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PLANNING STATEMENT

HOUSEHOLDER PLANNING APPLICATION

SITE

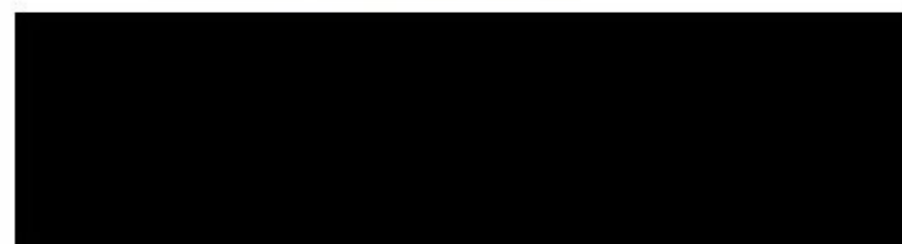
30 BAY ROAD

BRACKNELL

RG12 2NH

The Plan Hub

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Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Nigel Alemao to submit a householder planning application for a single storey front extension and part single, part two storey rear extension.

Site Context

- The proposed work will take place at 30 Bay Road, Bracknell, RG12 2NH.
- The dwellinghouse is a mid-terrace property.
- Photographs below show the front and rear elevation of the dwellinghouse.



Proposed Works

- The proposed single storey front extension will measure 3000mm deep. It will measure the full width of the dwellinghouse. It will have a mono-pitched roof. There will be 2x window and a single door with glazed panels either side of it to the front elevation.
- The proposed single storey element of the rear extension will measure 5500mm deep. There will be a bi-folding door to the rear elevation. The single storey will have a flat roof with a roof window. The two-storey element will have the same rear building line as 28 and 32 Bay Road. It will be stepped in from the left boundary. The roof will be stepped down from the main roof. There will be 2x window to the rear elevation.

Local Planning Policy

- Policy CS7 of the Core Strategy states that the council will require high quality design for all development. They will be permitted where proposal build on the local character and respect local patterns of development.

- Policy EN20 of the Local Plan is with regards to design considerations in new development. When determining application, the council will have regard to whether or not the proposal have sympathy with the appearance and character of the local environment in terms of scale, mass, design, materials, layout and siting. They will assess if the proposal provides adequate space for private use and visual amenity and if it adversely affects the amenity of surrounding properties.

- The Design Supplementary Planning Document states that extensions or alterations should respond to the scale, proportions and design of the original building. In terms of rear extensions, it states that they should retain a reasonable living environment for the property being extended by:
 - Preserving a back garden of a reasonable size, appropriate for the potential number of occupants of the house, and able to accommodate activities such as playing, drying clothes, cycle and waste and recycling storage
 - Being set behind the original rear building, and not projecting beyond it at the sides
 - Maintaining an external access to the garden
 - Being subordinate to the original building in height, with eaves height no taller than the original eaves height
 - Following the style of the original building, or complementing it with a high quality modern addition
 - Ensuring that the roof form is well proportioned and does not alter or interfere with the main roof form and
 - Being appropriate in size to the buildings, gardens and plots of both the original and neighbouring properties.

- Rear extensions should maintain the quality of environment for neighbours by ensuring reasonable levels of daylight and sunlight to the habitable properties in accordance with the BRE guidelines.

- Front extensions should be carefully designed to make sure they do not erode local character. Generally, small porches are an acceptable form of front extension. Because of their prominence in the street scene, the design, materials and details of any other front extension will need to be high quality. Front extensions should maintain local character by:
 - Being small in footprint relative to the original building
 - Porches being set behind the existing building line so that they are not dominant elements in the street scene
 - Being subordinate in scale so that they do not dominate the original building
 - Generally following the style of the original building in terms of design, materials and detailing, including roof materials and pitch and
 - Being consistent with others on a terrace or other group of buildings, and not having an unbalancing effect on the group as a whole.

- They should maintain the quality of environment for neighbours, by ensuring reasonable levels of daylight and sunlight to the habitable rooms in adjoining properties. It should comply with the 45-degree rule.

Conclusion

- The proposal is for a single storey front extension and part single, part two storey rear extension.
- This row of terraces along Bay Road have differing front building lines. The terraces are set back from the highway. The proposed depth of the front extension would align with the front building lines of 38 and 40 Bay Road.
- This property is positioned in a more forward location than 28 Bay Road thus their rear building line is set deeper into the garden. 32 Bay Road has the same front building line as this property, but they had approval for a part single, part two storey rear extension (16/00092/FUL) thus their rear building line is deeper than the property. Although the total depth of the ground floor element exceeds 5m, as the neighbouring rear building lines are set further back from the rear building line of this property, the amount projected beyond the neighbouring rear building lines are not that excessive so as to significantly impact their amenity levels.
- The proposed two-storey element is the same depth as that approved for 32 Bay Road. It would also align with the rear building line of 28 Bay Road. It is stepped in from the left boundary and does not surpass the 45-degree line taken from the neighbouring habitable window of 32 Bay Road thus the extension will not have significant to their amenity level. The roof design of the two-storey element is the same as that approved at 32 Bay Road.
- The materials used will match with the dwellinghouse.