

## Unrestricted Report

### ITEM NO: 12

Application No.  
**21/00573/FUL**  
Site Address:

Ward:  
Binfield With Warfield

Date Registered:  
4 June 2021

Target Decision Date:  
30 July 2021

**Froxfield Beehive Road Binfield Bracknell Berkshire  
RG12 8TR**

Proposal: **Erection of first floor hipped roof side and rear extension.**

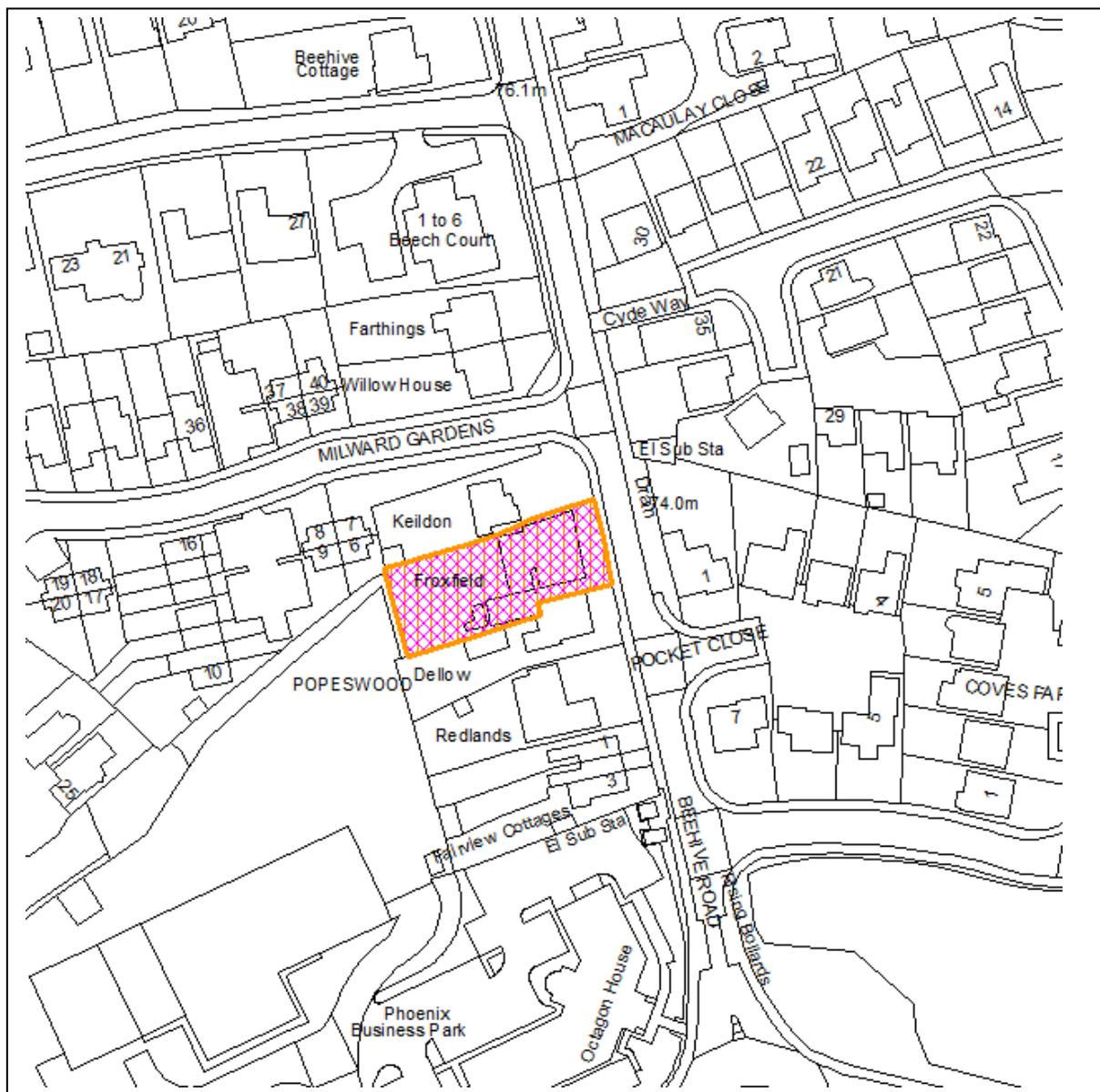
Applicant: Mr Steven Langridge

Agent: (There is no agent for this application)

