

ITEM NO:

Application No.
21/00262/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
10 March 2021

Target Decision Date:
5 May 2021

Site Address:

**Kenrick Chavey Down Road Winkfield Row Bracknell
Berkshire RG42 7PB**

Proposal:

Single storey front extension to provide additional accommodation ancillary to the main dwelling.

Applicant:

Mr and Mrs Neil and Tracey Tompkins

Agent:

Mr Bill Lascelles

Case Officer:

Alexander Ralph, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a single storey front extension.
- 1.2 The proposed development is 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 acceptable and adequate parking can be provided.

RECOMMENDATION
Planning permission be granted subject to the conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being considered by the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Inside settlement boundary
Within 5km of SPA
Character Area (Northern Villages Study Area, Area D Winkfield Road South)

- 3.1 The application site is located within the settlement boundary and relates to a 4-bedroom detached bungalow. The site is located in a character area, Area D of the Northern Villages Study Area as defined by the Character Area Assessments SPD. This assessment states that the built form in this area is varied, with a variety of boundary treatments.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

601006- Erection of single storey rear extension.
Approved 1975.

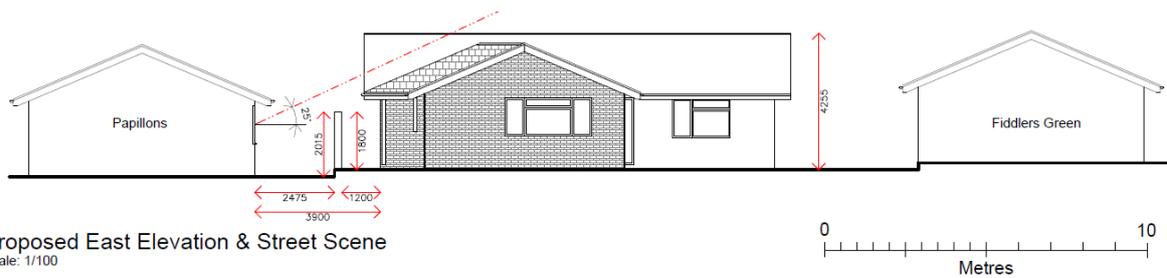
601535- Erection of single storey extension forming utility room and WC.
Approved 1976.

5. THE PROPOSAL

- 5.1 The proposal is for a single storey front extension measuring a maximum of 9.40 metres in depth, a maximum of 3.88 metres in height, and 6.27 metres in width. The extension would provide a bedroom, wet room, kitchenette/living area for the applicant's disabled family member allowing a level of independence whilst receiving family support.



Proposed Site and Block Plan



Proposed Front Elevation



Proposed Floor Plan

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council recommended refusal, stating that due to the increased elevation of this property compared to its surroundings, the size and bulk of the proposed development will be overbearing, making the neighbouring bungalow subordinate, causing loss of amenity to neighbouring properties and a detrimental impact on the street scene, and this would be therefore an unacceptable design elements.

Other representations

6.2 12 objections have been received from 11 addresses. The issues raised can be summarised as follows:

- Concern regarding the character and appearance of the streetscene due to the proposal.
- Issues regarding parking.
- Concern regarding the impact of the proposal on the residential amenity of neighbouring properties.

6.3 There have also been 3 support comments from 3 addresses. The issues raised can be summarised as follows:

- The proposal would improve the appearance of the streetscene
- The proposal would improve the quality of life for the occupier.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 Any comments received will be reported in the supplementary report. However, it is considered that parking for three vehicles can be achieved on the site.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP,	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.

ii. Impact on character and appearance of the area

9.4 The design is considered to be in keeping with the existing dwelling and matching materials are proposed. Papillons is set approximately 9.41 metres further forward than the existing dwelling of Kenrick at present, and the front elevation of the proposal would not project further than the front elevation of Papillons. There is approximately a 7.00

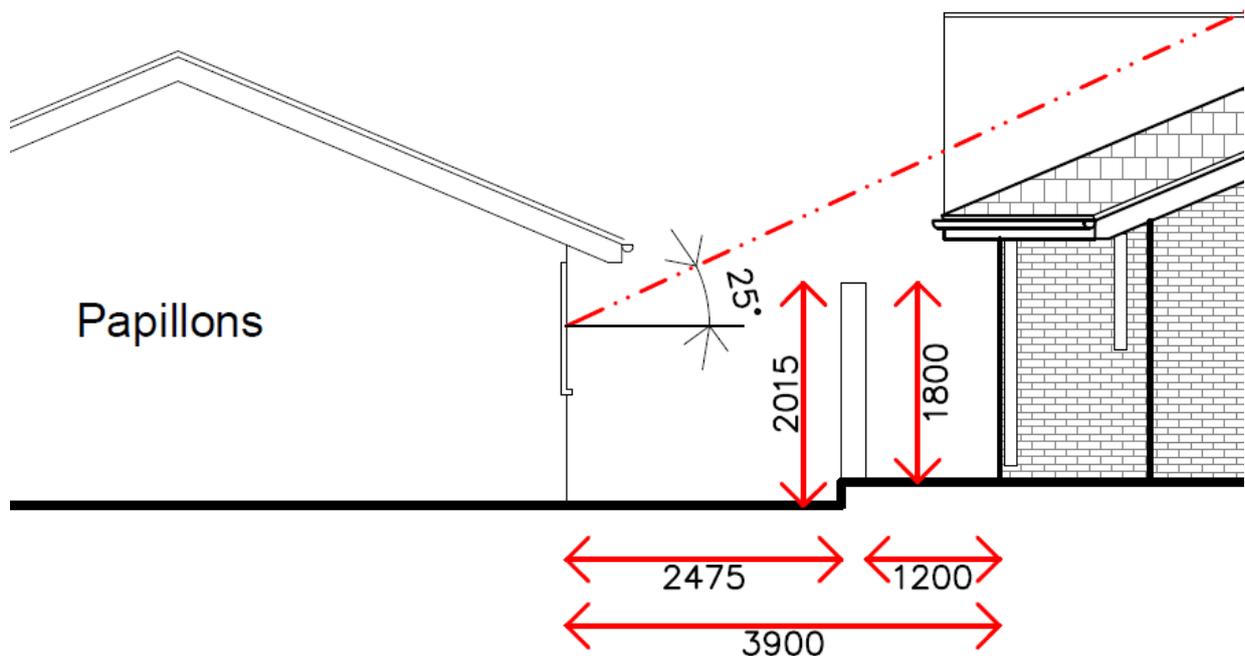
metre separation gap between the extension and the side boundary of Fiddlers Green which would provide a transition between the front elevations of Papillons and Fiddlers Green.

