



**LANDMARK**  
— GROUP —

## **PLANNING, DESIGN & ACCESS STATEMENT**

**47 Fernbank Road, Ascot, Berkshire, SL5 8HY**

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## **1. INTRODUCTION AND SCOPE OF PROPOSAL:**

The application site is located within the settlement boundary, where development is acceptable in principle. The existing dwelling is a three-bedroom detached bungalow property with a detached garage and a rear garden that stretches across the length of the rear site.

- 1.2 The existing house is typical for the era with what would have been originally, brick built houses. Design clues are usually casement windows and black or white fascia boards. With an approximate gross internal area of 67 sqm, the property comprises 3no.bedrooms, a living and kitchen area, and also a small extension towards the rear, that leads out into the garden. The sloping roofs are adorned in slate plane tiles. Located on either side are fenced boundaries to distinguish the front to the rear, with a slabbed pathway at the front drive leading to the right side of the ground, straight to the rear of the garden via a gate.
- 1.3 The proposal is to demolish the existing house with a footprint of approximately 67sqm and replace it with a modern and contemporary pair of semi-detached dwellings, that almost replicate the character of the already built new property that is across the road (46, 46a & 46b Fernbank Road). The proposed replacement dwelling house has accommodation on the ground, first and second floors, the latter being within the roof void. The completed dwelling house will serve as a principal residence for future applicants and their families.

## **2. SITE DESCRIPTION, LOCATION AND SETTING:**

The site location has been identified within the attachments of this application.

- 2.1 Landmark obtained a land registry-compliant plan from the ordinance survey. The plot is reasonably flat and the levels have been shown on the proposed elevations. In conjunction with the plans, we have a tree and bat survey also submitted for the council's consideration, along with a schedule of materials document to identify the suitability of the chosen products along with a compliance report for water usage.
- 2.2 Several properties along Fernbank Road have been extended or replaced with much larger schemes, including no's 46, 46a, 46b, 88 and 106 (decision pending). Several other larger



developments can be found further down the road. This site serves as a very similar aesthetic to our proposal.

2.3 In the Townscape study, Fernbank Road is situated within a defined settlement boundary encompassing detached houses with large front and rear gardens. Gardens and streets often contain deciduous trees which soften the streetscape. Trees of amenity value are located along the northern boundary, and these offer a natural privacy occurrence from the properties at Wentworth Avenue. The style of the neighboring properties consists of that with the Victorian semi-detached design with similar features also found further down the road.