Case Officer: Olivia Jones, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 Full planning permission is sought for the erection of a first floor side and rear extension with front porch, first floor side window and enlargement of single storey front roof. This application is retrospective.
- 1.2 This application is a resubmission of approved planning permission 20/00702/FUL which incorporates the following changes:
- Change from a stepped east elevation to a straight elevation
  - Increased projection to the front by 1 metre
- 1.3 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 or highway safety. The relationship with adjoining properties is considered acceptable.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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### **2. REASONS FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE**

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Bhandari due to concerns regarding the impact on residential amenity.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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- 3.1 Froxfield is a two storey building. The first floor and rear of the ground floor are in use as a single residential dwelling, with the front of the ground floor converted from retail to residential incorporated into the existing dwelling.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The relevant planning history is summarised as follows:

605083

Erection of single storey side and rear extension forming enlarged living/ dining room and new garage.

Approved 1980

609148

Single storey front extension forming enlarged shop.

Approved 1984

614690

Single storey front extension to shop. Single storey rear extension forming kitchen and single storey side/rear extension forming garage, in connection with living accommodation.

Approved 1989

20/00500/PAV

Prior Approval application for change of use from shop (A1) to residential dwelling (C3)  
Approved 2020

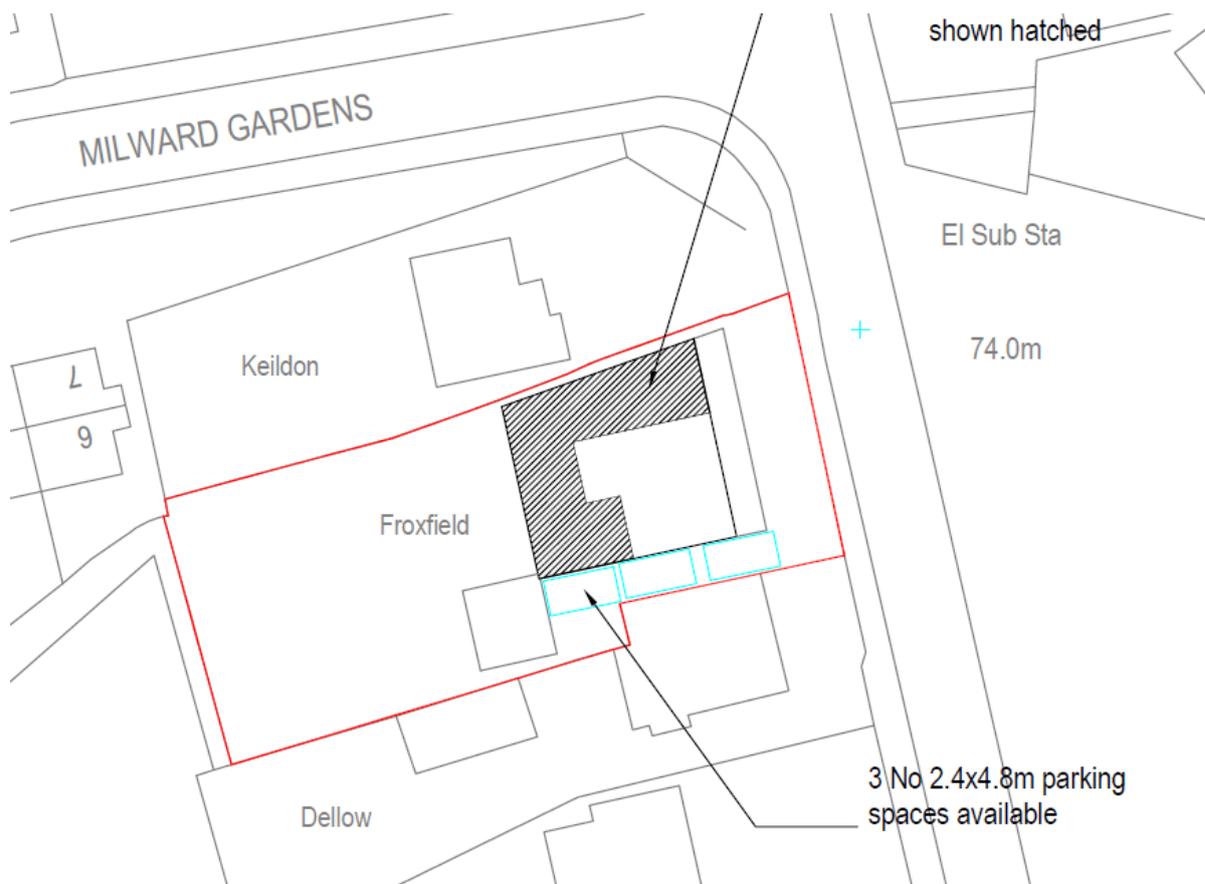
20/00702/FUL

Erection of a first floor side and rear extension with front porch, first floor side window and enlargement of single storey front roof.

Approved 2020

## 5. THE PROPOSAL

- 5.1 The proposed extension is sited on the footprint of the existing ground floor. It has a maximum depth of approximately 13.5 metres, and a maximum width of approximately 12 metres. The extension is not taller than the existing maximum ridge height at approximately 7.9 metres tall.
- 5.2 The extension projects past the front elevation of the property to the north, Keildon, by approximately 8.4 metres. There is a minimum separation distance of approximately 1.45 metres between the two properties at the closest point.
- 5.3 The extension projects past the rear of the property to the south, Dellow, by approximately 5 metres. There is a minimum separation distance of approximately 2.65 metres between the two properties at the closest point.

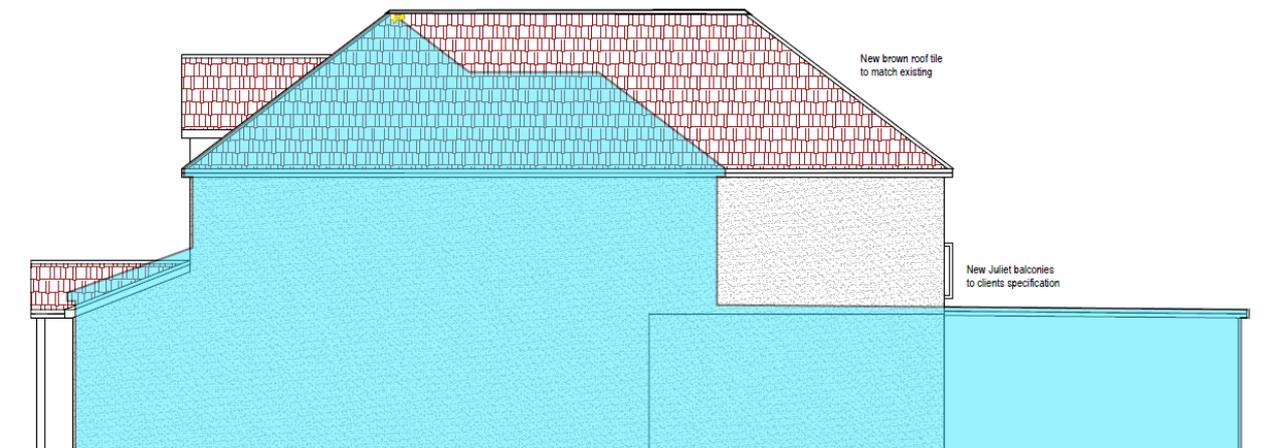


5.4 The following plans show the proposed front and side elevation facing Keildon with the outline of the original dwelling highlighted in blue:



