

Unrestricted Report

ITEM NO:

Application No.
22/00003/FUL

Site Address:

Ward:
College Town

**121 College Road College Town Sandhurst Berkshire
GU47 0RD**

Date Registered:
16 February 2022

Target Decision Date:
13 April 2022

Proposal:

Revised scheme for erection of single storey rear extension following demolition of existing conservatory and installation of two air conditioning units.

Applicant:

Mr & Ms Anoop & Sneha Radhakrishnan & Nair

Agent:

(There is no agent for this application)

Case Officer:

Basia Polnik, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The proposal is for the erection of single storey rear extension following demolition of existing conservatory and installation of two air conditioning units.

1.2 This application is a revised scheme of approved planning permission 20/00876/FUL which incorporates the following changes:

- Increased projection to the rear by approximately 1.5 metres (retrospective)
- The installation of an air conditioning unit on the front elevation of the dwelling (retrospective)
- The installation of an air conditioning unit on the roof of the extension.

1.3 The development relates to a site within the settlement boundary and is therefore considered acceptable in principle. It is not considered that the proposal would have an adverse impact upon the character and appearance of the surrounding area, or adversely affect the residential amenities of neighbouring occupiers.

RECOMMENDATION

Planning permission be granted subject to the conditions set out in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councillor Mossom due to concerns that the rear extension is unneighbourly and overbearing, and noise nuisance from the air conditioning units.

2.2 Councillor Dudley has also requested that the application be considered by the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within Area E of the Sandhurst Study Area (Character Area Assessments SPD)
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3.1 No. 121 College Road is a detached bungalow located close to the junction of College Road with College Crescent. The application site is within a residential area, which is itself within a defined settlement as set out in the Bracknell Forest Borough Policies Map (2013). Neighbouring properties are 117-119 College Road to the south of the application site, and 123 College Road to the north of the application site. The rear boundary of the site is adjoined by the gardens of 102 and 104 Branksome Hill Road.

4. RELEVANT SITE HISTORY

4.1 The relevant planning history is set out below:

02/01058/FUL

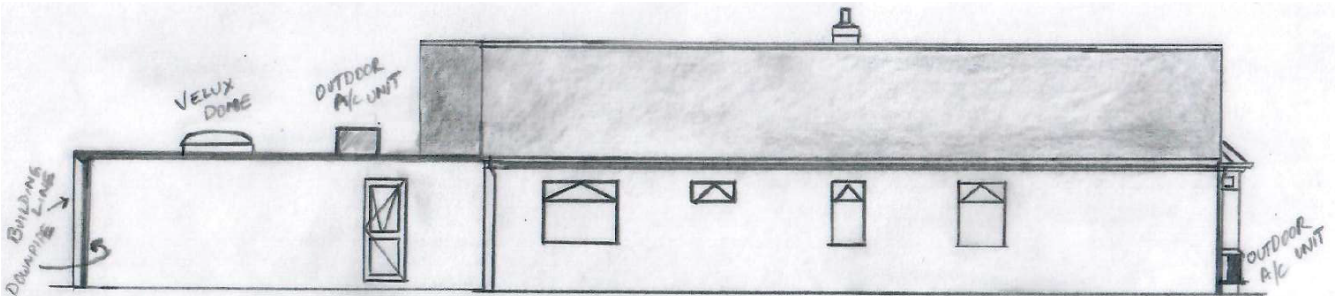
Erection of single storey rear extension forming conservatory.
Approved 2022.

20/00876/FUL

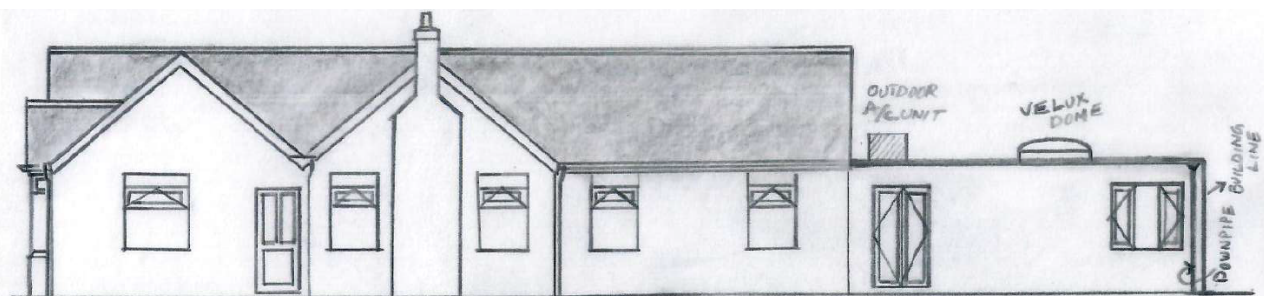
Erection of single storey rear extension following demolition of existing conservatory.
Approved 2021.

5. THE PROPOSAL

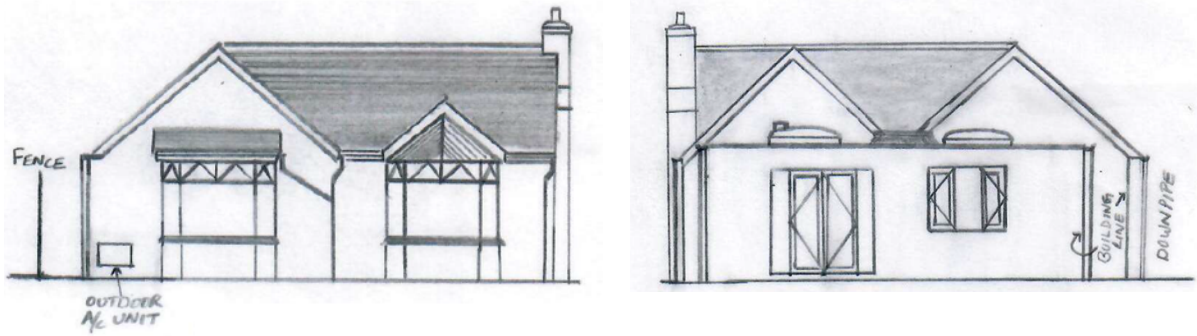
- 5.1 The proposal is for a single storey extension to the rear elevation of 121 College Road, plus the installation of two air conditioning units.
- 5.2 The rear extension, and air conditioning unit to the front elevation of the dwelling, are already in situ and therefore this application is part retrospective.
- 5.3 The rear extension has a maximum width of approximately 7.9 metres, and a roof height of approximately 2.9 metres (3.4 metres including the two roof domes)
- 5.4 The rear extension has a maximum depth of approximately 8.5 metres, compared to the previous depth of 7.0 metres approved under 20/00876/FUL - an increase in approximately 1.5 metres.
- 5.5 The extension projects past the rear elevation of the property to the south, 119 College Road by approximately 5.9 metres. There is a minimum separation distance of approximately 2.6 metres between the two properties at the closest point.
- 5.6 The extension does not project past the rear elevation of the property to the north, 123 College Road.



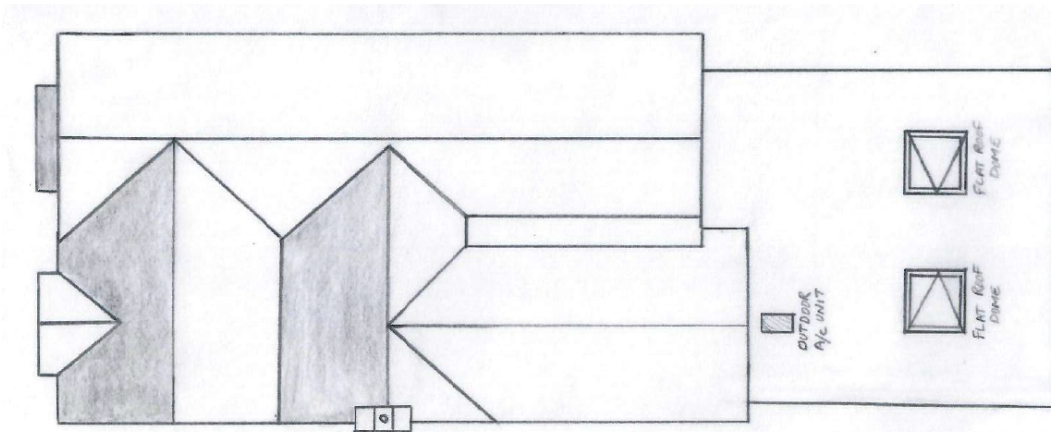
Proposed side (south) elevation facing 117-119 College Road



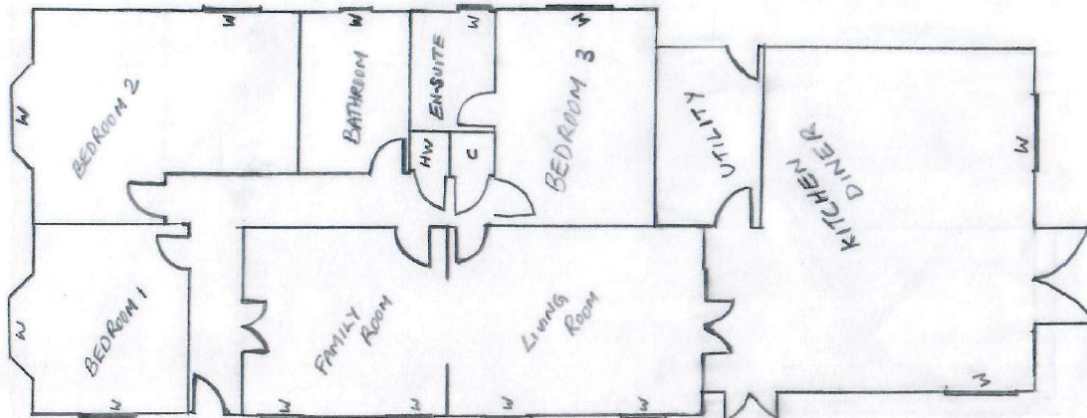
Proposed side (north) elevation facing 123 College Road



Proposed front (east) (L) and rear (west) (R) elevations



Proposed roof plan



Proposed ground floor plan

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Sandhurst Town Council raised 'no objection' to the proposal on the 2nd of March 2022.

Other Representations

6.2 One letter of objection and a holding objection were received on behalf of the occupiers of 117-119 College Road. The issues raised can be summarised as follows:

- Miscellaneous Matters – description of proposal, presentation of application/validation issues, and application fee.
- Design: bulk, scale and overdevelopment.
- Impact on Amenity: Daylight and outlook.

6.3 An additional letter of objection was received on behalf of the occupiers of 117-119 College Road after amended plans were received. The issues raised can be summarised as follows:

- Miscellaneous Matters: description of development, presentation of application/validation issues, incorrect orientation on plans, and application fee.
- Design: excessive in depth, over dominant, unneighbourly and overdevelopment.
- Impact on amenity: loss of daylight and outlook from fenestration.
- Noise impact from air conditioning units: use of ‘rough assessment’ over BS4141 noise assessment not sufficient.
- Precedent: applicants support letter, dated 9.06.2022. citing previous extensions with larger depths approved at committee that does not necessarily compare to this situation.

6.4 The applicant has submitted a letter of support, dated 10th August 2022, which has been circulated to all members of the Planning Committee. It includes the following comments:

1. Our development will not extend beyond the building line of our property any more than the conservatory which stood on this site for the last 20 years (LPA ref: 02/01058/FUL)
2. No consultee (Sandhurst Town Council, Environmental Health, or Highways) raised any objections to our application
3. There is only 1 public objection to our application
4. The design and scale of our development are in line with the recommendations set out in the Character Area Assessment SPD
5. Our development follows the guidelines of the Design SPD to avoid adverse overlooking into the neighbouring properties from the front and rear elevations
6. Our development complies with the recommendations of the BRE SLPDS to avoid any significant negative impact to the sunlight received and outlook to the neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

7.1 As a result of the air conditioning units, Environmental Health was consulted and initially recommended refusal as insufficient information on noise was provided and recommended a BS4142 compliant noise assessment be submitted. A BS4141 compliant noise assessment has not been provided, however the Environmental Health Officer has withdrawn their objection based on an assessment carried out by themselves. A condition regarding noise levels has been recommended to be appended to the decision notice.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and guidance 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 policies EN20 and EN25 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policies EN20	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design 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 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.

ii. Impact on Character and Appearance of the 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 126 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 Sandhurst Study Area E (College Town) of the Character Area Assessments SPD sets out, in summary, that the character area is defined by its distinct street and plot pattern due to the wide variety of house types and architectural approaches. The only common denominator is the linear development pattern along College Road and Branksome Hill Road. There are a number of recommendations set out in the SPD in

relation to the character of the area, however neither the rear extension, nor the air conditioning units would detract from this.

- 9.6 The rear extension is well screened from public view at the rear of the property, as a result of its single storey nature and flat roof, which also prevents the extension from interfering with the main roof form of the dwelling. The existing dwelling has a higher pitched roof that prevents the extension from being readily seen from the street, which is further improved by the extension being set in from the existing side elevations of the dwelling. It is therefore considered that the extension complies with the guidance for rear extensions in the Design SPD that recommends rear extensions are 'set behind the original building, and not projecting beyond it at the sides' and 'being subordinate to the original building in height'.
- 9.7 The extension does not follow the pitched roof form of the original building. However, it is considered that the extension with its use of matching materials and positioning at the rear of the dwelling does not have any significant adverse impact on the character of the area, or the streetscene.
- 9.8 The extension has a depth of approx. 8.5 metres. However, given that the application site has a rear garden approximately 34 metres in length, from the rear elevation of the extension to the rear boundary, it is considered that the extension preserves a back garden of reasonable size. The extension is therefore considered appropriate in size in relation to the size of the buildings and garden. As such it is considered that there is no overdevelopment of the site, and that the extension accords with the guidance set out in the Council's Design SPD for rear extensions.
- 9.9 Whilst the extension is approximately 8.5m in depth, its height means it is not considered to appear out of scale or bulky. Under previously approved permission 20/00876/FUL, the roof lantern resulted in a maximum height of approximately 3.65 metres. Under the current application, the extension has been built with two smaller roof domes which result in the extension having a slightly lower maximum height of approximately 3.4 metres. Without the two roof domes, the flat roof of the extension measures approximately 2.9 metres in height. As a single storey extension, the height is not considered unreasonable, and would have been higher and more bulky had the extension had a pitched roof design.
- 9.10 It is therefore considered that the extension would not result in an adverse impact on the character and appearance of the area, in line with the recommendations in the Character Area Assessments SPD and Design SPD, and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.
- 9.11 The proposed air conditioning unit on the rear extension would not be visible from the streetscene, and therefore would not have an impact on the character and appearance of the area. This would therefore comply with the guidance set out in 4.9.4. of the Design SPD that states 'air source heat pumps should not be placed on front elevations or in a position visible from the street'. The unit is of a similar height to the two roof domes on the extension and therefore creates only a minor change to the appearance of the extension. As such, it is considered that the air conditioning unit on the rear extension would not have an adverse impact on the character and appearance of the area and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and the NPPF.
- 9.12 The air conditioning unit on the front elevation of the dwelling is already in place. Under 4.9.4 of the Design SPD it states that 'Air source heat pumps should not be placed on front elevations or in a position that is visible from the street. If this cannot be avoided, then they should be sensitively screened'. The unit has been positioned towards the

bottom left of the front elevation that reduces its prominence on the front elevation and its visibility within the streetscene. The unit's visibility within the streetscene is further improved by the small boundary brick wall adjacent to the public footpath and some decorative vegetation in the front garden. As such, it is not considered that the air conditioning unit on the front elevation of the dwelling has a significant adverse impact on the character of the area that would warrant refusal of the application and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.

iii. Residential Amenity

9.13 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future users.

Overlooking

9.14 There is a distance of approximately 34 metres from the rear elevation of the extension to the rear boundary of the application site. It is also a single storey extension. As such, it is not considered that the proposal would result in unacceptable overlooking to the rear due to the separation distance.

9.15 The rear extension has one door in its side elevation facing towards no. 117-119 College Road, and one window and one patio door set in its side elevation facing towards 123 College Road. The fenestration within the extension reduces the extent of fenestration from that of the side elevations of the previous conservatory. As such, it is considered that overlooking impacts are improved on the site. In addition to this, there is suitable boundary treatment with both neighbours that the ground floor level fenestration is not considered to create an adverse overlooking impact to either of its neighbours to the side.

9.16 The air conditioning units do not create an overlooking issue.

Overbearing

9.17 The rear extension is single storey in nature, and with a height of approximately 2.9 metres at roof height, and 3.4 metres including the roof domes. The depth of the extension is similar to the previous conservatory which has now been demolished although the extension is wider than the previous conservatory, extending 7.9m in width. The extension has been set in from the existing side elevations of the dwelling by approx. 0.9 metres from the side elevation nearest 117-119 College Road and approx. 0.5 metres from the side elevation nearest 123 College Road so that it is sited further away from both side boundaries than the existing dwelling and there is a separation distance of 1.9 metres from the extension to the boundary of 117-119 College Road. It is therefore not considered that the extension appears unduly overbearing to any of its neighbours and is considered acceptable in terms of impact on the neighbouring amenity.

9.18 The air conditioning units do not create an overbearing issue.

Overshadowing

9.19 Due to the separation distance to the rear boundary, the relationship with the neighbouring dwellings here would not change.

9.20 The extension does not project past the rear elevation of the property to the north, 123 College Road, and therefore does not create an overshadowing impact on fenestration parallel to the development. The side elevation of 123 College Road has a number of windows facing towards the extension. However due to the separation distance there would not be a significant loss of light to any primary windows of habitable rooms, and the extension is considered acceptable in terms of impact on the neighbouring amenity.

9.21 117-119 College Road is the closest neighbouring dwelling to the extension. Closest to the boundary is a set of patio doors on the rear elevation, and a loss of light assessment was undertaken on these in line with BRE SLPDS. As these are parallel to the development, a 45 degree line is drawn on the vertical plane from the roof towards the patio doors, then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the wall where the patio doors are. If the centre of the patio doors 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.

9.22 For full length windows/patio doors, a point 1.6 metres above ground level is taken as the mid-point of the window. The loss of light assessment determined that there would not be a significant loss of light to the patio doors as they did not sit on the extension side of the 45 degree line on both the vertical and horizontal plane. It is therefore considered that the extension would not result in an adverse overshadowing impact on the amenity of the occupiers of 117-119 College Road.

Noise

9.23 As a result of the air conditioning units, Environmental Health was consulted and initially recommended refusal as insufficient information on noise was provided and recommended a BS4142 compliant noise assessment be submitted. This has not been provided, but the Environmental Health Officer has withdrawn their objection based on an assessment carried out by themselves. A condition regarding noise levels has been recommended to be appended to the decision notice.

9.24 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring occupiers, in accordance with BFBLP 'Saved' Policies EN20 and EN25, subject to the recommended condition.

iv. Any transport implications

9.25 The extension would not change the existing parking layout for the dwelling, nor would it result in additional parking spaces being required. As such, there are no transport implications arising from the application.

10. CONCLUSIONS

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

10.2 The proposal is not considered to have an adverse impact on the streetscene or character and appearance of the area, nor would the development result in a detrimental impact on the residential amenity of the neighbouring occupiers.

10.3 The application is therefore recommended for conditional approval as being in accordance with CSDPD Policy CS7 and CS23, BFBLP 'Saved' Policies EN20, EN25, the Design SPD, the Character Assessments Area SPD, and the NPPF.

11. RECOMMENDATION

11.1 That the application be APPROVED subject to the following conditions amended, added to or deleted as necessary:

1. 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 29.06.2022:
Block plan
Location plan

Revised plans received 04.08.2022 and as amended by the e-mail from the applicant dated 01.09.2022:

Proposed west elevation
Proposed north elevation
Proposed east elevation
Proposed roof plan
Proposed floor plan

Proposed south elevation received 01.09.2022

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

2. The air conditioning units installed and operated in connection with this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level or 10dB[A] if there is a particular tonal quality or is intermittent in nature when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property.

REASON: To protect the occupants of nearby residential occupiers from noise.

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. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 1. Approved Plans
 2. Air conditioning unit noise