Address:

Ward:

Harmans Water

Date Registered:

27 August 2019

Target Decision Date:

22 October 2019

**Craigholm 5A Faringdon Drive Bracknell Berkshire
RG12 9NT**

Proposal:

Erection of part single, part two storey rear extension with rooflights, conversion of loft forming second floor habitable accommodation, and installation of dormers and rooflights to roof of main dwelling following demolition of existing rear porch and balcony (Part retrospective).

Applicant:

Mr and Mrs Goyal

Agent:

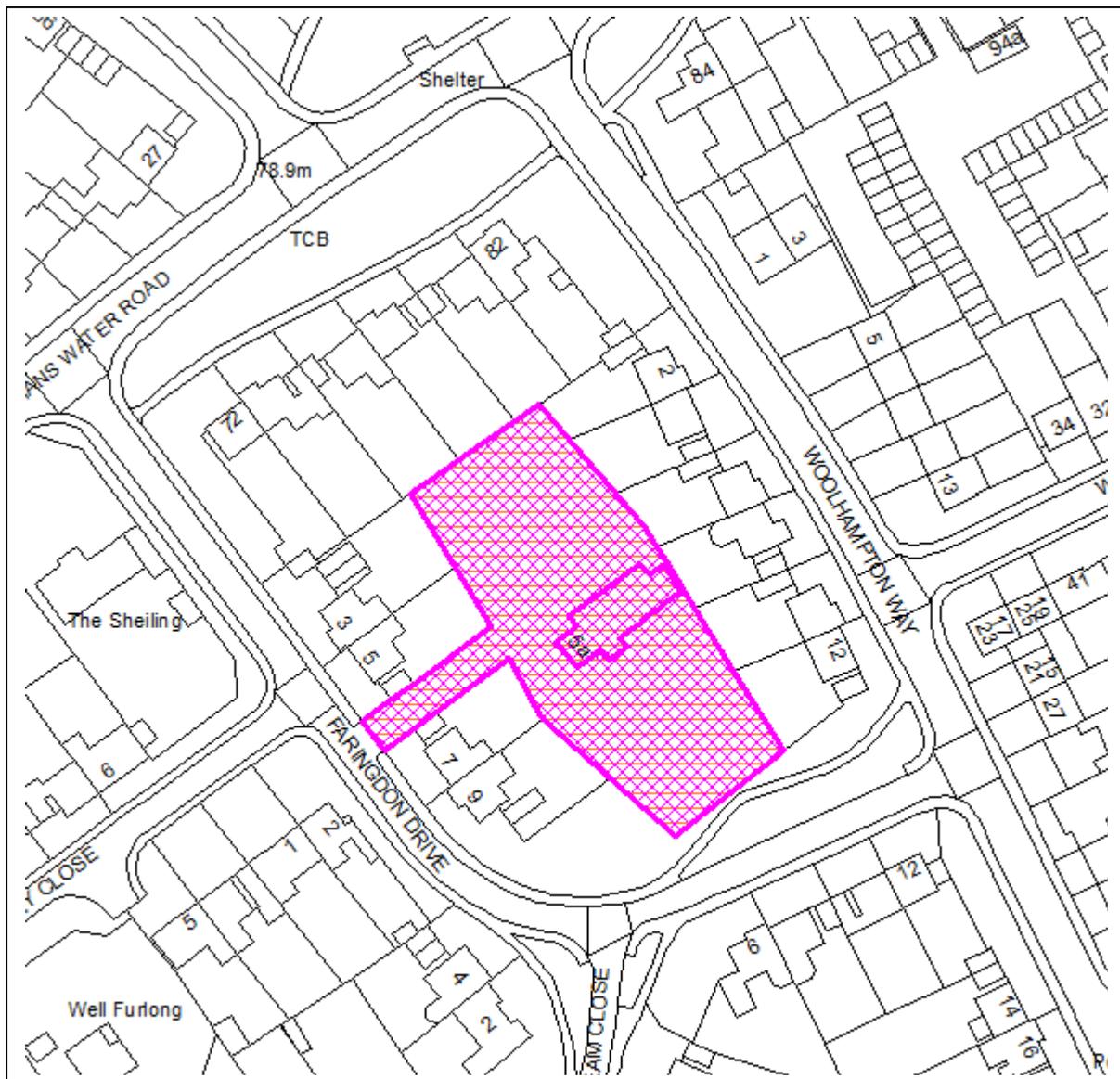
Mrs Anupama Srivastava

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the erection of a part two storey part single storey rear extension, installation of 5no. front rooflights and 4no. rear dormer windows. This application is partly retrospective.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety or trees, subject to conditions.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO PLANNING COMMITTEE

- 2.1 The application is reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

TPO trees within the site

- 3.1 Craigholm is a detached dwelling located within a substantial plot and within a defined settlement. The plot bounded on three sides by rows of dwellinghouses and is separated from Faringdon Drive to the south east by an area of amenity land.
- 3.2 The dwelling benefits from a wide driveway to the front, with access from Faringdon Drive to the south west, between 5 and 7 Faringdon Drive. There are numerous protected trees located within the application site covered by TPO 1163.