Proposed Front Elevation

New monochrome render finish to clients specification



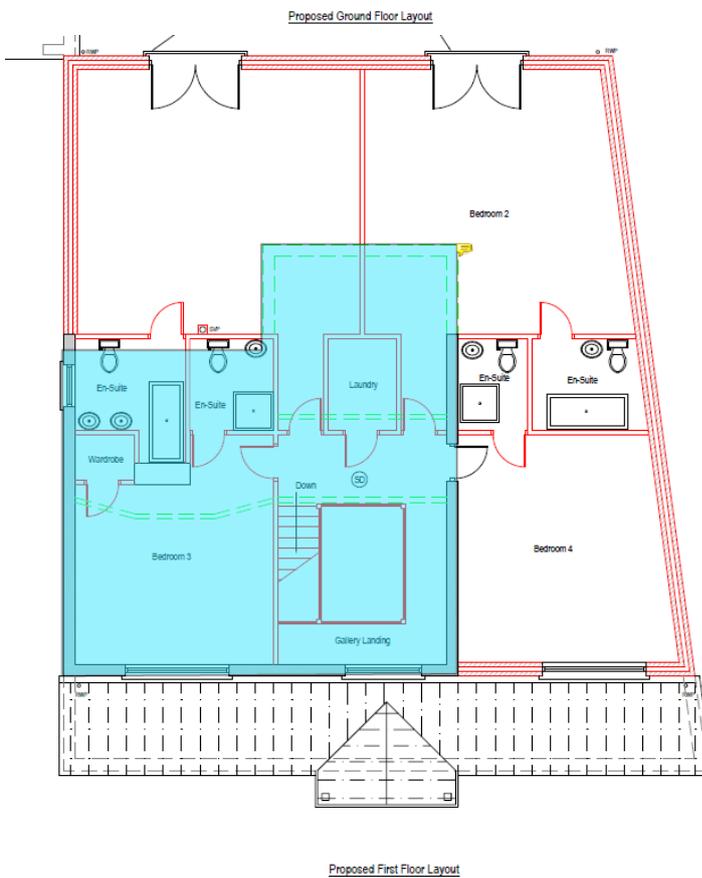
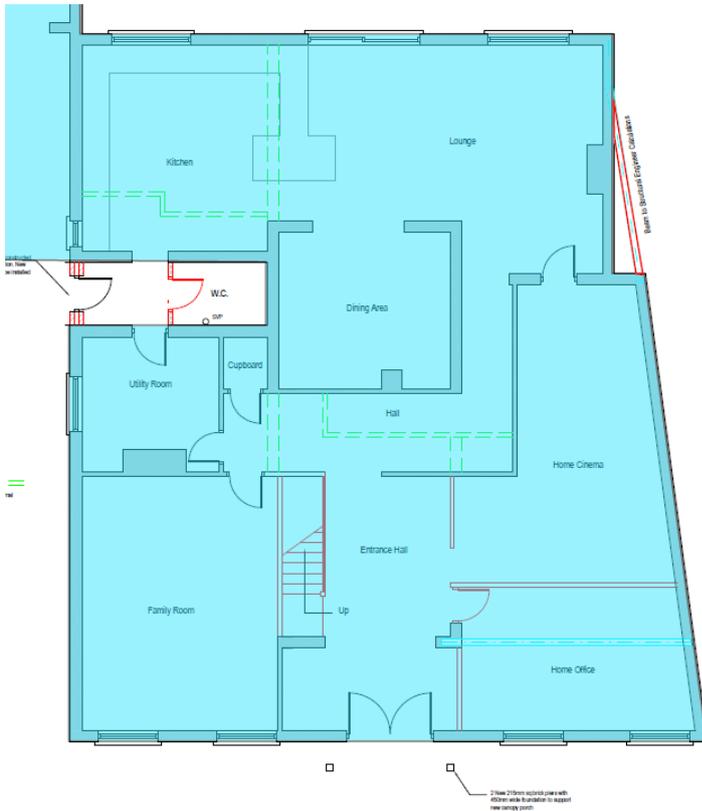
Proposed Side Elevation