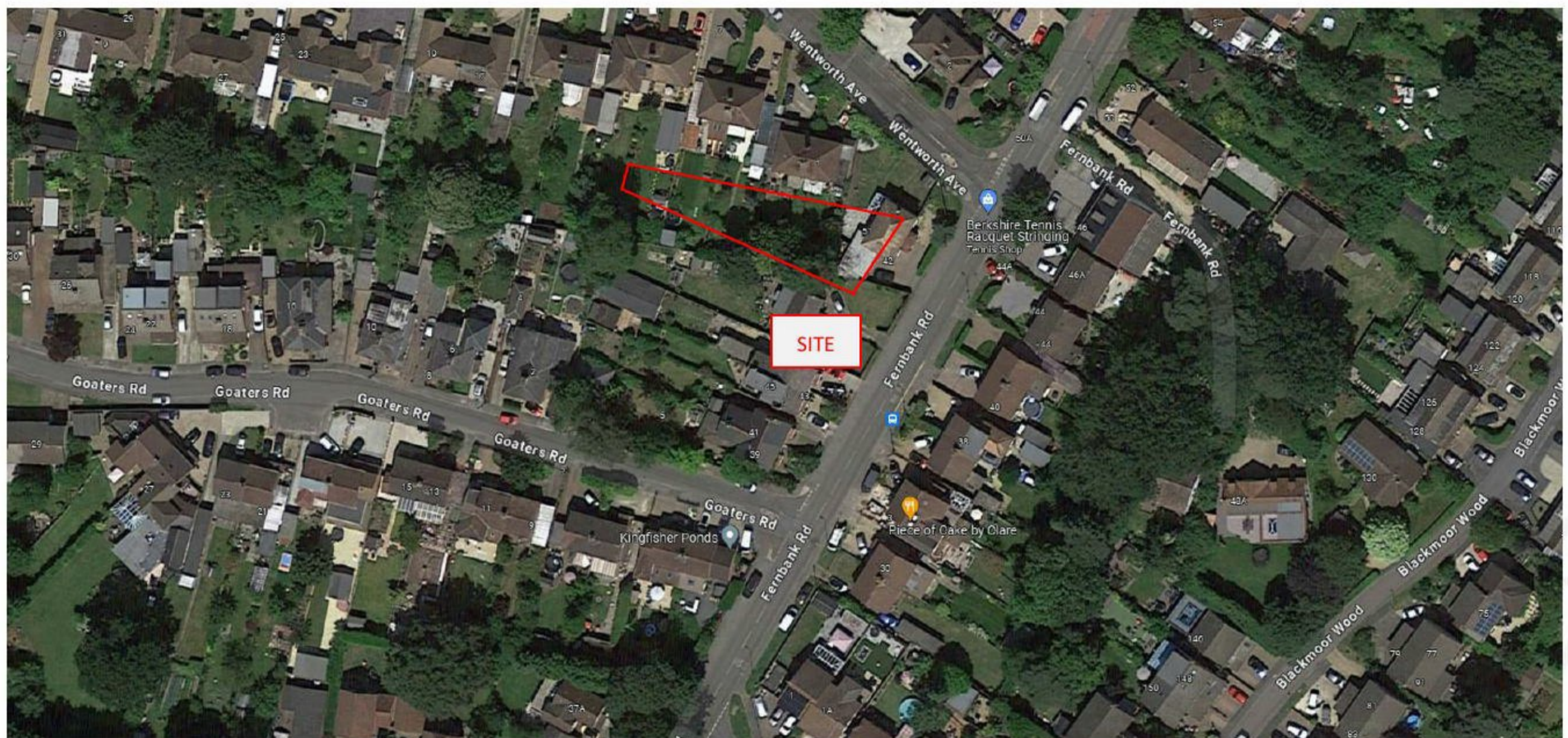


Figure 1 - Aerial images of site and setting



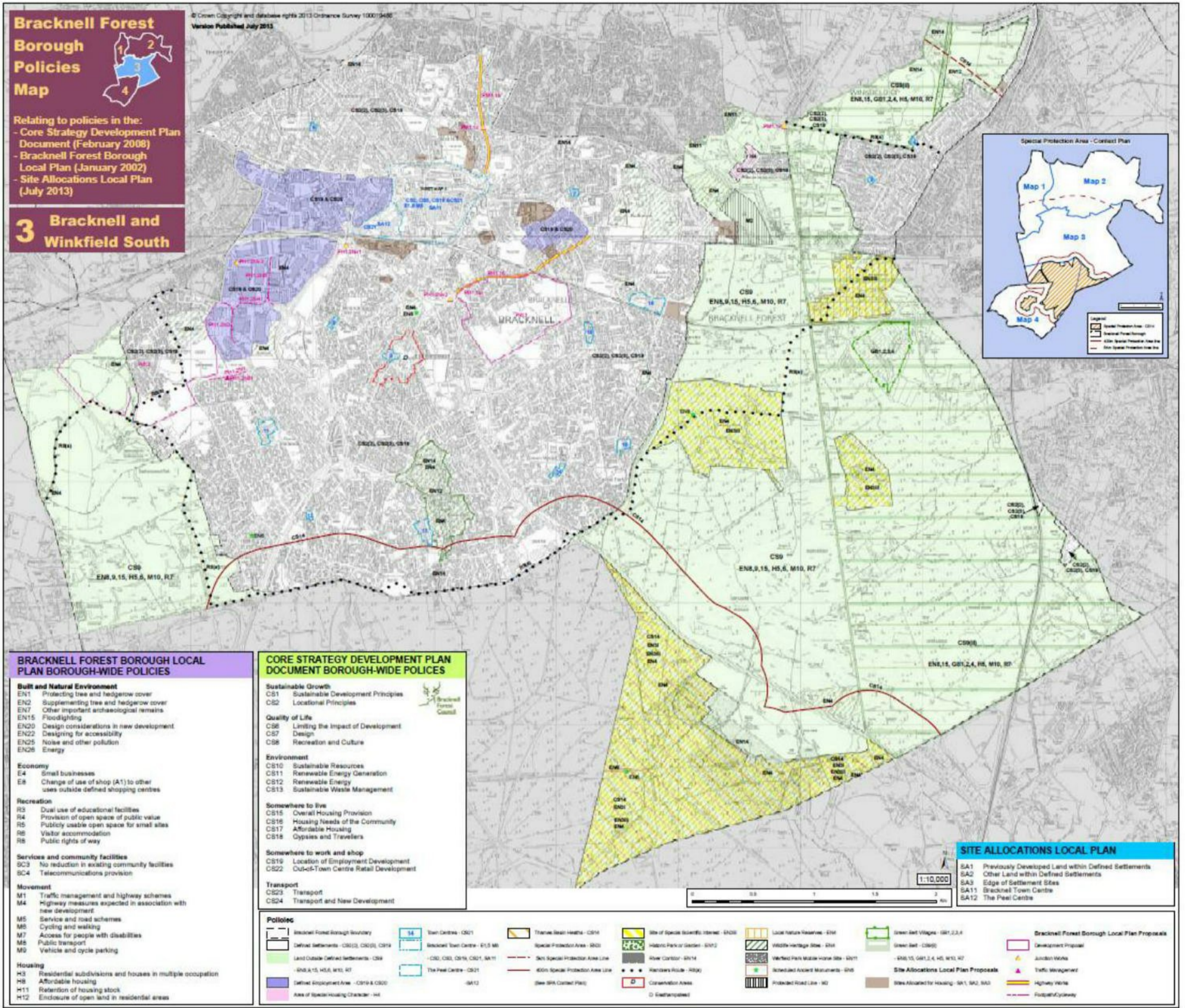


Figure 2 - Local Plan Map Extract



### **3 PLANNING POLICY FRAMEWORK:**

#### **3.1 National Planning Policy Framework (NPPF) (2019)**

At the heart of the Framework is a presumption in Favour of sustainable development (para. 11). The NPPF (Section 12) Achieving Well-designed Places sets out guiding principles.

Should ensure that developments will function well and add to the overall quality of the area, not just the short term; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (paragraph 127)

