

Bracknell Forest Council  
 Place, Planning and Regeneration  
 Time Square, Market Street, Bracknell, RG12 1JD  
 Tel: (01344) 352000  
 Email: customer.services@bracknell-forest.gov.uk



## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG42 3TJ

## Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

[REDACTED]

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed part single storey, part two storey rear extensions, raising of the ridge height and loft conversion, garage conversion.

Reference number

23/00426/FUL

Date of decision (date must be pre-application submission)

04/12/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

02, 03 & 04

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

19/02/2024

Has the development been completed?

Yes

No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Front elevation at 1st floor and above - Improve aesthetics and to be in keeping with street scene and style of some neighbouring properties  
Left hand side elevation window at 1st floor - this is a bedroom and wish to vary the condition from fixed and obscure to clear and single openable casement window for egress  
Left hand side elevation entrance door and side casement window at ground floor - this is the main entrance door to a central hallway and wish to vary the condition from side casement window with top hung opener to fixed full height glazed panel to allow more natural daylight to the internal enclosed space

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Front elevation at 1st floor and above - amend vertical tile hanging to rendered finish, colour white  
Left hand side elevation window at 1st floor - amend from casement window restricted to top hung openers 1.7m AFFL and obscure glazing to casement window with single openable fire egress window and clear glazing as this is a habitable bedroom (this bedroom window overlooks the side elevation and driveway of the neighbouring property)  
Left hand side elevation entrance door and side casement window at ground floor - amend from side casement window with top hung opener to fixed full height glazed panel

## 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

## 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

Mr

First Name

B

Surname

Marshall

Reference

PREH/23/00010

Date (must be pre-application submission)

23/05/2023

Details of the pre-application advice received

10. Conclusion

Overall, the proposed development is acceptable in principle however insufficient information has been provided which allow for a proper assessment on the developments impact on neighbouring properties and on users of the highway. Without significant amendments the proposal in its current form is unlikely to be supported based on its impact on the existing dwelling and within the surrounding area for the reasons given above.

11. Suggested amendments

- Amend the scale and design of the dormers to be more subservient and less dominant.
- Provide further details regarding the side facing windows and the proposed materials.
- Ensure that the proposed parking spaces are indicated on the site plan in line with the Council's Parking SPD
- Amend the scale and design of the rear two-storey extension so that it appears less overbearing from the neighbouring property.
- Provide a light assessment in accordance with Building Research Establishment guidelines demonstrating the impact of the development on no. 17.
- Consider whether there are methods of preventing a loss of privacy from the roof alterations.

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant

The Agent

Title

First Name

Surname

Girard-McMullen

Declaration Date

04/04/2024

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- Girard-McMullen

Date

04/04/2024