New monochrome render finish to clients specification

New brown roof tile to match existing

New Juliet balconies to clients specification

5.5 The following plans illustrate the proposed floor plans, with the original floor plans highlighted in blue:



## 6. REPRESENTATIONS RECEIVED

### Binfield Parish Council

6.1 Objection on the following grounds:

- (i) Overbearing and unneighbourly
- (ii) Would result in considerable loss of light to neighbouring property

### Other Representations

6.2 Five letters of objection has been received raising the following concerns:

- Overbearing concerns
- Overlooking concerns
- Overshadowing concerns
- The development has resulted in a loss of amenity to the occupants of the surrounding dwellings
- The development appears overly dominant and out of character
- Insufficient parking and highway safety concerns

Any further comments received shall be reported in the supplementary report.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

7.1 No objection to planning permission 20/00702/FUL.

## 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 (including heritage)	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPDs)</b>		
Design (2017)		
Parking Standards (2016)		
<b>Other publications</b>		
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 consideration

### **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 CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area etc.

### **ii. Impact on Character and Appearance of Surrounding Area**

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The application site is located on Beehive Road. There is little architectural consistency within the streetscene, with a variety of materials and house designs found within the area, and an irregular building line.

9.6 The dwelling is sited between 2no. two storey dwellings, and the extension does not increase the existing ridge height of the dwelling. The building maintains the hipped roof style, and the materials are similar to those found in the surrounding area. The extensions are therefore considered in keeping with the host dwelling, and not considered out of keeping with the surrounding area given the existing architectural variety.

9.7 Only a porch installed on the front elevation has enlarged the footprint of the building, with the remaining extensions contained to the existing building footprint. The separation distance to Keildon to the north is approximately 1.45 metres, and the separation distance to Dellow to the south is approximately 2.65 metres. The resulting dwelling is considered to fit comfortably in the application site, and the separation distance to the neighbouring properties is sufficient to avoid an appearance of overdevelopment of the site.

### **iii. Impact on Residential Amenity**

9.8 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.

### Overlooking Impacts

- 9.9 One first floor side window is shown in the side elevation facing south. In order to ensure the development would not enable unacceptable overlooking from the side elevations it is recommended that this window and any future upper storey side windows are restricted by condition.
- 9.10 A first floor window is also shown on the front elevation. Froxfield is set further forward than Keildon, and therefore the front window does not overlook the private rooms or private garden areas of Keildon. The front window is no closer to the highway than the existing front window, and it is therefore considered that this window does not enable increased overlooking opportunities to the property facing the application site (1 Pocket Close).
- 9.11 Two first floor windows are shown in the rear elevation. There are no windows serving habitable rooms on the side elevation of Keildon and, given the rear windows are at an oblique angle to the rear garden of Keildon, it is not considered that the rear facing windows significantly overlook the rear garden of this property.
- 9.12 The rear windows project past the rear elevation of Dellow and, given the oblique angle to this property, it is not considered these windows significantly overlook this property or its garden.
- 9.13 There is a separation distance of approximately 23 metres from the rear elevation to the rear boundary which is considered sufficient to avoid any unacceptable overlooking impacts to the rear.

#### Overbearing Impacts

- 9.14 The development would be separated from the side elevation of Keildon by approximately 1.45 metres and Keildon has no side windows serving habitable rooms facing the application site. The development is set approximately 4 metres behind the rear elevation of Keildon. Given this relationship it is not considered the development would be unduly overbearing to the rear or side elevations of Keildon.
- 9.15 The development projects past the front elevation of Keildon by approximately 8.4 metres at first floor level. It is acknowledged that this is a significant projection, however this enlargement would primarily impact users of Keildon's driveway. The driveway of Keildon is not screened from public view and is therefore not the primary outdoor space used by the occupants of Keildon for private outdoor enjoyment. It is not considered that any overbearing impacts on the driveway would result in sufficient detrimental impacts to warrant a refusal.
- 9.16 The existing relationship between the properties is not considered to be significantly worsened, given the development does not increase the footprint of the dwelling (other than the single storey porch) and the roof is hipped to reduce the impact of the proposal. The nearest fenestration on Keildon on the front elevation serves a garage at ground floor level and a bathroom at first floor level. As these are non-habitable rooms any overbearing impacts on the views from these rooms would not be considered sufficient to refuse the application.
- 9.17 The development projects past the rear elevation of Dellow by approximately 5 metres. There is a separation distance of approximately 5.75 metres between the development and the garden boundary of Dellow. This separation distance is considered sufficient to ensure the development does not have an unduly overbearing impact on the private enjoyment of Dellow and its garden.

