

Unrestricted Report

ITEM NO: 06

Application No.
23/00191/FUL

Ward:
Great Hollands

Date Registered:
30 March 2023

Target Decision Date:
27 August 2023

Site Address: **19 Tawfield, Bracknell, Berkshire, RG12 8YU**

Proposal: **Proposed two storey side extension and single storey front extension, following demolition of garage to side.**

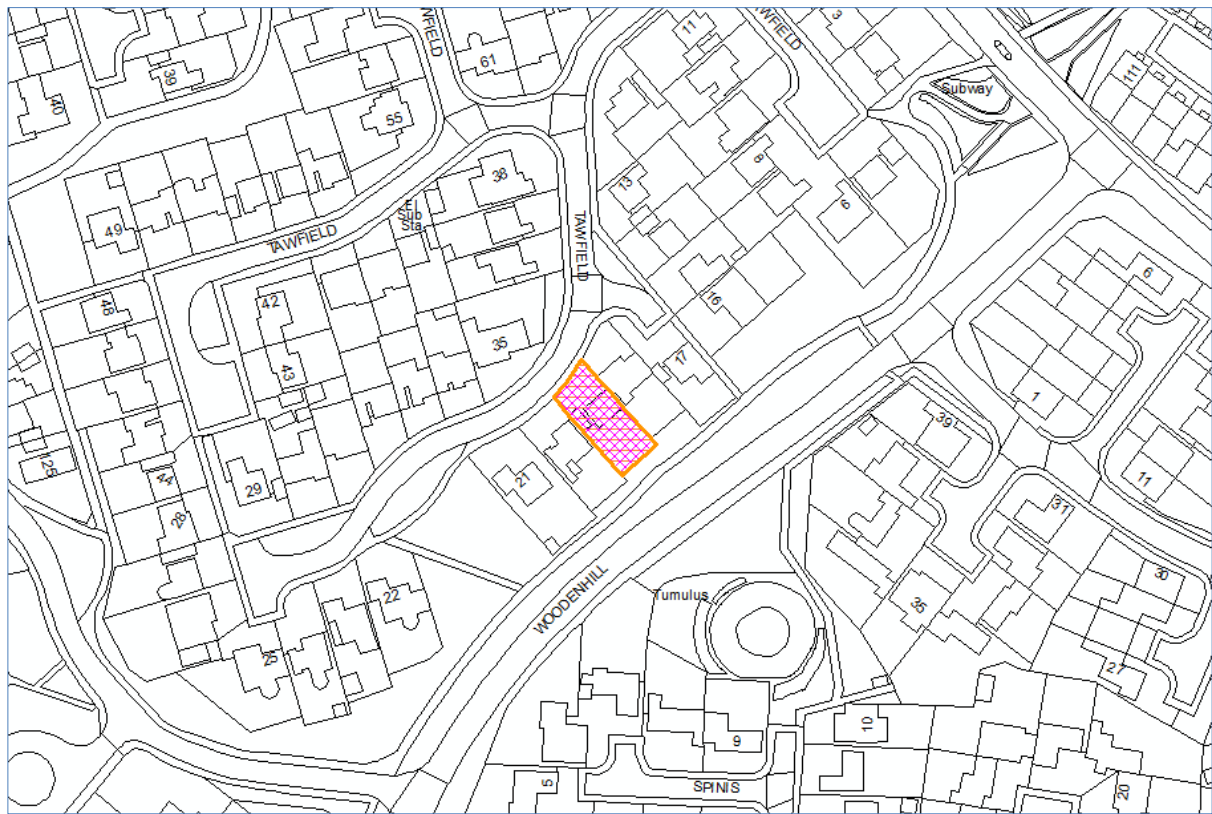
Applicant: Mr & Mrs Billy Ive

Agent: Mr David Scammell

Case Officer: Kevin Lloyd Jones, 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 construction of a two-storey side extension and a single storey front extension, following demolition of the garage to side.
- 1.2. The proposed development is within the settlement boundary. The proposal would not be liable for SPA contributions or CIL payments.