4. RELEVANT SITE HISTORY

- 4.1 Relevant planning history for the site is summarised as follows:

609290

Application for erection of triple car port to rear of house.

Approved 1984

610252

Application for single storey rear extension forming conservatory

Approved 1985

13/00298/FUL

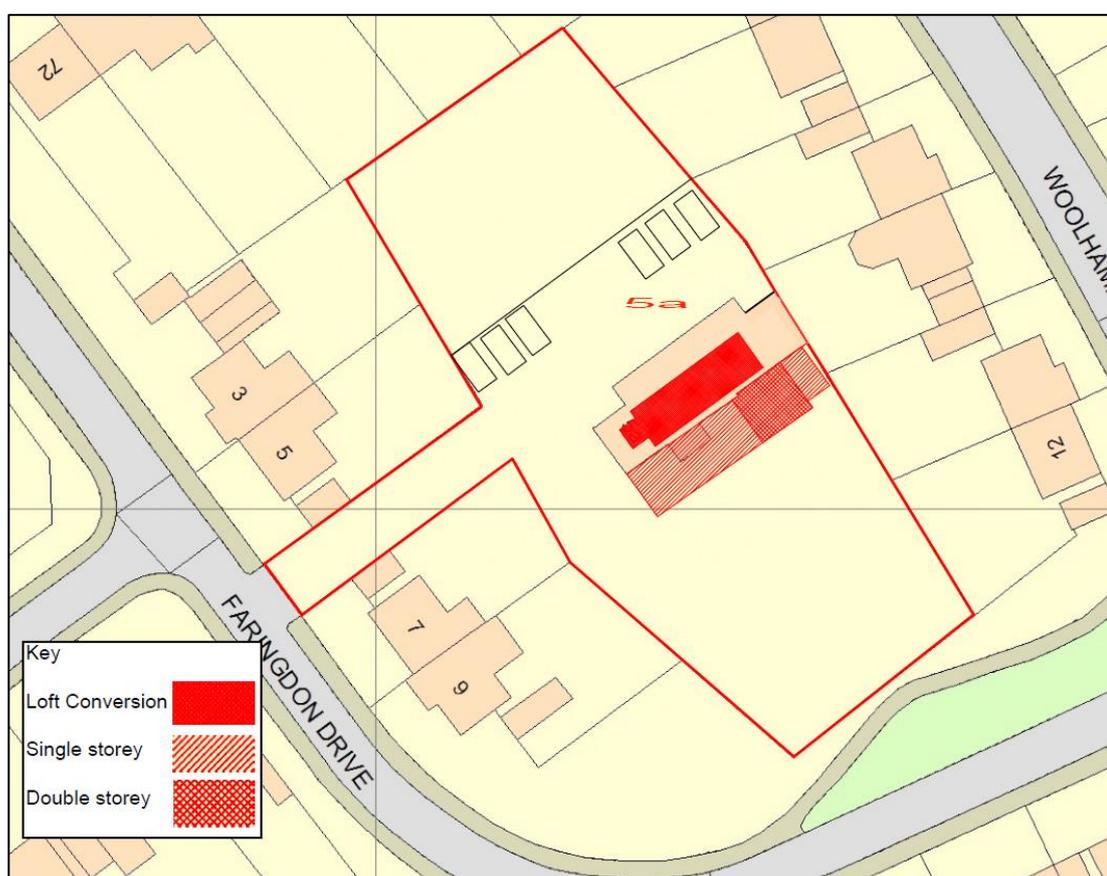
Erection of two storey side extension and formation of balcony to existing first floor rear elevation.

Approved 2013

- 4.2 There are no conditions attached to the above planning permissions restricting permitted development in relation to the proposed developments.