#### **3.2 BRACKNELL CORE STRATEGY – PRINCIPLE OF DEVELOPMENT**

Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety, trees or any other planning considerations.

#### **3.3 SAVED POLICIES OF LOCAL PLAN**

'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 130 of the NPPF emphasises the importance of good design as key to making places better for people to live.



**4 SITE AND SETTING VIEWS:**



47 Fernbank Road



47 Fernbank Road (With adj property)



47 Fernbank Road



47 Fernbank Road



47 Fernbank Road



## 5 PLANNING HISTORY:

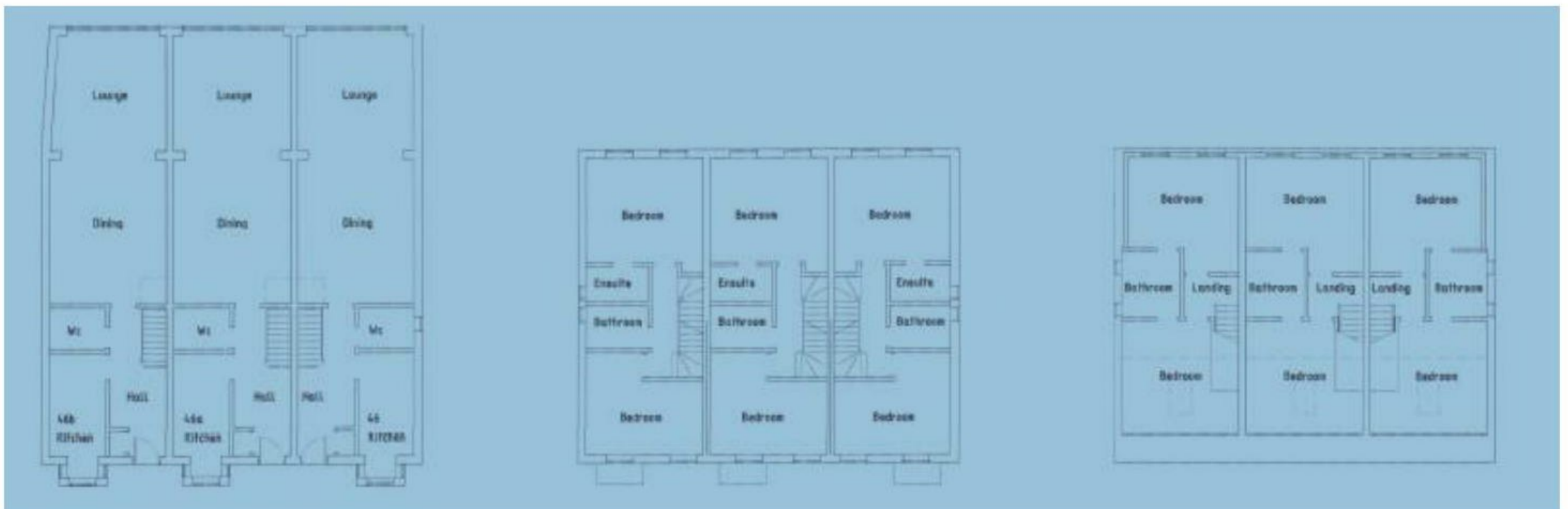
5.1 Examining the schedule of planning history as recorded on the Council website, having searched the immediate vicinity there is a large dwelling house consisting of 3no. dwelling houses at 46, 46a and 46b which has been approved already built. This property design, as seen now on the street is what this design proposal is trying to replicate – with its rendered finish and grey slate roof tiles to offer a more contemporary look. Seen below is the planning history for this;