#### Overshadowing Impacts

- 9.18 There are no side windows on Keildon serving habitable rooms on the elevation facing the application site that are overshadowed by the development. As the development is set behind the rear elevation of Keildon there is no loss of light to the habitable rooms with windows facing the rear elevation.
- 9.19 The 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 this 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.
- 9.20 On the front elevation the nearest first floor window of Keildon serves a bathroom, followed by the hallway, with the only window serving a habitable room (a bedroom) at the furthest (northern) end of the front elevation. At ground floor level the nearest room is a garage followed by the entrance hall with the only window serving a habitable room (the living room) at the furthest (northern) end of the front elevation.
- 9.21 The loss of light assessment set out above determined that, given the separation distance between the proposed development and the nearest window serving habitable rooms, there would not be a sufficient overshadowing impact to be considered unacceptable.
- 9.22 The BRE SLPDS advises that the centre point of outdoor spaces receive at least 2 hours of light on 21<sup>st</sup> March. This test has been undertaken, and it has been determined that, given the size of Keildon's front garden, and the hipped roof of the extension, the levels of daylight would not be significantly impacted by the development. Keildon's rear garden would not be affected by overshadowing due to the orientation of the properties.
- 9.23 There are no side windows on Dellow serving habitable rooms, and therefore the development does not result in an unacceptable loss of light to this property. The application site is located to the north of Dellow, and therefore the proposal would not cause increased overshadowing to this property or its private amenity space.

#### **iv. Transport and Highways Considerations**

- 9.24 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) can be applied flexibly in certain circumstances.
- 9.25 The dwelling would require 3 off street parking spaces to meet the requirement of the parking standards. Three driveway spaces can be provided to the side of the dwelling, and it is recommended that these are secured by condition. A garage is also shown on the submitted plans which could be used for the storage of bicycles.

## **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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore

considered that the development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

## 11. RECOMMENDATION

11.1 That the Assistant Director: Planning be authorised to **APPROVE** application 21/00573/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Location and Block Plans – Received 29.06.21  
Proposed Ground Floor Layout – Received 04.06.21  
Proposed First Floor Layout – Received 04.06.21  
Proposed Roof Layout – Received 04.06.21  
Proposed Front and Side Elevations – Received 02.07.21  
Proposed Rear and Side Elevations – Received 02.07.21

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

02. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as follows:

Walls: White monocouche render with red face brick slip features  
Roof: Brown tile and flat roof constructed of materials similar in appearance to materials on the existing dwelling  
Windows and Doors: Similar in appearance to those found on the existing dwelling

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, CSDPD CS7]

03. Notwithstanding that shown on the approved plans the first floor side window 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]

04. 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]

05. The development hereby approved shall not be occupied until the associated car parking has been provided in accordance with the approved drawing. The spaces shall thereafter be retained for the parking of vehicles.

REASON: To ensure that the development is 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]

06. The eastern entrance to the garage shown on the approved plans shall be open and unobstructed at all times, and no garage door (other than that shown on the approved plans) or other means of enclosing the garage shall be installed.

REASON: In order to provide adequate space for car parking.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The development hereby approved shall not be occupied until 4 secure and covered cycle parking spaces have been provided in the garage shown on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[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) Materials
- (3) Side window
- (4) Future windows
- (5) Parking
- (6) Garage door
- (7) Cycle parking

03. 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.

04. 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.