**Unrestricted Report**

**ITEM NO: 11**

| Application No. | Ward: | Date Registered: | Target Decision Date: |
|---|---|---|---|
| **21/01165/FUL** | Ascot | 13 December 2021 | 7 February 2022 |

Site Address: **37 North Road Ascot Berkshire SL5 8RP**

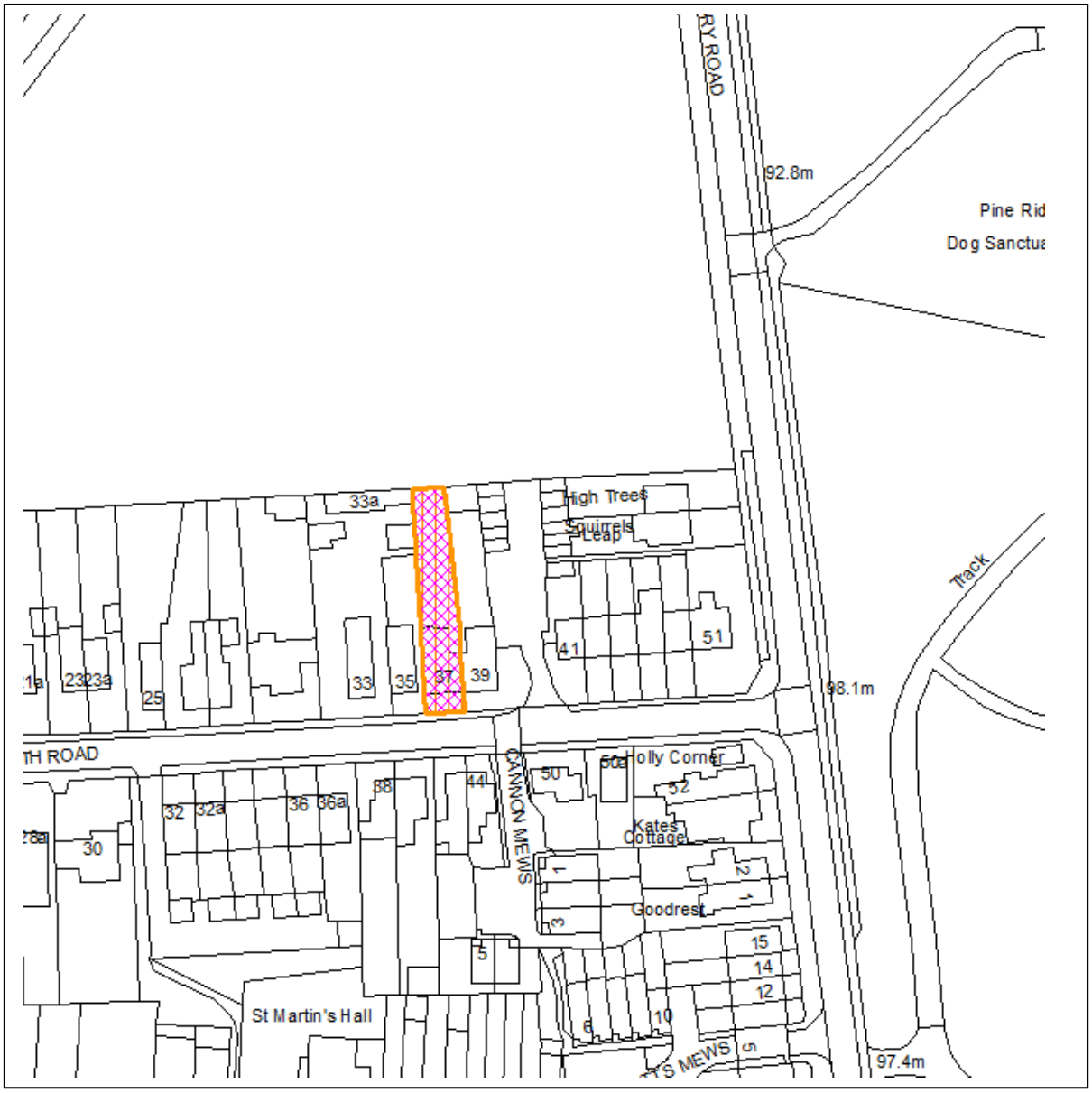
Proposal: **Installation of loft conversion including dormer to rear elevation and 2 no. rooflights to front elevation, enlarged side facing window and part garage conversion.**