9.5 Subject to the proposed condition regarding materials, it is not considered that the development would not result in an adverse impact on the character and appearance of the area or the host property, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

9.6 The nearest dwellings to the application site are “Papillons”, located to the north of the application site, and “Fiddlers Green” located to the south. A window serving a bathroom would be the only window facing “Papillons”. The agent has provided a loss of light assessment to show the loss of light to neighbour dwellings is within acceptable parameters.





Loss of light assessment to side facing windows

9.7 The plans show a 3.9 metre separation gap between “Papillons” and the proposed extension (2.91 metres if counting the roof overhangs of the proposal to the overhang of “Papillons”). A loss of light assessment has been undertaken in accordance with BRE guidelines to assess the impact of the proposal on the side facing windows of “Papillons” with a 25-degree angle drawn from the approximate centre position of windows situated on the side of “Papillons”. The plan takes into account the levels changes between the two properties and indicates that the 25-degree line does not intersect with any part of the proposal, and therefore any light loss is considered to be acceptable.



9.8 To the south of the application site is “Fiddlers Green.” There is a 11.72 metre separation distance from the south facing element of the proposal to the nearest point of the dwelling of “Fiddlers Green”. At this distance, no loss of light to habitable rooms at Fiddlers Green would result due to the separation between the dwellings.

9.9 It is noted that a side facing ground floor window in the proposed extension would look towards "Fiddlers Green". However, due to the ground floor nature of this window, plus the fact that the view from it would be partially obscured by part of the existing dwelling of "Kenrick, it would not be considered that overlooking would be so adverse to warrant refusal of the application .

9.10 The proposal is considered to comply with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iv. Transport implications

9.11 It has been demonstrated that parking for three vehicles can be achieved at the site in line with the maximum amount for the Bracknell Forest Parking SPD (2016) for a property with 4 or more bedrooms although the parking plan submitted with the application shows that parking for six vehicles.

viii. CIL

9.12 The Council, in consultation with Natural England, has formed the view that any net Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.13 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) the creation of additional dwellings.

9.14 In this case, the proposal would not be CIL liable as it does not comprise the creation of new dwellings.

10. CONCLUSIONS

10.1 The proposed development is within the settlement boundary where the principle of development is acceptable. The proposal would not have any adverse impacts on the character of the area, residential amenity or highway safety. A condition is recommended to ensure that the accommodation remains ancillary to the main dwelling.

10.2 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

11.1 That the Head of Planning be **AUTHORISED** to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary: -

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.

2. The development shall be carried out only in accordance with the following approved plans, and other submitted details, received on 13.05.2021 and 02.06.2021 by the Local Planning Authority.

Drawings received on 13.05.2021:

SHADOW - 3D VIEW OF PROPOSED AT 12PM 21ST DECEMBER

SHADOW - 3D VIEW OF PROPOSED AT 3PM 21ST DECEMBER

SHADOW - 3D VIEW OF PROPOSED AT 9AM 21ST DECEMBER

SHADOW - PROPOSED 12PM 21ST DECEMBER

SHADOW - PROPOSED 12PM 21ST JUNE

SHADOW - PROPOSED 12PM 21ST MARCH

SHADOW - PROPOSED 3PM 21ST DECEMBER

SHADOW - PROPOSED 3PM 21ST JUNE

SHADOW - PROPOSED 3PM 21ST MARCH

SHADOW - PROPOSED 9AM 21ST DECEMBER

SHADOW - PROPOSED 9AM 21ST JUNE

SHADOW - PROPOSED 9AM 21ST MARCH

Drawings received on 02.06.2021:

2021- 1399- PL SHEET 1 REV A

2021- 1399- PL SHEET 3 REV A

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 development hereby permitted shall be similar in appearance to those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, "Kenrick" Chavey Down Road, Winkfield Row, Bracknell, Berkshire, RG42 7PB, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would require mitigation measures.

[Relevant Policies: SEP NRM6, Core Strategy DPD CS14, BFBLP EN3]

Informatives:

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. Ancillary Use

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.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk