

Unrestricted Report

ITEM NO: 10

Application No.
23/00097/FUL

Ward:
Sandhurst

Date Registered:
10 February 2023

Target Decision Date:
7 April 2023

Site Address:

**Acre House 12 Broom Acres Sandhurst Berkshire
GU47 8PW**

Proposal:

Proposed erection of part single storey part two storey front, side and rear extensions, single storey rear extension to include an annexe, following demolition of existing garage and utility room.

Applicant:

Mr Jas Grewal

Agent:

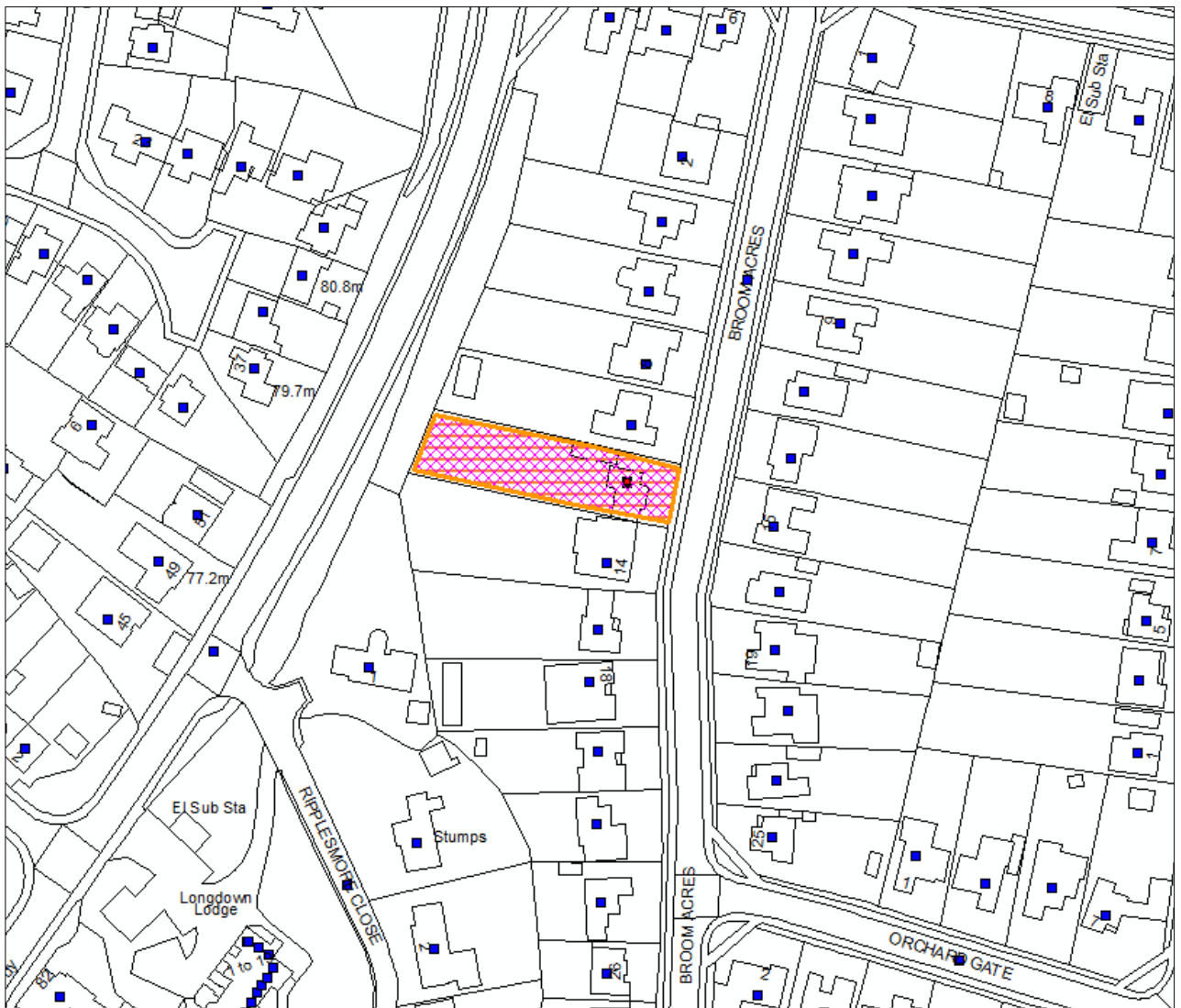
Mr Sukh Bal

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 part single storey, part two storey front, side and rear extension and a single storey rear extension to include an annexe, following demolition of the existing garage and utility room.
- 1.2 The proposed development is within the settlement boundary. The proposal is not considered to be detrimental to the character and appearance of the area, neighbouring amenity or highway safety.