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. This application has been referred to the Planning Committee due to receiving 11 objections to the original submitted plans.
- 2.2. The original plans were subsequently revised to allay these objections. The revised plans were subject to a further two-week period of neighbour consultation, from which no further representations were received.
- 2.3. Following contact by the Planning Officer, only three of the original objectors rescinded their objection.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement

Within 5km of SPA

- 3.1 19 Tawfield is a four-bedroom, detached dwelling to the south of the highway in the Great Hollands area of Bracknell. The dwelling benefits from a detached single garage to the western side. The site is bordered by no.18 to the east and no.20 to the west.
- 3.2 The surrounding area is predominantly residential, and the application site is located within the settlement boundary.

4. RELEVANT PLANNING HISTORY

- 4.1 The dwelling was constructed under Section 6/1 of the New Towns Act 1965 and there is no relevant planning history for this specific dwelling.

5. THE PROPOSAL

- 5.1 The proposal is for the construction of a two-storey side extension and single storey front extension, following demolition of the garage to the side.
- 5.2. The plans have been amended following the initial neighbour consultation and objections. The revised plans moved the proposed two-storey side extension away from the boundary.

5.3. This report is based on the revised plans received by the LPA on 25th May 2023.

- 19T3A-4A – Proposed plans and elevations.
- 19TSP-A – Proposed site plan with parking layout.

5.4. The existing porch at ground floor level will be widened to incorporate the site extension and its flat roof replaced with a single pitch roof. The side extension will be set back from the front elevation and down from the existing ridgeline. The proposed extension would incorporate a dining area and utility room at ground floor level and an enlarged fourth bedroom at first floor level.

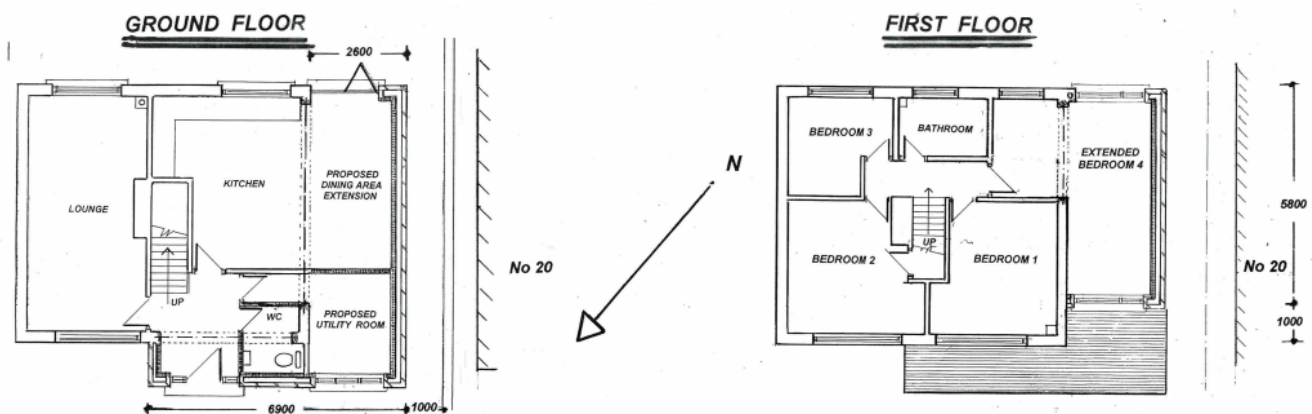
5.5. All new materials (brick, windows, tiles) will match the existing dwelling. No side fenestration is proposed.