5. THE PROPOSAL

- 5.1 Planning permission is sought for the erection of a part two storey, part single storey rear extension. The proposed development would be constructed along the width of the rear elevation, which is approximately 23 metres wide.
- 5.2 The single storey element would have a half-hipped roof with a flat roof containing roof lanterns. The single storey element would have a maximum height of approximately 3.8 metres. The two storey element would be set in from the nearest side elevation by approximately 4 metres and would have a width of approximately 6.3 metres. The roof to the two storey part would have a pitched element to its sides with a flat roofed section above, and a maximum height of approximately 5.7 metres.
- 5.3 Planning permission is also sought for alterations to the roof. These include the installation of five rooflights to the existing front elevation. These rooflights would project beyond the slope of the roof by approximately 0.05 metres and four would be double height. Four rear dormer windows are proposed which would have pitched hipped roofs.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

- 6.1 Objection to the development on the following grounds:
- Overdevelopment of the property
 - Overshadowing and overlooking neighbouring properties

Other Representations

- 6.2 Ten letters of objection were received raising the following concerns:

- (i) Overlooking neighbouring properties
- (ii) Loss of light and overshadowing neighbouring properties
- (iii) Proximity to boundary
- (iv) Overdevelopment of the property
- (v) Development out of keeping with area
- (vi) Light disturbance from rooflights
- (vii) Impact on TPO trees
- (viii) Future conversion to apartments
- (ix) Impact on private views
- (x) Impact on value of neighbouring properties
- (xi) Disturbance during construction works

[Officer Comment: In relation to concerns (ix), (x) and (xi), these are not material planning considerations and therefore cannot form reasons for refusal. The remaining concerns are addressed in the report below.]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Tree Service

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Effect on Trees	CS7 of CSDPD, Saved policies EN1 and EN20 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Design (2016)		
Parking Standards (2017)		
Other publications		
National Planning Policy Framework (NPPF)		
Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of the Development
- ii. Impact on character and appearance of the area
- iii. impact on residential amenity
- iv. Transport implications

v. Effect on Trees

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 in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to it having no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

9.3 Concern has been raised that the proposed development would result in an HMO. Planning permission is not sought for the use of the building as an HMO, and a 7 (or more) bedroom HMO would require planning permission.

ii. Impact on Character and Appearance of Surrounding Area

9.4 The extension is predominantly single storey to the rear, with a 6.3 metre wide two storey element set in from the side boundary. The roof two storey extension has a tiled pitched 'skirt' along its sides and rear with a flat roofed section above. The single storey element has a tiled pitched slope to its rear with a flat roofed section between the top of the pitch and the existing rear elevation containing the roof lanterns. The materials are to be similar in appearance to those on the main dwelling.

9.5 Due to the substantial size of the plot, a large area of residential land has been maintained around the property for the enjoyment of the residents. In line with the Design SPD, the extension does not project past the side elevations, is subordinate in height to the main dwelling and does not interfere with the main roof form.

9.6 It is acknowledged that the extension results in a large area of flat roof visible to the neighbours on either side and from Faringdon Drive to the south east. However, the partially flat roof enables the reduction in height of the extension to reduce its impact on the neighbouring properties. In addition, the extension is separated from the south west boundary by approximately 27 metres which reduces its prominence.

9.7 The materials are similar to those on the existing dwelling. It is not considered that the form of the extension appears disproportionate to the main dwelling for this to be a reason for refusal. Furthermore, the secluded aspect of the site, and the substantial separation distance between the dwelling and public view from Faringdon Drive, ensures that the extension does not appear sufficiently prominent or out of keeping.

9.8 Five rooflights have been installed in the front roof slope. Given the rooflights have a minimal projection from the roof slope, and are not visible from public vantage points, it is not considered that the roof lights have an adverse impact on the character of the area or the host dwelling.

9.9 Four dormer windows are located on the rear roof slope. These dormer windows are of varying sizes, with the largest measuring approximately 2.1 metres in width. All of the dormer windows have hipped roofs which are set below the ridge line. These dormer windows do not appear overly dominant within the context of the roof and are not considered to appear overly prominent when viewed from public vantage points.

9.10 As such, it is not considered that the development proposals under consideration have a significantly detrimental impact on the character of the area or the host dwelling.

iii. Impact on Residential Amenity

Overlooking Considerations

9.11 At first floor level a condition is recommended to restrict all upper storey side windows to be obscure-glazed and top-opening only, including the side facing windows of the first floor bay windows. This condition should ensure no adverse overlooking from the side elevations.

9.12 The upper storey rear windows face towards the rear boundary with the footpath adjacent to Faringdon Drive. There is a separation distance of approximately 46 metres between the rear windows of the application site and the front boundaries of the properties facing the rear of the application site. This distance is considered sufficient, in line with the Design SPD, to avoid adverse overlooking to these properties.

