



November 2023

Planning Statement

1 Breadcroft Cottages, Bracknell, RG42 6JE

Development:

Demolition of existing conservatory, side extension and sheds, erection of part single, part two storey side extension, single storey rear extension, new front porch and alterations to landscaping.



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INTRODUCTION

On behalf of the new homeowner of 1 Breadcroft Cottages, Mr Michael O'Dwyer, this statement provides background information on the site and a detailed consideration of the proposals in relation to planning policy and other material considerations.

SITE AND SURROUNDINGS

The application site relates to a two storey cottage on Cock Lane. The semi-detached property sits within a large garden which is laid to lawn. Two separate crossovers exist to the front of the site and the property has a carriage driveway as a result.

The property has been extended in the past with a two storey side and rear extension, conservatory and various sheds. The attached neighbour, no.2 Breadcroft Cottages also has an existing two storey side and two storey rear extension, with a conservatory to the side and an outbuilding to the rear. The properties are set within the green belt, but in a heavily developed enclave of buildings, adjacent to the new residential close next door, Paddocks View and the industrial land opposite which recently had permission to intensify the use, granted by the Planning committee.

SITE PHOTOGRAPHS

View looking east with entrance to Paddocks View



View looking East with neighbours extension visible



Entrance to Paddocks View



No.2 Breadcroft Cottages extensions and boundary treatments



Pair of properties together – 1 and 2 Breadcroft Cottages



Application site and main crossover/gate



Application site and second crossover



No.2 Breadcroft Cottages and Paddocks View Houses to west



Application site and garage





No.1 and No.2



View from within site looking west



No.2 and associated garage



Rear of property and existing outbuilding



Sheds to be demolished



Rear of application property



Rear of 1 and 2 Breadcroft Cottages



Rear of 1 Breadcroft Cottages



Application site, carriage drive and garage existing



View towards Paddock View and rear of No.2 Breadcroft Cottages



Rear of site and outbuilding



Side extension to be demolished



Side elevation of property



Historic photographs of existing driveway

October 2010



April 2010



PROPOSAL

Planning permission is sought for the demolition of the existing conservatory, side extension and sheds, the erection of part single, part two storey side extension, single storey rear extension, new front porch and alterations to landscaping.



PLANNING CONSIDERATIONS

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

The application has been considered in the context of all relevant national and local planning policies. These are the policies against which the proposals will be considered by the Local Planning Authority. The Applicant considers that the proposal is in full compliance with all relevant policies in the Development Plan.

The relevant policies of note include

- CSDPD Policies- CS1, CS2, CS7, CS9, CS23, CS24
- Saved policies of BFBLP- EN1, EN2, EN3, EN20, EN25, GB1, GB4
- The Warfield Neighbourhood Plan

The green belt impact is acceptable. The extensions are sited on the developed part of the site and have been designed to match and balance the pair of properties which it forms part. The main rear garden will remain open with the existing carriageway retained. Some outbuildings will be demolished on the site.

The proposals as a whole would have a positive impact on the semi-detached pair and wider streetscene given the extensions have been designed to match the extensions at the attached neighbour. There will be a positive impact from the proposals, balancing the front elevation and roof slope of the pair.

Given the generous distances to site boundaries, there will be no impact on the living conditions of neighbours. There is a considerable distance to the eastern boundary and the rear extension has been set off the boundary with the attached neighbour at No.1. There will be no loss of light, outlook, privacy or sense of enclosure resulting from the works.

There will be no change to traffic, access and parking on the site as the existing arrangement would be retained.

With regard to ecology, the site is a residential garden laid to lawn with an existing area of hardstanding serving the two existing crossovers. There is a lack of vegetation on and adjacent to the areas proposed to be developed, with the rest of the rear garden proposed to be retained. The side and rear extensions to the property are proposed to be sited on existing areas of patio, hardstanding or extension. The permeable paving proposed will largely replace existing hardstanding which has been overgrown with weeds.

All hedging and trees around the boundary will be retained as these are considered to provide the greatest opportunity for ecological gains and landscaping contributions. There are no waterbodies within the site and the nearest is some 250m to the south east.