- ***‘Proposed front dormer windows (3no) and change to roof tile’*** - Approved (2017)
  
- ***‘Conversion of existing building from 3no. flats to a terrace of 3no. dwelling houses, involving increase in height of front and rear walls and new roof. Addition of 3no. bay windows, porches and single storey rear extensions. (Amendment to scheme approved under application 00/01028/FUL providing increase in roof height to 8.8m and change to design of single storey rear extensions).’*** – Refused (2005)
  
- ***‘Conversion of existing building from 3no. flats to a terrace of 3no. dwelling houses, involving increase in height of front and rear walls and new roof. Addition of 3no. bay windows, porches and conservatories. (Amendment to scheme approved under application 00/00632/FUL providing three conservatories on the rear of the proposed dwellings). Part p.d. removed.’*** – Approved (2000)
  
- ***‘Conversion of existing building from 3no. flats to a terrace of 3no. dwelling houses, involving increase in height of front and rear walls and new roof. Addition of 3no. bay windows and porches. No p.d.’*** – Approved (2000)

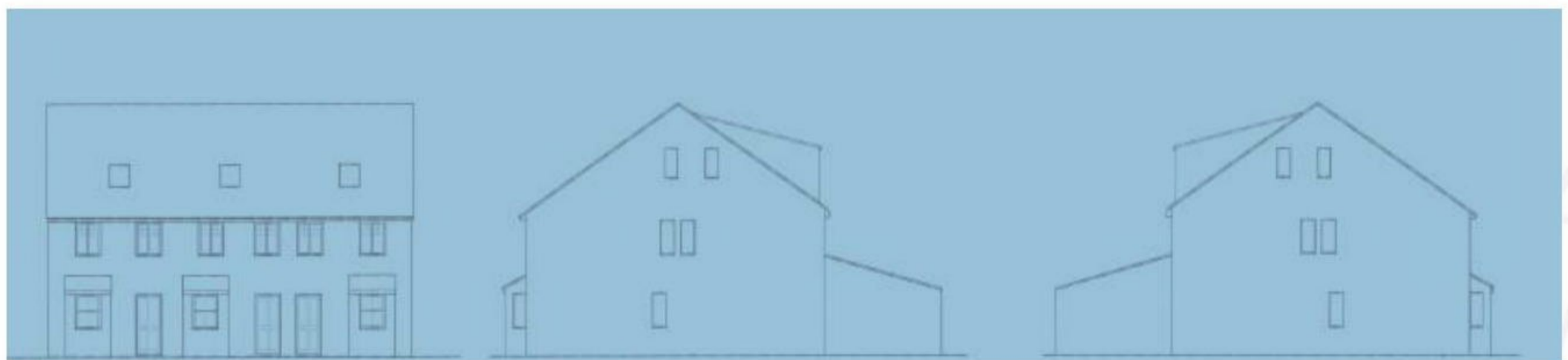


46A, B AND C – 17/00140/FUL: Approved

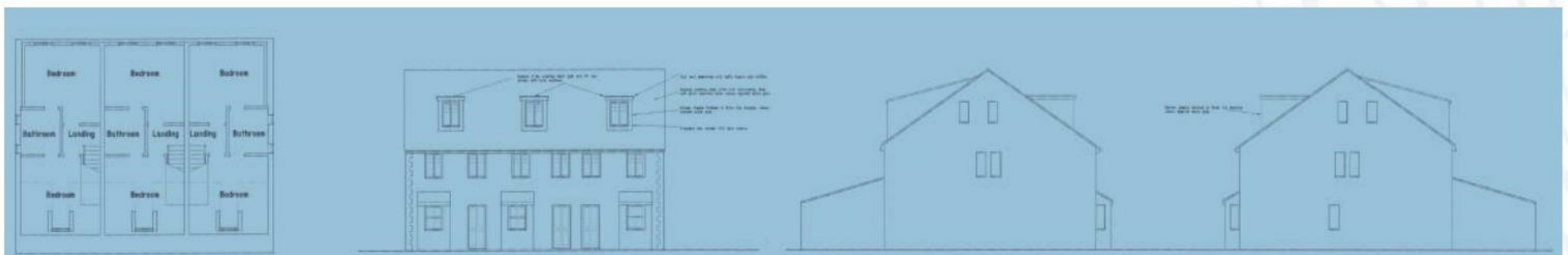
46 Fernbank Road Existing Plans



46 Fernbank Road Existing Elevations



46 Fernbank Road Proposed (Now AS-BUILT)





## 6 DESIGN DEVELOPMENT:

### 6.1 Design brief

Landmark worked with the client throughout this process. A careful design brief was taken along with key elements of how residents can live, work and choose to reside. To that end, we hope to satisfy the client's requirements by closely adhering to what was required as well as what could be approved under delegated powers.

### 6.2 Size and form

The client wants to achieve comfortable, modern homes to provide with residents that can enjoy while the children are young and have enough room for entertaining friends and family. The two dwellings aim to be forever homes that residents have always wished for, with significant kerb appeal.

Based on our extensive knowledge of the area we have designed a home that is of each side boundary and maintains similar height ridges and eaves along with widths and depths to the comparative plots.



