

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	30
Suffix	
Property name	
Address line 1	Coningsby
Address line 2	
Address line 3	
Town/city	Bracknell
Postcode	RG12 7BE
Description of site location must be completed if postcode is not known:	
Easting (x)	487118
Northing (y)	168239

Description

RECEIVED

16/12/2020
20/01042/FUL



2. Applicant Details

Title	Mr
First name	Greg
Surname	Christopher
Company name	
Address line 1	30 Coningsby
Address line 2	
Address line 3	
Town/city	Bracknell
Country	England

2. Applicant Details

Postcode

RG12 7BE

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Two storey side extension up to rear wall of existing house and first floor side extension

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Light coloured brick (ground floor) Black wood cladding (first floor)
Description of proposed materials and finishes:	Light coloured brick (ground floor) Black wood cladding (first floor) Both to match existing materials

Roof	
Description of existing materials and finishes (optional):	Light red/grey concrete tiles used on sloping roof Green/Grey felt flat roof
Description of proposed materials and finishes:	EPDM rubber and green/grey felt on new flat roof (as required)

Windows	
Description of existing materials and finishes (optional):	white uPVC double glazed windows
Description of proposed materials and finishes:	white uPVC double glazed windows

Doors	

5. Materials

Description of existing materials and finishes (optional):	Anthracite aluminium bifold door at rear. uPVC standard doors front/rear
Description of proposed materials and finishes:	Anthracite aluminium french door at new rear extension New composite door (front) TBD

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Original concrete driveway in front of garage for one car
Description of proposed materials and finishes:	Additional parking will be permeable block paving and this will also replace concrete drive in front of garage

Lighting	
Description of existing materials and finishes (optional):	PIR activated lantern
Description of proposed materials and finishes:	PIR activated lanterns, TBD

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

The materials to be used are outlined on Proposed Elevation drawings as submitted with this Application.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Vehicular access/parking: There will be need for additional parking as marked on the Proposed Plan, this will be permeable block paving. The kerb will need to be dropped along this additional width (currently there is a dropped kerb only along the width of the existing garage/driveway for a single vehicle).

Pedestrian Access: There is currently a paved path from the pavement/highway to the front door, this will be replaced by block paving in a matching style and type to the new vehicular parking spaces.

The intention is to complete both the above after the proposed extension works so that they are not ruined by heavy plant and machinery during the works.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

There is additional parking requirement which has been shown on the plan. A single additional space is currently proposed with the option of one further space

8. Parking

if there is a need or requirement for this further space.

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Ms
First name	Olivia
Surname	Jones
Reference	PREH/20/00140

Date (Must be pre-application submission)

18/10/2020

Details of the pre-application advice received

Excerpts from pre-planning advice rec'd, incl summary

1. The Proposal

This enquiry relates to the erection of a part first floor part two storey side extension.

2. Summary of Response

Subject to suitable parking provision the proposed development is likely to receive officer support

3. The Site

30 Coningsby is a two storey semi-detached property.

The application site is located within the defined settlement boundary. The application site is not located within a conservation area (Article 2(3) direction), or land covered by an Article 4 Direction. The property is not a listed building, nor is it located within the curtilage of a listed building.

5. Assessment of Permitted Development

The proposal consists of a two storey side extension. This does not comply with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore a planning application is required.

7 (a) Principle of Development [...] 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, highway safety etc.

(b) Impact on character and appearance of the area

The proposed development consists of a two storey side extension. The extension would be set back from the front elevation and would have a flat roof in line with the existing eaves. The extension would be stepped backwards.

Two storey flat roof extensions are generally discouraged, however numerous examples of the same style of extension can be found within the streetscene. The proposed extension would be considerably set back from the front elevation and would maintain the existing material palette. Therefore, it is considered that the proposed development would not appear out of keeping with the existing character of the area.

(c) Impact on residential amenity

The orientation of the application site is such that the proposed extension would face onto the rear boundaries of the neighbouring properties to the side. [...]

It is not considered that the proposed front or rear windows would cause unacceptable levels of overlooking, given their position in relation to neighbouring properties and boundaries. [...]

8. Conclusion

A planning application is required for the proposed extension.

The extension is acceptable in principle and would not be considered to adversely impact the character of the area.

Subject to the proposed landing rooflight being high level, it is not considered that the proposed development would adversely impact residential amenity.

A parking plan should be provided demonstrating capacity within the application site for three cars.

It is not considered the development would adversely impact any protected trees, subject to suitable safeguarding conditions.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mrs Malgorzata Christopher (previously Ms M Cal)
Number	30
Suffix	
House Name	
Address line 1	Coningsby
Address line 2	
Town/city	Bracknell
Postcode	RG12 7BE
Date notice served (DD/MM/YYYY)	18/10/2020

Person role

- ☒ The applicant
- ☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Greg"/>
Surname	<input type="text" value="Christopher"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/10/2020"/>

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

13. Declaration

Date (cannot be pre-application)

15/12/2020