

**COUNCIL
25 JUNE 2003**

**REFERENCE FROM PLANNING AND HIGHWAYS COMMITTEE:
2 PRINCE ALBERT DRIVE, ASCOT
(16 APRIL 2003)**

At the meeting of the Planning and Highways Committee, held on 16 April 2003, a planning application relating to 2 Prince Albert Drive, Ascot, was (in accordance with Council Procedural Rule 17) referred to the Council for determination.

Set out below are the relevant extracts from the minutes of the Planning and Highways Committee of 16 April.

Attached as an annex to this item is the report submitted by the Head of Planning and Building Control to the Planning and Highways Committee on 16 April.

**Extracts from the Minutes of the Planning and Highways Committee
(16 April 2003)**

Present: Councillors Worrall (Chairman), Adams, Mrs Ballin, Barnard, Birch, Blatchford, Browne, Fawcett, Flood, Grayson, Mrs Hayes, Jones, Mrs Mattick, Mills, Piasecki, Mrs Pile, Mrs Ryder, Sargeant, Simonds and Thompson.

Also Present: Councillor McCormack.

116/18 03/00078/FUL

2 Prince Albert Drive, Ascot

Erection of first floor side extension

A site visit had been held in respect of this application on Saturday 12 April 2003 which had been attended by Councillors Barnard, Browne, Fawcett, Flood, Grayson, Mrs Hayes, Henfrey, Jones, Mrs Ryder, Simonds, Thompson and Worrall.

The Committee noted the comments of Winkfield Parish Council in addition to one letter of support that had been received from the residents opposite.

The property, within the Green Belt, had been extended significantly since 1980 with an increase over the size of the original building of 102.46%. The proposed extension would result in an increase of 116.7% over the size of the original dwelling, well in excess of the 40% generally acceptable under policy GB1.

Notwithstanding the recommendation for refusal of the Head of Planning and Building Control, the Committee were of the view that such development would not be harmful to the open and rural character of the area, was not out of character, inappropriate or disproportionate.

Following debate, a motion approving the application was adopted. However, in accordance with Council Procedure Rule 17, no fewer than one quarter of the members of the Committee present required that the decision be submitted to the Council as a recommendation.

Accordingly it was

RECOMMENDED to the Council that, subject to

- a) advertising the application as a departure from the Development Plan,
- b) no significant objections being raised as a result of the above publicity, and
- c) referring the application to the Secretary of State as a departure from the Development Plan,

the Head of Planning and Building Control **be authorised to approve** the application, subject to the following conditions:

- (1) Z101 Time limit for commencement of development
- (2) Z201 Approved Plans:
Insert: Drawing Numbers 623/01 & 02
- (3) Z501 Materials to match existing building

Councillors Adams, Birch, Fawcett, Jones and Piasecki requested that their vote against the motion be recorded.

Set out below is the report submitted by the Head of Planning & Building Control to the Planning and Highways Committee on 16 April 2003:

**18 03/00078/FUL
2 PRINCE ALBERT DRIVE, ASCOT (ASCOT WARD)
Erection of first floor side extension**

This application is being reported to Committee at the request of Councillor Mrs Hayes.

1 PROPOSAL AND BACKGROUND

Full planning permission is sought for the erection of a first floor side extension to the above property. The application site is located on the eastern side of Prince Albert Drive and comprises of a substantial two storey dwelling, set in a large plot. Other similar properties lie to the north, south and west. The property is within the Green Belt and a number of trees to the front of the dwelling are protected by a TPO.

Site background

1967	12509	Alterations and additions and erection of double garage.	Approved.
1985	609870	Single storey rear extension. Construction of roof over front porch.	Approved.
1987	612689	Single storey front extension forming hall and cloakroom; single storey side extension forming enlarged lounge; single storey rear extension forming enlarged kitchen and canopy; first floor side extension forming 2 bedrooms and bathroom.	Approved.
1990	616146	Single storey extension.	Approved.
1991	617442	Single storey side extension forming games room and exercise room.	Approved
2002	02/011 08/FUL	Erection of first floor side extension.	Refused.

2 CONSULTATIONS AND REPRESENTATIONS

Winkfield Parish Council

“Winkfield Parish Council recommends refusal of this application for a large extension to property in the Green Belt. This application is unchanged from that refused last year as being in excess of the 40% guideline for extensions to properties in the Green Belt.”

Representations

One letter of support has been received from the residents of No 1 Prince Albert Drive.

3 CONSIDERATION OF PROPOSAL

The main issue raised by this proposal is the impact of the extension on the open and undeveloped character of the Green Belt. Planning permission is sought for the erection of a first floor side extension to the existing dwelling. The extension would have a floorspace of 31.95m² and is identical to that which was refused under delegated powers in December 2002 (02/01108/FUL). The property is in the Green Belt the application should be assessed against policy GB1 of the adopted local plan. Whilst limited extensions to existing dwellings in the Green Belt can be appropriate, the policy clearly states that any such extension or alteration must not result in disproportionate additions over and above the size of the original building (defined as that which existed on or before 12 May 1980). For the purposes of the policy, the Borough Council will normally consider any increase to be disproportionate if it exceeds 40% of the gross floor area of the original building.