9.13 Due to the angle of Craigholm in relation to the position of the neighbouring properties on either side it is not considered that the upper storey windows enable significant overlooking into the private garden areas or habitable rooms of these properties, in line with the Design SPD.

9.14 The upper storey rooflights are separated from the rear boundaries of the properties to the north west of Craigholm by approximately 34 metres. This is considered a sufficient distance to avoid adverse overlooking into these properties or their gardens, in line with the Design SPD.

9.15 It is recommended that a condition is imposed in order to ensure that the flat roof is not used as a balcony or terrace which would enable adverse overlooking.

Overbearing Considerations

9.16 The dwelling closest to the rear extensions on Craigholm is 8 Woolhampton Way. There is a separation distance of approximately 10 metres from the nearest edge of this property to the nearest edge of the development.

9.17 It is acknowledged that the development has resulted in built form along the majority of the rear boundary of 8 Woolhampton Way, however the separation distance, coupled with the set-back of the two storey element by approximately 4 metres and the lowered roof height means that in this case the development is not considered to have a sufficient overbearing impact to warrant refusal.

9.18 Given the greater separation distances between the remaining properties affected by the development, it is not considered that there would be any overbearing impact on these sufficient to warrant a refusal.

Overshadowing Considerations

9.19 The Building Research Establishment guide 'Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice' sets out a guidance for assessing loss of light as a result of development. For windows parallel to the development a 25 degree line is taken on the vertical plane from the centre of the affected window towards the

development. If this line intersects the development it is considered there would be an adverse loss of light as a result of the development.

9.20 As set out in section 9.16, the nearest residential property is located approximately 10 metres from the development. A loss of light assessment as set out above determined that a 25 degree line would not intersect any part of the development. As such, the development is not considered to result in a significant loss of light to the neighbouring residential properties.

Lighting and Noise Concerns

9.21 Once completed, it is not considered that the development would result in lighting or noise nuisance over and above what is expected in residential areas. If the occupants of Craigholm are producing unacceptable levels of lighting or noise nuisances this can be investigated under Environmental Health legislation.

iv. Highway and Transport Considerations

9.22 The development would increase the number of bedrooms in this property from five to 8. In accordance with the Parking Standards SPD this would not increase the parking demand for the property and as such it would be unreasonable to secure additional parking by condition.

9.23 Nevertheless, the property benefits from a substantial driveway, and a garage which can be used for the secure storage of bicycles.

v. Impact on Trees

9.24 The application site is covered by a number of trees covered by Tree Preservation Orders (TPO 1163). Prior to the submission of this application excavation works were undertaken which encroached into the root protection area (RPA) of a protected Oak. This matter was investigated and resolved separately to this application, and it has been determined by the Tree Service that mitigation would not be required as part of this planning application.

9.25 Nevertheless, while construction works continue on the site it is recommended that a tree protection condition is imposed to safeguard the surrounding protected trees for the remainder of the works.

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 protected trees. It is therefore considered that the proposed development complies with 'Saved' policies EN1 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

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

1. 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:

Location and Block Plan (01 R1) – Received 02.07.2020
Proposed Ground Floor Plan (05 R3) – Received 27.07.2020
Proposed First Floor and Loft Plan (06 R2) – Received 02.07.2020
Proposed Roof Plan (07 R2) – Received 27.07.2020
Proposed Front and Rear Elevations (08 R2) – Received 02.07.2020
Proposed Side Elevations (09 R) – Received 02.07.2020

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

2. The materials to be used in the construction of the external surfaces of the development 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]

3. Notwithstanding that shown on the approved plans, the first floor side windows in the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. 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 neighbouring properties.
[Relevant Policies: BFBLP EN20]

4. The side facing panels of the first floor bay windows labelled 'obscured glass' on the plans hereby approved shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. 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 neighbouring properties.
[Relevant Policies: BFBLP EN20]

5. 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 elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

6. No part of the rooflights on the front roof slope hereby approved shall protrude more than 0.15 metres beyond the plane of the slope of the roof when measured from the perpendicular with the external surface of the roof.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

7. The flat roof area 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]

8. The "The trees protected by TPO 1163, shall be protected by installing protective measures within the application site at a distance specified in BS 5837:2012 (or any subsequent revision) Annex D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 from the date of this planning permission and shall be maintained fully intact and (in the case of 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]"

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. Side windows
 5. Bay windows
 6. Rooflights
 7. Future side windows
 8. Flat roof
 9. Tree protection
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 or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
 5. Trees on and adjacent to this site are protected by Tree Preservation Orders legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.