Figure 1 Elevation Outline



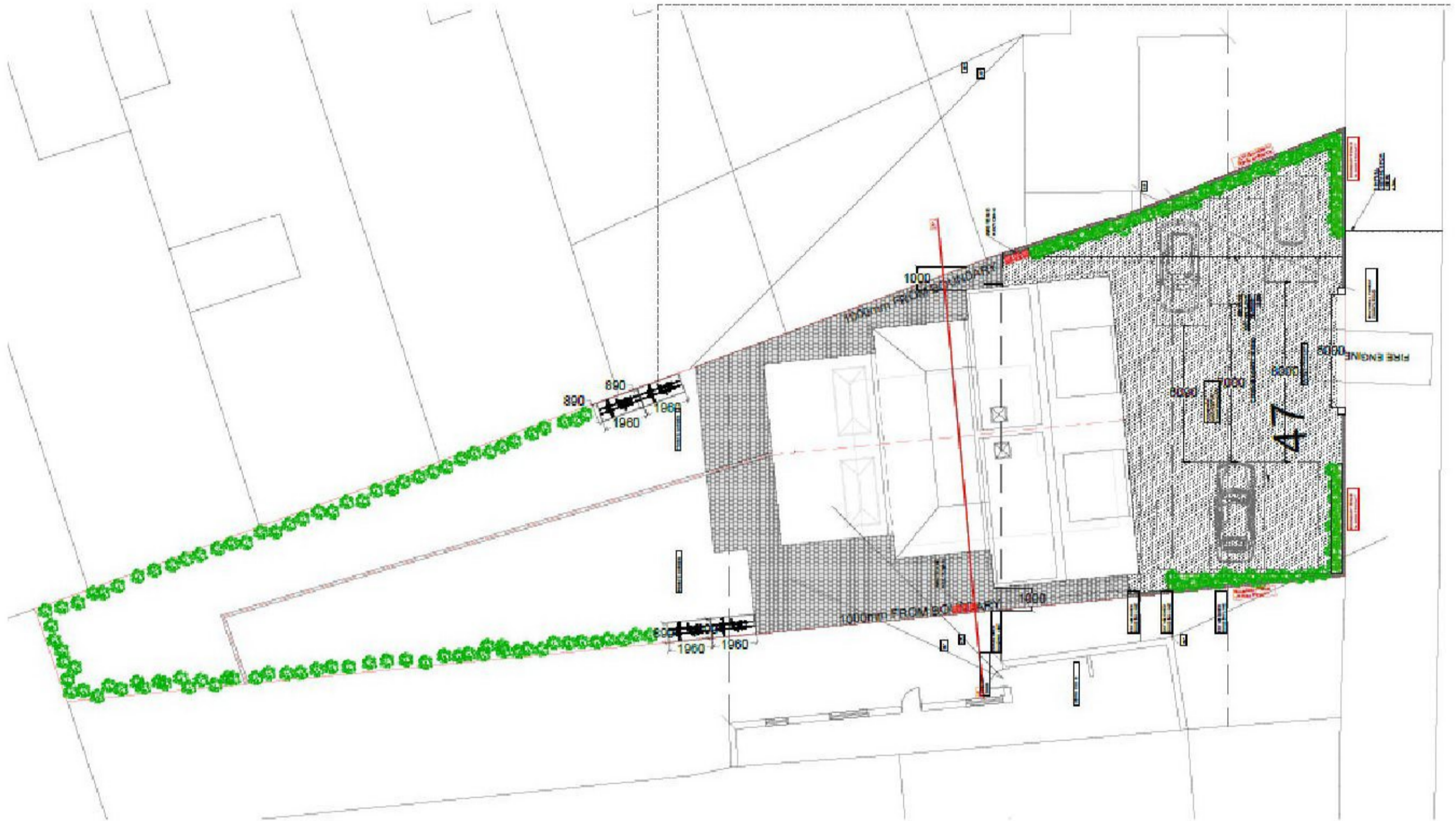


Figure 2 Design Birds Eye/Landscaping Plan

### 6.3 Architecture Design

Taking into consideration of the officer's report of other approved schemes, we have designed a pair of semi-detached traditional homes which will sit suitably into the streetscene and overall locality.





Figure 3 Proposed Front Elevation.

**7 ACCESS:**

Parking is proposed to meet standards and acceptance of highways and the council guidelines. We have allowed for 6 parking spaces, leaving room for landscaping. Each car parking can be reversed and driven into, without disturbing another bay (please see parking tracking drawing).

The site is fairly level so no change in levels is a concern for accessing the property.



## **8 TREES AND LANDSCAPING:**

The application is accompanied by a Tree Survey prepared by Merewood. The trees to be affected are identified within this report and respect to the design has been considered to allow for this, particularly with the citing of the new house.

The remaining landscaping is to introduce planting mix at the front drive and hedge mixes at the rear, located at either sides of the plot width. For privacy, a boundary fence is proposed to ensure levels of privacy are kept at a comfortable rate for the new future residents of the two dwellings.

## **9 CONCLUSIONS:**

While architecture is not an exact science it is felt that a fair balance between the needs of the applicant and the planning officer has been achieved on this submission.

These beautiful homes are ones that we feel will home a family for generations. The rooms are spacious and allow for a growing family.

Homes are built not only for the needs of day one but also for the future inhabitants. While the replacement dwelling is not so large, adequate parking, cycle and refuse storage has been provided in careful consideration.

These homes have architectural merit, style and the necessary accommodation that will stand the test of time.

While Building Control is not essential at the time of planning submission, it should be noted that renewable energy will be implemented. In addition to this, it is suggested that an early SAP test is undertaken to establish the efficiency of the completed product.

In line with other recent approvals, it is considered that both solar panels and an Air Source Heat Pump could be utilized at this site. In addition to this, cavity insulation at a minimum of 150mm (Celotex GA4000) is likely to be required.

This in conjunction with A+-rated double glazing should product the inhabitants with a sustainable, energy-efficient home to be enjoyed for years to come.