



Appeal Decision

Site visit made on 15 October 2019

by S Thomas BSc (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 November 2019

Appeal Ref: APP/R0335/D/19/3234544

1 Harts Leap Road, Sandhurst GU47 8EW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Hackett against the decision of Bracknell Forest Borough Council.
 - The application Ref 19/00050/FUL, dated 14 January 2019, was refused by notice dated 19 July 2019.
 - The development proposed is erection of a two storey side extension, part two storey part single storey rear extension, single storey side extension, front canopy and extension to roof to provide second floor accommodation following demolition of existing garage and conservatory.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of a two storey side extension, part two storey part single storey rear extension, single storey side extension, front canopy and extension to roof to provide second floor accommodation following demolition of existing garage and conservatory at 1 Harts Leap Road, Sandhurst GU47 8EW. This is in accordance with the terms of the application Ref 19/00050/FUL, dated 14 January 2019, subject to the conditions set out in the Schedule to this decision.

Procedural Matter

2. I have used the description of development from the Council's decision notice. This comprehensively describes the aspects of the development more clearly than the description given on the application form. This is reflected in the banner heading above.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal property is a two-storey detached property located on a prominent corner plot at the junction of Harts Leap Road and Crowthorne Road. This residential area is characterised by varying property types and styles which creates a varied street scene. The property is located on the south side of Harts Leap Road where the general character is of large detached properties which follow a common building line.

5. Including the appeal property, there are four corner plots positioned adjacent to Crowthorne Road in this immediate location. All are set in substantial grounds with larger building footprints compared to surrounding properties. Therefore, the presence of larger buildings is a common feature on corner plots in the area.
6. The proposal would involve raising the height of the existing property by approximately 1.58m and this would be taller than neighbouring properties. However, there is a varying height of buildings along Harts Leap Road. The Bracknell Forest Council Design Supplementary Planning Document (2017) (SPD) identifies that heights of buildings should respond to the existing heights and degree of variation in height in the local context and its position in the street hierarchy. Its role as a key building therefore allows it to be prominent and the increased height would not be detrimental to the character of the area. The angling of the roof pitches helps to reduce the prominence of the increased height and overall makes it acceptable. Therefore, given its location it would not appear out of character with the area.
7. The property would result in a wider and deeper property and therefore it would be prominent in the street scene. However, the extended property would still retain a considerable garden and the plot can accommodate it without it appearing a disproportionate addition to the plot or the street scene. The property would be seen in the context of other large corner plots of varying styles, nearby which also have large footprints and would not appear out of character. Whilst larger, its scale and massing is considered acceptable as a key corner building. It is of acceptable design and would act as a focal building in the street scene, also in accordance with the SPD.
8. For the reasons outlined above I conclude that the proposed development would not result in harm to the character and appearance of the area. It would accord with saved Policy EN20 of the Bracknell Forest Borough Local Plan (2002) and Policy CS7 of the Bracknell Forest Borough Council Core Strategy Development Plan Document (2008). Together these seek amongst other matters to ensure development respects local patterns of development and is in sympathy with the appearance and local character of the local environment in relation to itself and adjoining buildings.

Conditions

9. I have considered the suggested conditions in light of the Framework and Planning Practice Guidance. I have imposed a condition specifying the relevant drawings in the interests of certainty and a condition requiring a sample of materials to be provided to the Local Planning Authority (LPA) for approval in order to ensure the satisfactory appearance of the development. A condition is necessary to require details to be submitted to the LPA for approval for the provision of parking spaces to serve the proposal to ensure adequate car parking is provided in the interests of highway safety.
10. In addition, the Council has considered necessary a number of conditions to protect the privacy of the occupiers of the adjacent property 3 Harts Leap Road, which I consider necessary to impose subject to amendments in the interests of precision and clarity. Conditions have been included therefore to ensure the first floor windows on the east elevation are glazed with obscure glass and to prevent further windows or openings in the first floor east elevation.

11. I have not imposed the Council's suggested condition that seeks to restrict the use of the roof as a recreational terrace. The drawings do not indicate any obvious way to get onto the roof and I am not aware of any such restrictions applying to surrounding properties. In the particular circumstances of this appeal, I find no clear justification for the general imposition of such a condition.

Conclusion

12. For the reasons given above, the appeal is allowed.

Stephen Thomas

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan Drawing No PL104 Rev 2, Existing and proposed Block Plans Drawing No PL103 Rev 2 and Proposed Plans and Elevations PL101 Rev 8.
- 3) No development above slab floor level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
- 4) The development shall not be occupied until 3 parking spaces have been laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The spaces shall thereafter be kept available at all times for the parking of vehicles.
- 5) The development shall not be occupied until the windows at first floor in the east elevation facing 3 Harts Leap Road have been fitted with obscure glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened.
- 6) 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 or enlarged windows other than those expressly authorised by this permission shall be constructed at first floor level on the east elevation facing 3 Harts Leap Road.