5.6. The proposed dimensions are as follows:

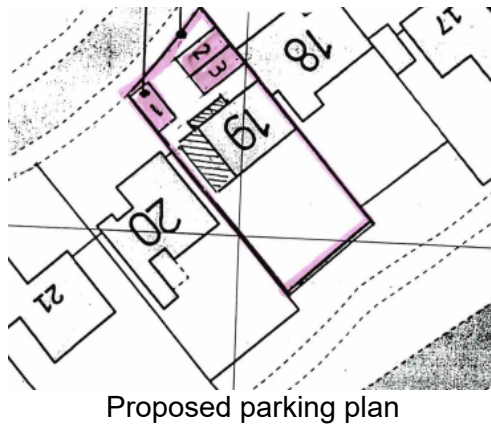
- Width: 2.6 metres (1m gap from western boundary)
- Depth at ground floor: 8 metres
- Depth at first floor: 5.8 metres
- Eaves height: 5 metres
- Ridge height: 7.1m



Proposed front elevation



Proposed floor plans



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1. Bracknell Town Council objected to the original scheme on the basis that a parking plan had not been submitted.

Other representations

6.2. In addition to the objection from Bracknell Town Council 10 objections were lodged against the original submitted scheme ("19 tawfield elevations proposed 4", received by the LPA on 18th March 2023).

6.3. The objections related to three main issues:

- Parking issues
- Impact on light and overbearing to no.20 Tawfield.
- Potential terracing effect.

6.2. The revised plans sited the two-storey side extension away from the boundary. The new plans were submitted to the Local Planning Authority on 25th May 2023

6.4. A neighbour reconsultation process was initiated on 25th May 2023 with an end date of 8th June 2023. No objections were received to the revised proposals.

6.5. The Planning Officer wrote to the original objectors. Three responses were received, rescinding their original objection. Therefore 7 neighbour objections still stand.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1. The Highway Authority has raised no objection to the submitted parking plan showing three parking spaces for this four-bedroom property.

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:

Policy and Guidelines		NPPF 2021
General Policies	<ul style="list-style-type: none"> • CS7 (Design) of the CSDPD 2008 • EN20 (Design) of the BFBLP 2002 • HO 7 (Local Character) and HO 8 (Good Quality Design) of the BTNP (2016-2036) 	Consistent
Residential Amenity	<ul style="list-style-type: none"> • EN20 (Design) of the BFBLP 2002 	Consistent
Parking	<ul style="list-style-type: none"> • CS23 (Transport) of the CSDPD 2008 • M9 (Vehicle & Cycle Parking) of the BFBLP 2002 • HO 4 (Managing the Streetscape) of the BTNP (2016-2036) 	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2022 (BRE SLPDS)		
Other publications		
National Planning Policy Framework 2021 (NPPF), National Planning Policy Guidance (NPPG).		

9. PLANNING CONSIDERATIONS

9.1. The development will be considered against the following key issues:

- i. The principle of development
- ii. Impact on Character and Appearance of Existing Dwelling and Surrounding Area
- iii. Impact on Residential Amenity
- iv. Impact on Highway Safety

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, upon the character and appearance of the area and highway safety.

ii. Impact on Character and Appearance of Existing Dwelling and 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 126 of the NPPF emphasises the importance of good design as key to making places better for people to live in. 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. Policy HO 8 of the Bracknell Town Neighbourhood Plan 2016-2036 states that developments will be expected to *'achieve high quality design that respects the established appearance, scale and character of the design of the particular neighbourhood in which they are being proposed.'*
- 9.6. Bracknell Forest Council's Design Supplementary Planning Document stipulates that side extensions should be sited and designed so as to minimise any impact on the character of the surrounding area by:
- being well back from the original building line, and preferably not seen in views along the street.
 - being subordinate to the original building, so that extensions of 2 storeys are noticeably smaller in footprint than the original building.
 - having a carefully designed roof form that is in scale with the original roof.
 - following the style of the original building.
 - avoiding terracing where this is not currently present.
- 9.7. The proposed side extension is set back from the front elevation at first floor level, down from the ridgeline and 1 metre in from the side boundary. The extension to the porch and its revised pitched roof at ground floor level adds cohesiveness between the original dwelling and the extension and would be a complementary addition to the streetscene.
- 9.8. The scheme complies with the Design SPD and is considered to not adversely affect the character and appearance of the surrounding area and would be in accordance with 'saved' policy EN20 of the BFBLP, policy CS7 of CSDPD, policy HO 8 of the Bracknell Town Neighbourhood Plan, and the NPPF.

iii. Impact on Residential Amenity

- 9.9. '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 of land and buildings.
- 9.10. The neighbouring dwelling most impacted by the proposed development would be no. 20 Tawfield, to the west.

Overlooking

- 9.11. No fenestration is proposed on the side elevation of the side extension. There are no dwellings located immediately to the rear of the site and the first floor front facing

windows will be set back from the existing front windows. There will not be any adverse overlooking issues resulting from this development.

Impact on Light

- 9.12. Bracknell Forest Council's Design Supplementary Planning Document states that side extensions should not have a negative impact upon the neighbouring property in terms of daylight and sunlight levels.
- 9.13. The extension would not project beyond the rear most elevation of the neighbouring property and therefore would not impact on any rear facing windows.
- 9.14. As the side elevation of no.20 Tawfield facing no.19 does not contain any windows to habitable rooms there will be no adverse impact on light to habitable rooms.

Overbearing

- 9.15. The Design SPD specifies that new developments should not result in an overbearing impact on neighbouring properties but does not specify how this should be assessed. Design recommendations include "setting the extension away from the property boundary so as to avoid any dramatic change in scale in relation to the neighbouring garden".
- 9.16. Excluding the roof overhang, the proposed two storey element would be separated from the boundary with no.20 Tawfield by 1 metre and set down and back from the existing dwelling at first floor level. This reduces the visual dominance of the extension. Furthermore no. 20 Tawfield is at a higher level than no. 19 Tawfield.
- 9.17. In totality the proposal, by virtue of its scale, design, and position, would not be considered to result in an adverse impact on the amenity of the neighbouring occupiers. As such, it would comply with 'saved' policy EN20 of the Bracknell Forest Borough Local Plan 2002, the Design SPD 2017 and the NPPF 2021.

iv. Impact on Highway Safety

- 9.18. Policy CS23 of the Core Strategy Development Plan Document 2008 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 Bracknell Forest Borough Local Plan 2002 states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) must be adhered to.
- 9.19. The residential standards in the Parking SPD state that a four bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width.
- 9.20. The submitted plan ("19TSP-A" – Proposed site plan with parking layout) include the provision for 3no. off-street parking spaces. The parking spaces have been found to comply with the requirements of the SPD.

- 9.21. The Highway Officer has reviewed the proposed development and raised no objection subject to conditions pertaining to the provision of the parking area and completion of the access prior to occupation of the development.
- 9.22. As the dwelling is in existing use and the proposal is only for an extension there is no need to consider the provision of bin and cycle storage.
- 9.23. As such, the proposal would be in accordance with 'saved' policy M9 of the Bracknell Forest Borough Local Plan 2002, Policy CS23 of the Core Strategy Development Plan Document 2008 and Bracknell Forest Borough Parking Standards SPD 2016.

10. CONCLUSION

- 10.1 It is considered that the proposed side and porch extensions are acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor would the development result in an adverse impact on the residential amenity of the neighbouring occupiers.
- 10.2 It is considered that the proposed development complies with 'saved' policy EN20 of the Bracknell Forest Borough Local Plan, policy CS7 of the CSDPD and the National Planning Policy Framework (NPPF).
- 10.3 Therefore, the application is recommended for conditional approval.

11. RECOMMENDATION

- 11.1 That the application be approved subject to the following conditions:

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 (as amended).

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 25th May 2023:

19TSP-A - Proposed Plans and Elevations
19T3A-4A - Proposed site plan with parking layout.

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined on the approved plans, received 25th May 2023 by the Local Planning Authority.

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

04. The development shall not be occupied until the associated vehicle parking and turning space for three cars to park and turn has been surfaced and provided in

accordance with the approved drawing. The 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.

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

Informatives

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. Time limit
 2. Approved plans
 3. Materials
 4. 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.