It is estimated that the dwelling that existed in 1980 had a floorspace of approximately 223.4m². The property has been extended significantly since 1980 and the area of these extensions total about 228.9m². This represents an increase over the size of the original building of 102.46%. The extension now proposed would add a further 31.95m² and would cumulatively result in a 116.7% increase over the size of the original dwelling. Such a percentage increase is well in excess of the 40% generally acceptable under policy GB1. The proposal is therefore contrary to this policy and it is considered that it would adversely affect the open and undeveloped character of the Green Belt. Whilst it is accepted that the dwelling is well screened along its boundaries it is considered that this argument does not constitute the 'very special circumstances' required to outweigh the harm caused to the Green Belt. Indeed, it is considered that approval of the application could serve to undermine the Council's policies with regard to extensions to dwellings in the Green Belt.

4 RECOMMENDATION

That the application be **REFUSED** for the following reason:-

- (1) The proposed development, together with previous extensions to the property, would result in an inappropriate disproportionate addition to the original dwelling which would be harmful to the open and rural character of the Green Belt contrary to policy C4 of the Berkshire Structure Plan 1991-2006 and policy GB1 of the Bracknell Forest Borough Local Plan 2002.

Contact for further information

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janette.davis@bracknell-forest.gov.uk

Doc. Ref

G:/Commitee/PlanDept/2003/16April/0300078ful 2 Prince Albert Dr

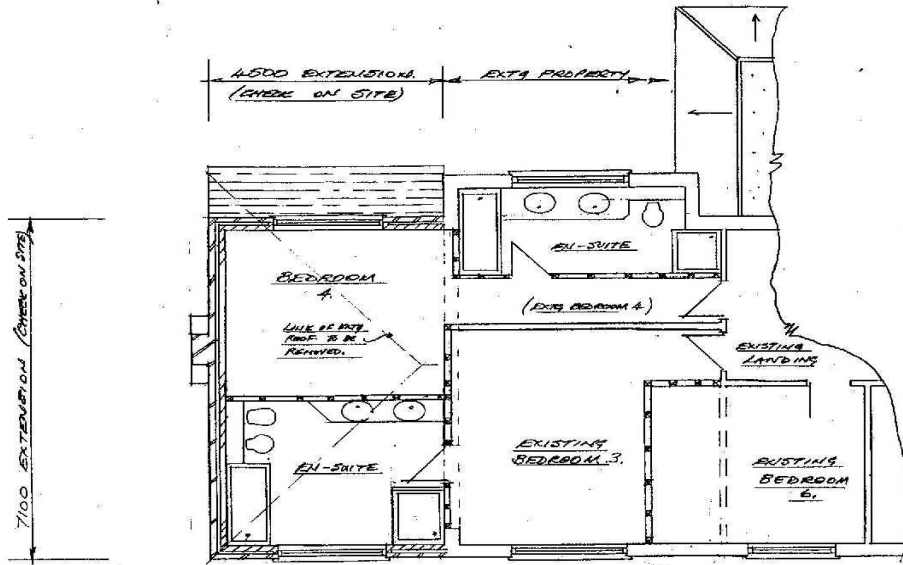
03/00078/FUL : 2 Prince Albert Drive, Ascot

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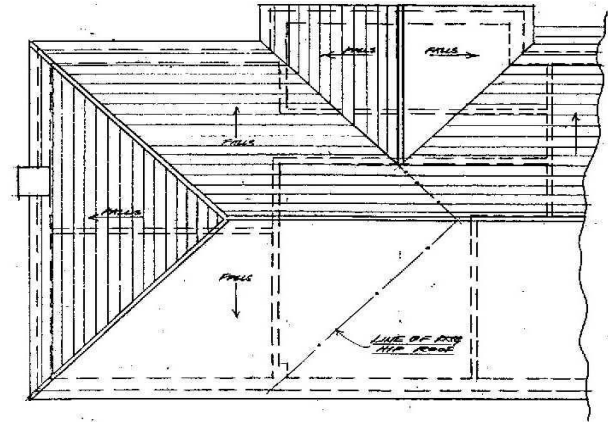