Applicant: Robert Campbell

Agent: Mr Ben Westbrooke

Case Officer: Shelley Clark, 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 rear dormer to accommodate a loft conversion.

1.2 The proposed development is within the settlement boundary. The scheme has been amended during the course of the application and is now considered to be acceptable. The proposal would not be liable for SPA contributions and CIL payments.

| **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 has been reported to the Planning Committee following the receipt of more than 5 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

| **PLANNING STATUS** |
|---|
| Within settlement boundary |
| Within Chavey Down East Character Area |

3.1 No. 37 North Road is located in a residential area that is within a defined settlement as set out in the Bracknell Forest Borough Policies Map (2013). The application site is in the Character Study Area of Chavey Down East as defined by the Character Area Assessments SPD. It is a 3-bedroom property with integral garage. Neighbouring properties are nos. 39 (the adjacent semi-detached property) and no. 35 North Road.

## 4. RELEVANT SITE HISTORY

4.1 The relevant planning history is set out below:

21/01177/PAH
Application for prior approval for the erection of single storey rear extension.
Approved 01.02.2022.

602090
Two storey side extension forming garage with WC and utility room at rear with bedroom and bathroom over.
Approved 10.11.1976

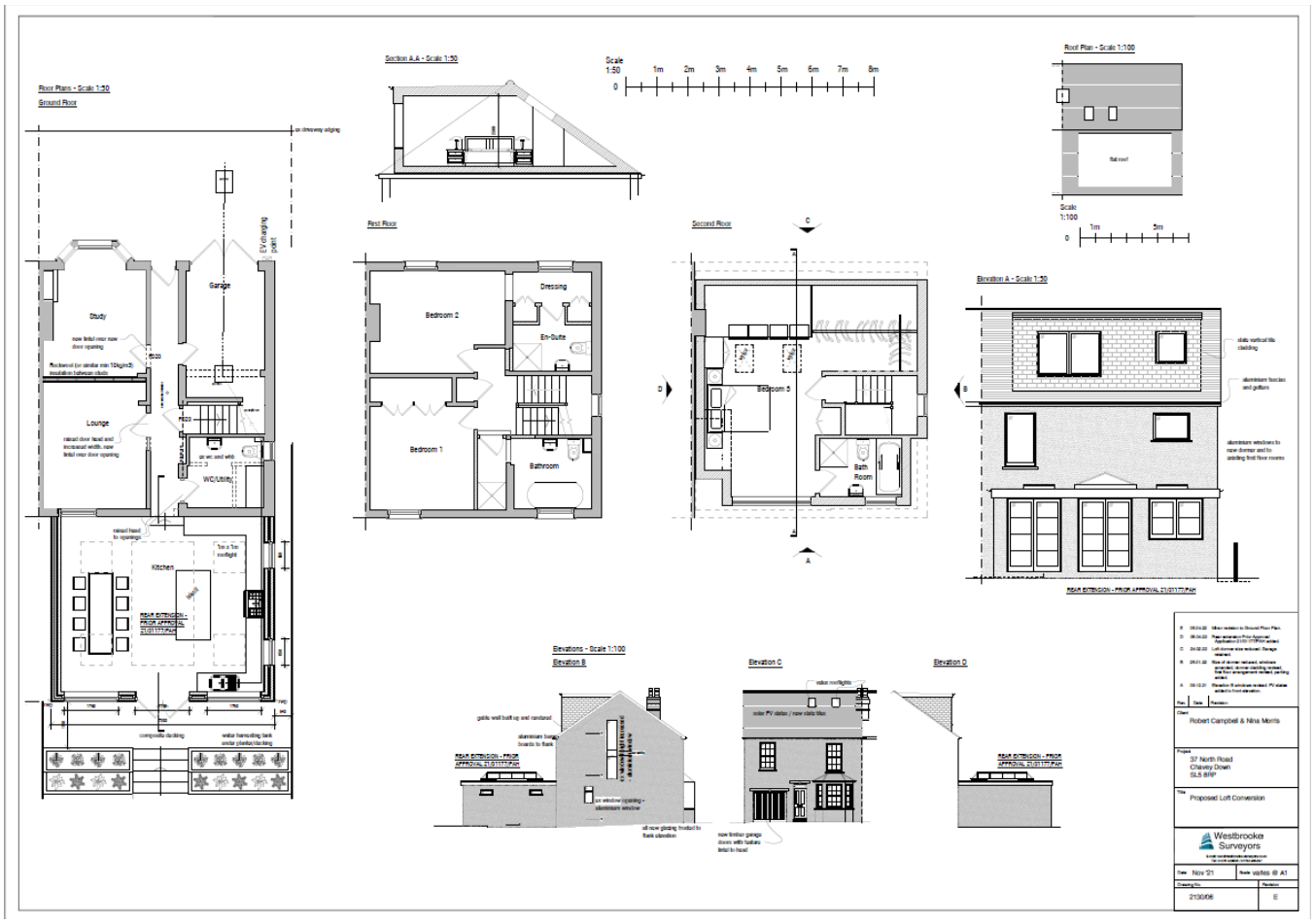
611525
Application for single storey rear extension forming conservatory.
Approved 10.11.1986

## 5. THE PROPOSAL

5.1 The proposal is for the erection of a rear dormer to accommodate a loft conversion and there will also be a new enlarged window on the side elevation facing no. 35 North Road.

5.2 Since the submission of the application, amended plans have been received which reduce the size of the dormer, reduce the number of bedrooms (to 3), and retain the existing integral garage. Materials for the proposed dormer have also been changed from zinc cladding to slate vertical tile cladding. The proposed plans also show the rear extension which has received the Prior Approval of the Local Planning Authority, having been considered permitted development (21/01177/PAH).

Amended Plans




5.3 The rear dormer is 6m wide, 2.5m high and has a depth of 3.7m.

## 6.0 REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council does not support the loss of the garage space as this is an area of high parking stress and the parking provision is contrary to BFC's parking standards. The rear dormer roof is an overdevelopment and it is noted that building work has already commenced and the submitted plans are not reflective of the additions already underway.

In response to this, the integral garage has now been retained and plans amended to reflect what is currently being built (the single-storey extension).

Other responses received

6.2 9 objections have been received from 6 different addresses. The issues raised can be summarised as follows:

- This application represents overdevelopment in an area within a landscape character assessment.
- The proposal will have a negative impact on the streetscene. The proposal is out of keeping with the Victorian terraces and semi-detached housing.
- The use of zinc cladding on the rear dormer is out-of-keeping with the area. There is no information about the main roof solar panels.
- The loss of parking from the garage conversion will increase the amount of on-street parking and result in a loss of visibility. Additional bedrooms present an unsafe proposal in an area where emergency vehicles already struggle to gain access.
- The proposal is overbearing to neighbours (nos. 35 and 39) and alters the roofline (hip to gable). The proposal will result in overshadowing and a loss of light to no. 35 North Road

## 7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 Initial plans were for a 5-bedroom dwelling; however, the amended proposal does not increase the number of bedrooms from that already existing. The Highway Authority initially objected due to a 5-bedroom dwelling being unable to accommodate 3 car parking spaces, where the shortfall in parking would have had an adverse effect on highway and pedestrian safety.

7.2 Amended plans show that the existing garage will now be retained and that there will be no increase in the number of bedrooms. As such, there is no change to the existing situation, and no requirement for further parking spaces.

## 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 |
| Character Area Assessments SPD |
| **Other publications** |
| National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) |

## 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 Any transport implications

### 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.

9.4 The application 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 or highway safety.

9.5 The application site is also located within the Landscape Character Study Area of Chavey Down East which states that the area is based on a historic street pattern with a tight grain of development with narrow plots that date back to Victorian times, and the area is a remnant of a Victorian settlement.

### ii. Impact on character and appearance of the area

9.6 No. 37 North Road is a semi-detached property with a hipped roof which mirrors its neighbouring semi-detached property, no. 39 North Road in terms of design and roof form. It is proposed to change the shape of the roof from hip to gable. Although currently matching its adjoining semi-detached property, in terms of roof forms, there are a variety in North Road, including gables and it is not considered that the proposed gable end would be incongruous within the streetscene. The velux rooflights, which will be located on the front

roof slope, are considered to be modest, and could be done under permitted development rights.

9.7 The dormer will be to the rear of the property and will not be seen from within the street/will not impact the streetscene. Amended plans have been received that reduce the size of the dormer so that it does not extend across the full width of the roof and is set down from the main ridge height in accordance with the design guidance given at Paragraph 4.7.2 of the Design Guidance Supplementary Planning Guidance. Proposed materials have also been amended to be more in keeping with the host dwelling and character and appearance of the area and the shape of the proposed windows are not considered to be incongruous with the rear of the existing house.

9.8 It is therefore 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**

9.9 The proposal, as amended, is not considered to result in a loss of residential amenity to no. 39 North Road. The dormer has been reduced in size and does not extend up to the boundary with its neighbouring semi-detached property.

9.10 In terms of any loss of light to no. 35 North Road or overshadowing, there are no windows on the side flank of this property directly opposite the side elevation of no. 37 North Road, although there is a rooflight which aligns with the rear building line of no. 37 North Road. This is a secondary window to the room, with the main source of light being from the main dormer window at the rear of the property. Due to its positioning and the fact that it is a secondary window to the room, it is not considered that the proposal results in an adverse loss of light to no. 35 North Road. A Right to Light Assessment/Loss of Light Assessment has been submitted by the applicant which confirms that there will not be a significant loss of daylight or sunlight from the proposal.

9.11 The proposal also includes a larger window on the western side elevation of no. 37 North Road. Due to its positioning on the side elevation adjacent to no. 35 North Road (which does not have windows), the proposed window is not considered to result in a loss of privacy.

9.12 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

**iv. Transport implications**

9.13 Amended plans show that the existing garage will now be retained and that there will be no increase in the number of bedrooms. As such, there is no change to the existing situation, and no requirement for further parking spaces in accordance with the Parking Standards SPD.

## 10. CONCLUSIONS

10.1 The proposed development is within the settlement boundary where the principle of development is acceptable.

10.2 Amended plans have been received that show the design of the proposed rear dormer now complies with the Design Guidance Supplementary Planning Document. The proposal is not considered to be detrimental to neighbouring amenity in terms of loss of privacy or light or overbearing impact. The application is therefore recommended for conditional approval as being in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

## 11. RECOMMENDATION

**That the application be approved subject to the following conditions amended, added to or deleted as considered 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 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 13 December 2021 and 5 April 2022:
   2130/01 received 13 December 2021
   2130/06 (Revision E) received 5 April 2022
   REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. The materials to be used on the external surfaces of the development hereby permitted shall match those on the approved plans received by the Local Planning Authority on 5 April 2022.
   REASON: In the interests of the visual amenities of the area.
   [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

4 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 on either side elevation of the rear dormer window hereby approved, 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) and fixed shut or the parts of the window, opening or enlargement which are clear glazed and/or openable 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]

**Informatives**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require details to be submitted, but must be complied with:

    1. Time limit
    2. Approved plans
    3. Materials as approved
    4. No further windows on side elevations of approved rear dormer

03. 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.

04. 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.