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 as the applicant is related to a member of staff whose role involves working directly with the Planning Division.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Sandhurst Area C: Greenways in the Character Area Assessments SPD (2010).

- 3.1 The application site is located on the western side of Broom Acres in the Greenways area of Sandhurst. The site contains a part single storey, part two storey facing brick and tile detached dwelling house and is flanked by detached dwellings of a similar design. The site backs onto a strip of wooded amenity land adjacent to the Crowthorne Road.
- 3.2 The area is residential in character and the site is located within an Area of Special Housing Character as identified in the Bracknell Forest Local Plan, as well as within Sandhurst Area C: Greenways in the BFC Character Area Assessments SPD (2010).
- 3.3 The application site is located within the defined settlement boundary.

4. RELEVANT SITE HISTORY

- 4.1 The planning history can be summarised as follows:

22/00381/CLPUD: Certificate of lawfulness for the proposed erection of an outbuilding Approval 27.06.2022.

22/00694/FUL: Proposed erection of part single storey part two storey front, side and rear extensions, increase in roof height to provide additional accommodation with rear dormer, single storey rear extension to include an annexe, following demolition of existing garage and utility room.
Approval 21.12.2023.

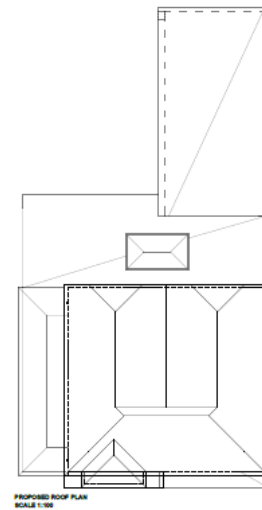
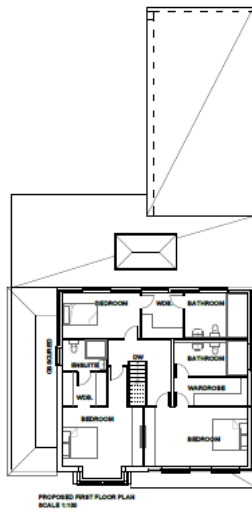
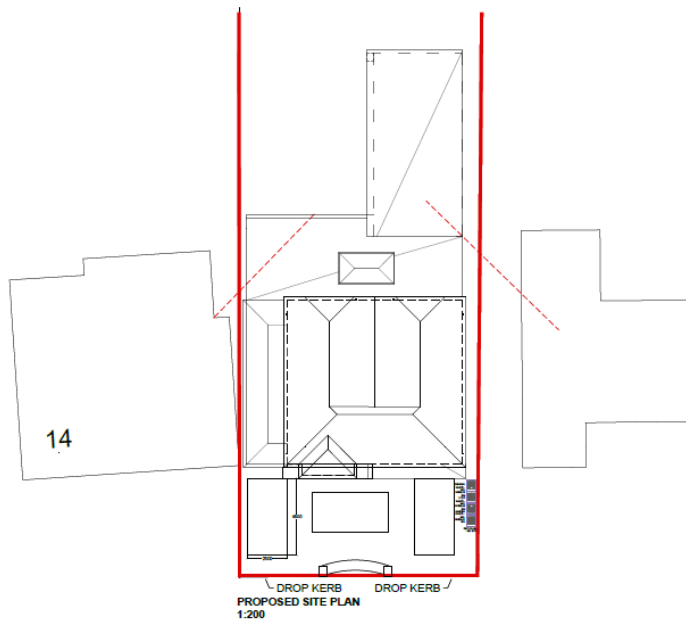
5. THE PROPOSAL

5.1 Full planning permission is sought for the erection of a part single storey, part two storey front, side and rear extension and single storey rear extension to include an annexe, following demolition of existing garage and utility room. Since the submission of the original application, plans have been amended and neighbouring properties reconsulted. The response from neighbours to this additional period of consultation will be reported in the Supplementary Report to the Committee.

5.2 The current proposal follows a recently approved planning application (22/00694/FUL) in December 2022, of the same description. This new application sees a reduction in built form along with a lowering of the ridge height, where the previously approved application included a 0.75 metre increase in ridge height. The comparison between the proposed development and previously approved scheme can be seen on the submitted comparison plan. The single storey attached annexe will replace an existing outbuilding with hipped roof closer to the boundary with no. 10 Broom Acres.

Proposed Comparison Plan





6. REPRESENTATIONS RECEIVED

6.1 Sandhurst Town Council

Sandhurst Town Council commented on the application on 27.02.2022 and offered no objection.

Other representations

6.2 A letter of support has been received from no. 10 Broom Acres (with regards to the original proposal).

Any further representations received following a period of reconsultation (see paragraph 5.1) will be reported in the Supplementary Report.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

- 7.1 Comments awaited, however, the proposed site layout/parking layout is the same as previously approved under planning permission 22/00694/FUL, where the Highway Authority offered no objection subject to appropriate conditions including the annexe to remain ancillary to the main dwelling.

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)		
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 CIL

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 boundary.

Impact on character and appearance of the area

9.5 '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 130 of the NPF 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.

9.6 The recommendations of the Character Area Assessments SPD relating to Area C: Greenways in Sandhurst promotes proposals using the same architectural approach and a similar materials palette as exists in the area. It says that boundary treatments should be in keeping with the existing character and promotes gables over roof extensions with dormers. In addition, key views out to the wider landscape and tree cover should be protected.

9.7 The proposed first floor side extension will retain a distance of at least 1 metre from the side boundary of the site in order to avoid a terracing effect and to retain views through to the trees beyond the rear of the property.

9.8 Since the original application, amendments have been sought to ensure that the proposal fits in with the character of the area and the design of other properties within the street.

Amendments are:

- To the proposed roof forms to better reflect other roofs in the area (the new main hipped roof would be similar in design to those found on other properties within the street, notably the one directly opposite).
- To the eaves level (this now meets the top of the first-floor windows as found on neighbouring properties).
- To the fenestration to be more in keeping with those found on the existing house
- To the materials (so that the exterior materials in the principal elevation facing the highway will be facing brick at first-floor level and painted render (cream) at ground floor level, with tiles to match the existing)



The painted render would not be characteristic of the area as originally developed but has been used for other dwellings in the vicinity, including the one directly across the street.

- 9.10 The design of the front facing gable would remain, however, the forward projecting bay window will be extended upwards at first-floor level.
- 9.11 The proposed single storey rear extension and annex are finished in facing brick and there will be a flat roof with a roof lantern over the rear extension. These would not be visible in the streetscape.
- 9.12 Following amendments, the proposal is now not considered to adversely affect the character and appearance of the surrounding area and as such would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Character Area Assessments SPD (2010) and the NPPF.

Impact on 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 occupants.
- 9.14 With regards to no. 14 Broom Acres, the two-storey and single-storey projections would not result in a loss of light or be overbearing on this property due to their positioning relative to the two-storey and single-storey elements of the flank of this property.
- 9.15 At No. 10, the first-floor window in the side elevation facing the application site serves a bathroom and the ground floor windows in the elevation serve a utility room and a kitchen which leads to a breakfast conservatory to the rear. The link

between the kitchen and the conservatory consists of a large opening the width of the kitchen and thus the kitchen window is not considered the primary source of light for this space.

- 9.16 The only proposed window in the first-floor side elevation is a bathroom window facing No. 10, that would be conditioned to be obscure-glazed and fixed below 1.7 metres above floor level to avoid overlooking. There are no dwellings to the rear of the property which might be affected by overlooking.
- 9.17 The proposed flat roof single storey rear extension and attached annexe will replace an existing outbuilding with hipped roof closer to the boundary, and as such the proposal would not be considered as overbearing.
- 9.18 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring occupiers and would also provide an acceptable level of amenity for future occupiers, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended condition.

Transport implications

- 9.19 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 refers to the Parking Standards SPD and that there may be circumstances where a more flexible approach to the parking standards is justified.
- 9.20 The residential standards in the Parking Standards SPD state that a dwelling containing four or more bedrooms requires three parking spaces.
- 9.21 The proposal represents an increase of accommodation from a four-bedroom dwelling with outbuildings to a three-bedroom dwelling with attached annexe containing two bedrooms.
- 9.22 The Highway Authority has previously indicated in relation to a similar previous application (22/00694/FUL) that provided the proposal is covered by a planning condition to ensure the annexe remains ancillary to the main dwelling, then only three parking spaces will be required. A condition of this nature is included in the recommendation.
- 9.23 The recommendations for Sandhurst Area C: Greenways in Chapter 2 of the BFC Character Area Assessment SPD relating to boundary treatment are that these should be in keeping with the existing character, i.e. enclosed brick wall with shrub planting. The boundary treatment will be conditioned to be re-instated beyond the dropped kerb area.
- 9.24 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

CIL

- 9.25 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. CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted). In this case, the proposal would not be CIL liable as it does not comprise the creation of new dwellings.

10.0 CONCLUSIONS

- 10.1 The proposed development is within the settlement boundary where the principle of development is acceptable. The proposal is not considered to be detrimental to the character and appearance of the area, neighbouring amenity or highway safety. The application is therefore recommended for conditional approval as being in accordance with CSDPD Policy CS7 and CS23, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11.0 RECOMMENDATION

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

01. 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.

02. 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 18th May 2023:

Drawing Nos.

110
120
130
140
160

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

03. The bricks, tiles and window frames to be used in the construction of the external surfaces of the extensions hereby permitted shall be of similar appearance to those of the existing building.

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

04. The new first floor window in the north-facing side elevation of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed

with the exception of an openable fanlight that is no less than 1.7m above the internal floor level of the room that the window serves.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policy: BFBLP EN20]

05. 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 and 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) 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 Policy: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order with or without modification, the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Acre House, 12 Broom Acres, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would not provide sufficient off-road parking to comply with Council parking standards.

[Relevant Policy: BFBLP M9]

07. The extensions hereby permitted shall not be occupied until the access has been constructed in accordance with the approved plan with an access on either side of the front wall. The front wall shall not exceed the height of the existing wall and shall be in a similar style and materials as the existing wall. The access points shall thereafter be retained.

Reason: In the interests of highway safety and the free flow of traffic.

[Relevant Policy - CSDPD CS23]

08. The extensions hereby permitted shall not be occupied until the associated vehicle parking has been surfaced with a porous and bound or bonded material (in accordance with the approved Site Plan) with a dropped-kerb serving each access either side of the wall. The three spaces shall thereafter be kept available for parking at all times.

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 and to reduce surface water run-off contributing to flood risk.

[Relevant Policies: BFBLP M9, CSDPD CS1, CS7 and CS23]

09. Surface runoff water from the new development may not be discharged into the highway or the sewer system.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

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. 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. Side Windows
 5. Future Side Windows
 6. Use of Annexe
 7. Access
 8. Parking
 9. Surface Runoff Water
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.
05. This planning permission does not grant consent for a dropped kerb. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out. More information about how to apply for a new dropped-kerb is available at: <https://www.bracknell-forest.gov.uk/roads-parking-and-transport/parking/dropped-kerbs-vehicleaccess/>.
06. Any incidental works affecting the adjoining highway (including any adopted highway verge or footpath) or works requiring contractors to occupy the highway (including any adopted highway verge or footpath) shall be approved and a licence obtained before any work is carried out within the highway,

through contacting The Highways and Transport Section at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

07. No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
08. Before undertaking demolition/roof works, appropriate action must be taken to check the building or structure for evidence of bats as a European protected species. Bats are protected under The Conservation of Habitats and Species Regulations 2010, which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). It is illegal to obstruct, disturb, damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If bats are discovered during the work, you must stop immediately and contact Natural England (0845 600 3078) for advice before continuing.