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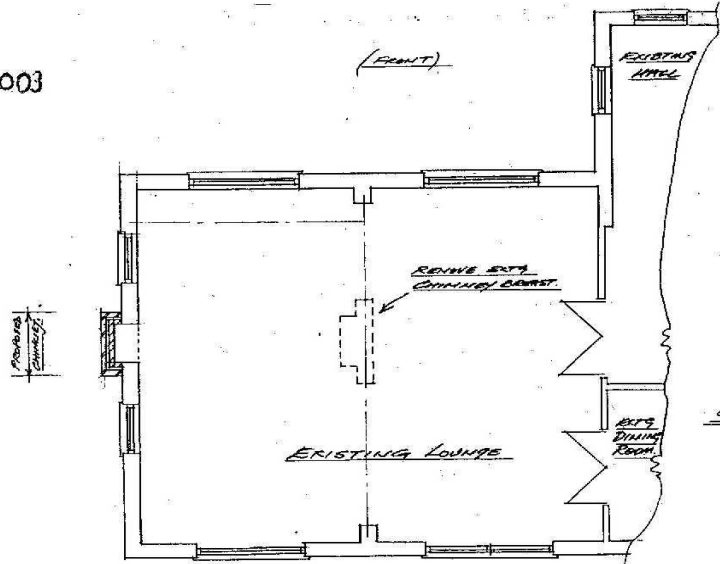


PROPOSED FIRST FLOOR PLAN.



PROPOSED ROOF PLAN.

E.
24 JAN 2003



EXISTING GROUND FLOOR

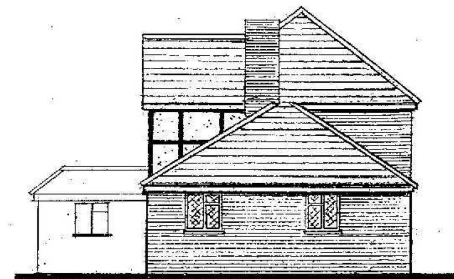
PROPOSED SIDE FIRST FLOOR EXTENSION

623/01

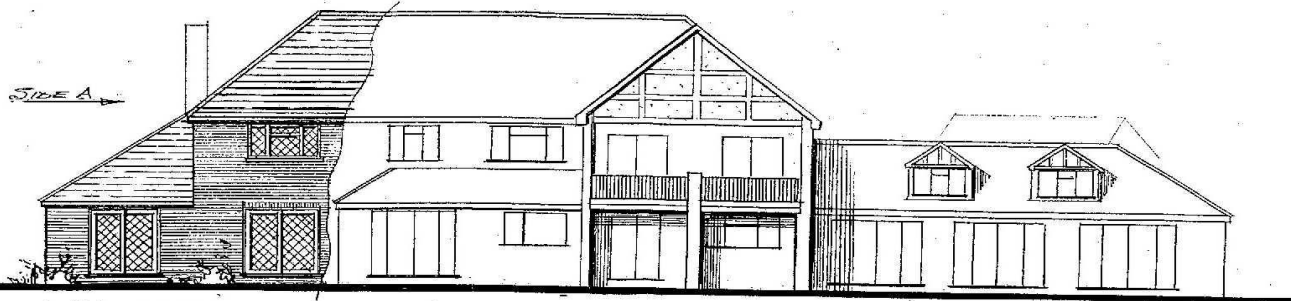
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FRONT.



SIDE A.



REAR.

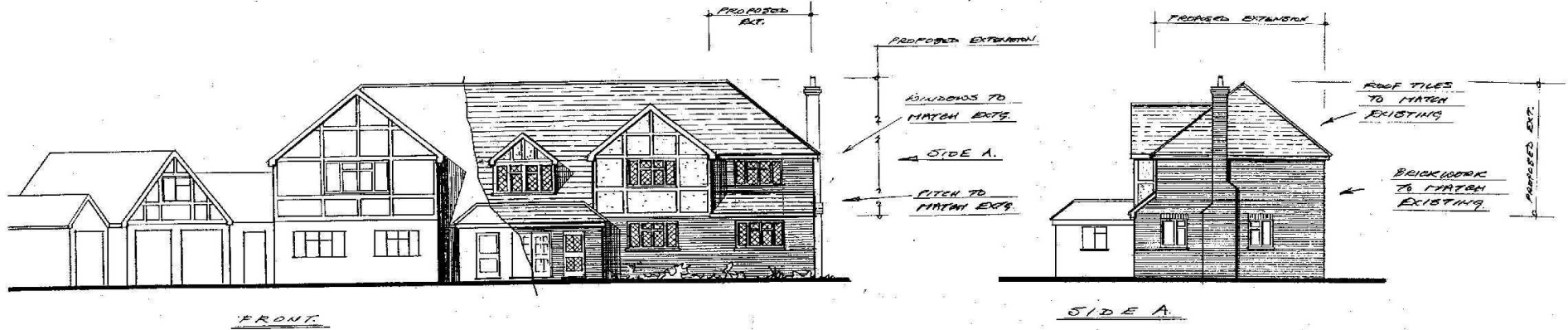
EXISTING

ELEVATIONS.

E.
24 JAN 2003

623 / 02

03/00078/FUL : 2 Prince Albert Drive, Ascot



E.
24 JAN 2003
L.

PROPOSED
ELEVATIONS.

623 / 02