

Unrestricted Report

ITEM NO: 05

Application No.
20/00502/FUL

Ward:
Little Sandhurst And
Wellington

Date Registered:
16 July 2020

Target Decision Date:
10 September 2020

Site Address:

18 Moffats Close Sandhurst Berkshire GU47 9EN

Proposal:

Erection of single storey rear extension following demolition of existing conservatory, conversion of garage to habitable accommodation, erection of porch to front of property, installation of rooflight windows to first floor front bedroom.

Applicant:

Mr Leigh McBade

Agent:

Mr Douglas Sprot

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 single storey rear extension following demolition of existing conservatory, conversion of garage to habitable accommodation, erection of canopy and bay window to front of property, installation of rooflight windows to first floor front elevation.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

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

2. REASON FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

- 2.1 The application has been reported to the planning committee following the receipt of more than 5 letters of objection.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

- 3.1 18 Moffats Close is a two storey semi-detached residential property. The surrounding area is residential in character.

4. RELEVANT PLANNING HISTORY

- 4.1 The planning history relevant to this site is as follows:

3929

Proposed new cul-de-sac road, 12 detached and 11 pairs of houses.
Approved 11.02.1957

19809

Two storey extension to rear of property to form kitchen, dining room, bathroom and bedroom.
Approved 1973

00/00526/FUL

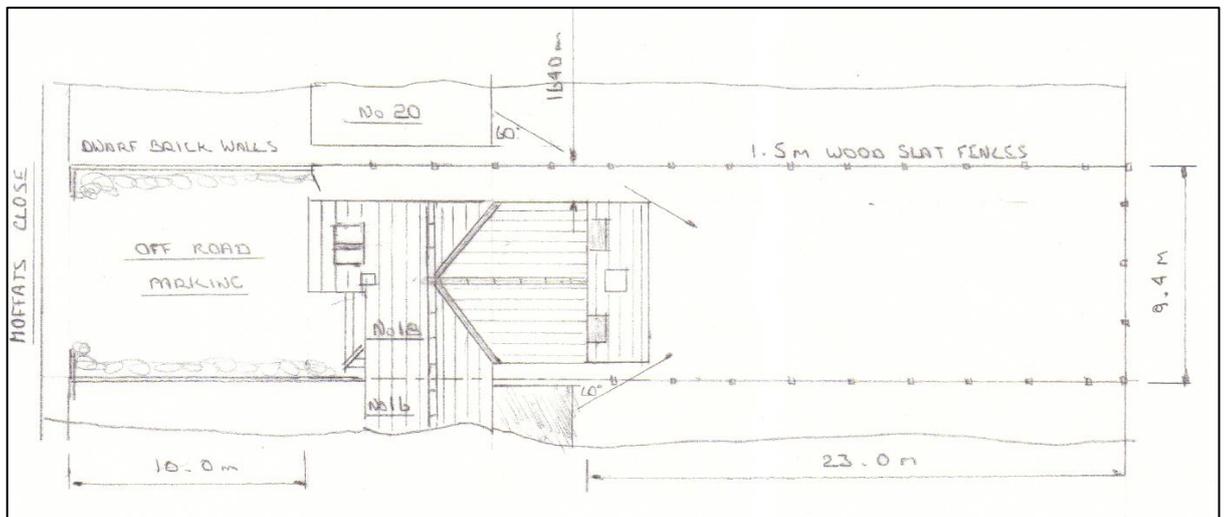
Erection of single storey rear extension forming a conservatory.
Approved 2000

- 4.2 There are no conditions on the above planning permissions restricting garage conversions. Therefore, the garage conversion does not require planning permission.

5. THE PROPOSAL

- 5.1 Planning permission is sought for:
- (i) The erection of a single storey rear extension following the demolition of the existing conservatory;

- (ii) Conversion of garage to family room, with garage door replaced with bay window and canopy;
 - (iii) Installation of first floor front facing rooflights.
- 5.2 The proposed rear extension would have a depth of 2.75 metres, a width of 7.08 metres, a ridge height of approximately 3.35 metres and an eaves height of approximately 2.65 metres. The materials would be similar to those on the existing dwelling.
- 5.3 The converted garage would form a family room with a bay window replacing the garage door. A canopy is proposed above the bay window and front door which would have a depth of approximately 0.8 metres, a width of approximately 3.7 metres and a height of approximately 3.15 metres.
- 5.4 Two rooflights are proposed on the front elevation at first floor level serving a bedroom.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

- 6.1 Objection raised on the grounds that the proposed rear extension would appear unduly overbearing to the neighbouring properties to the detriment of residential amenity.

Other Representations

- 6.2 Five letters of objection have been received raising the following concerns:
- (i) The rear extension would have an unduly overbearing impact on the neighbouring properties;
 - (ii) Loss of light to the neighbour dwellings due to the rear extension;
 - (iii) The increase in living space will increase parking demand for the property which cannot be accommodated;
 - (iv) Ground floor side facing window would enable adverse overlooking;
 - (v) Development would increase levels of damp in neighbouring properties [Officer Comment: Physical or structural impacts such as damp are not material planning considerations and therefore cannot be a reason for refusal.] and

- (vi) Impact on the house values of the neighbouring properties [*Officer Comment: The impact of a development on house prices is not a material planning consideration and therefore cannot be a reason for refusal.*]

6.3 Two letters of support have been received.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were undertaken.

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
Supplementary Planning Documents (SPDs)		
Design (2016)		
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 the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

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 and in accordance with 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, etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The proposed rear extension would be screened from public views. As such, the extension is not considered to have an adverse impact on the character of the area. The extension would be single storey and would be constructed of materials similar

to those on the existing dwelling, as such it would be considered a proportionate and suitably designed extension.

9.4 The proposed bay window and canopy would be visible from public view. These elements would remain set behind the front lounge wall, and would be sited at ground floor level. The canopy roof would be constructed of materials similar to those on the existing dwelling. As such, the proposed bay window and canopy would not appear prominent in the streetscene nor would appear out of keeping with the surrounding residential area.

9.5 The proposed rooflights would be visible from public view. As these rooflights would not project significantly beyond the existing roof slope they would not be considered a prominent addition. The installation of rooflights would not be considered an incongruous addition to a dwelling in a residential area, and examples of front rooflights can be found on other properties in Moffats Close.

iii. Impact on Residential Amenity

Overlooking Impacts

9.6 The proposed rear extension would be located on the site of an existing conservatory and patio area. Given the rear extension would be single storey in nature, it is not considered that the extension would enable increased overlooking over and above the existing situation. A ground floor side window is proposed on the existing dwelling, the insertion of this window does not require planning permission and therefore should not form a reason for refusal.

9.7 The proposed bay window and first floor rooflights look onto the highway. There is a separation distance of approximately 27 metres between 18 Moffats Close and the properties to the front, which is considered sufficient to avoid adverse overlooking from these windows.

Overbearing impacts

9.8 The proposed extension would be separated from 20 Moffats Close by approximately 2.45 metres and would project past the rear elevation by approximately 6.7 metres. Due to the single storey nature of the extension, it would project above a standard boundary fence panel by approximately 1.55 metres at the top of the ridge, and approximately 0.85 metres at eaves height. This height is considered sufficiently modest that the extension would not appear unduly overbearing to the occupants of 20 Moffats Close to warrant a refusal.

9.9 The proposed extension would be separated from 16 Moffats Close by approximately 1 metre and would project past the rear elevation by approximately 3.3 metres. Given the single storey nature of the rear extension, it is not considered that this relationship would result in an unduly overbearing development.

9.10 The proposed bay window, canopy and rooflights are not considered to appear unduly overbearing to the occupiers of the neighbouring properties.

Overshadowing impacts

9.11 The Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 45

degree line is drawn on the vertical plane from (in the case of a pitched roof) the midpoint of the roof towards the affected window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.

9.12 This assessment was undertaken in respect of the properties on either side of the application site, and due to the height of the extension and the separation distance between the proposed extension and neighbouring properties it was determined that there would not be a significant overshadowing impact to these properties to warrant a refusal.

9.13 A loss of light assessment was undertaken in respect of the proposed porch and bay window and it was determined that due to the modest depth there would not be a significant overshadowing impact. The proposed windows would not be considered to result in any loss of light.

iv. Highway Safety Considerations

9.14 The proposed developments would not increase the number of bedrooms in the property and therefore it is not considered that the car or cycle parking demand for the property would be increased.

9.15 The depth of the canopy and bay window are such that the number of cars that could be accommodated on the driveway would not be reduced. The proposed garage conversion does not require the submission of a planning application and therefore the loss of this internal parking space should not be a reason for refusal.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended for APPROVAL 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 16.07.2020:

Location Plan
Proposed Block Plan, Floor Plans and Section
Existing and Proposed Elevations and Existing Floor Plans
Proposed Section and Roof Plan

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 canopy 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]

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
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.