ITEM NO: 8
Application No. 07/00214/FUL
Ward: Winkfield And Cranbourne
Date Registered: 6 March 2007
Target Decision Date: 1 May 2007

Site Address: Birley House Winkfield Row Winkfield Row Bracknell Berkshire RG42 6NE

Proposal: Erection of detached triple garage with studio above following demolition of existing detached double garage

Applicant: Mr and Mrs T Goode
Agent: Roger Wing and Associates
Case Officer: Simon Roskilly, 01344 352000
environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)
1 RELEVANT PLANNING HISTORY (If Any)

05/00565/FUL Validation Date: 16.06.2005
Erection of two storey front extension with accommodation in roof following the demolition of existing dayroom.
Approved

12760 Validation Date:
Erection of double garage and garden store
Approved

12718 Validation Date:
Erection of double garage with workshop to rear(O/L)
Approved

06/00523/FUL Validation Date: 07.06.2006
Erection of single storey detached fitness-pool building (annex to main house)
Approved

06/00614/C Validation Date: 05.07.2006
Application for Conservation Area Consent to build a detached single-storey outbuilding forming a pool house and fitness room for ancillary use to the main house.
Withdrawn

06/00877/FUL Validation Date: 27.09.2006
Erection of detached triple garage with studio/office above following demolition of existing detached double garage
Withdrawn

06/00878/C Validation Date: 27.09.2006
Application for conservation area consent for the demolition of detached double garage.
Approved

07/00012/FUL Validation Date: 03.01.2007
Erection of detached triple garage with studio/office above following demolition of existing detached double garage
Refused

07/00328/FUL Validation Date: 05.04.2007
Retention of single storey detached fitness-pool building (annex to main house), amendment to 06/00523/FUL (alterations to roof and windows.)
(No Decision – Application Currently Under Consideration)
2 RELEVANT PLANNING POLICIES

Key to abbreviations
BFBLP Bracknell Forest Borough Local Plan
BFBCS Core Strategy Development Plan Document (Submission)
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire
SPG Supplementary Planning Guidance
SPD Supplementary Planning Document
RPG Regional Planning Guidance
RSS Regional Spatial Strategy (also known as the South East Plan)
PPG (No.) Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

Note: The BSP and the BFBLP contain some policies with the same title, e.g. EN1. In such cases, the policy will be suffixed with an “_S” for the BSP and an “L” for the BFBLP, e.g. EN1_S, EN1L.

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3 CONSULTATIONS

Jacobs Babtie

(No comments received at time of producing this report).

Winkfield Parish Council

Observations: If the Borough Council is minded to allow this development, then Winkfield Parish Council request that a condition is put on that in the future the garage cannot be alienated from the main house to form a separate dwelling.

[Officer Comment: The proposed replacement outbuilding would require planning permission in order for it to operate as a separate dwelling unit. It is the applicant’s intention that the outbuilding be used as ancillary accommodation. However a condition would be placed on any consent given, restricting its use so that it is ancillary to that of Birley House]

4 REPRESENTATIONS

14no. letters of objection were received from local residents raising the following concerns:-

- The proposal would be out of character with the area and therefore fails to comply with Conservation Area Policies.
- The scale, mass and bulk of the proposed outbuilding is excessive and unsympathetic.
- The design of the outbuilding would result in a loss of privacy, loss in views and would appear unneighbourly.
- There is concern that the outbuilding could become a new dwelling.
- Unacceptable traffic generation as a result of the proposal.

5 OFFICER REPORT

Summary Of Key Aspects Of The Proposal (If Any)

The application is reported to the Planning and Highways Committee as it received more than 3 objectors.

1) PROPOSAL AND BACKGROUND

The applicant wishes to demolish an existing outbuilding with study/office, which is subject to recent conservation area consent (06/00878/C), and erect a two storey 3no. bay detached garage with study/office in its place.

2no. applications for similar outbuildings have been previously submitted; however application 06/00877/FUL was withdrawn and application 07/00012/FUL was refused.

Application 07/00012/FUL was refused on the following grounds:-

1. The proposal by reason of its overall siting, design, scale and massing, represents an outbuilding that would appear unduly prominent on site to the detriment of the character and appearance of the area, also designated as countryside. The proposal is therefore contrary to Policies EN8 and EN20 of the Bracknell Forest Borough Local Plan.

2. The proposal by reason of its overall siting and design would result in increased overlooking and unacceptable loss of privacy, detrimental to the amenities of the neighbouring occupiers of Little Britt. The proposal is therefore contrary to Policy EN20 of the Bracknell Forest Borough Local Plan.

2) THE SITE

Birley House is a large detached dwelling situated to the east of Winkfield Row, in an area designated under the Bracknell Forest Borough Local Plan as a Conservation Area. The existing outbuilding falls within the curtilage of Birley House and is situated 25 metres from the main dwelling house.

3) PLANNING CONSIDERATIONS

(i) Principle of Development:

In considering proposals for development in a Conservation Area, the Borough Council in accordance with policy EN18 of BFBLP, will pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Whilst the house itself is located within the settlement boundary, the siting of the garage falls outside the settlement, within an area designated as countryside. Policy EN8 criterion iii allows for
the minor extensions/replacement of existing buildings in the countryside, subject to the proposal not adversely affecting the character and appearance of the land.

(ii) Transportation Implications:

There would be no highway safety implications as there would be sufficient parking provisions for the use of the site.

(iii) Impact upon the Character and Appearance of the Countryside and Conservation Area:

The existing single storey outbuilding is located at the rear of Birley House and was considered at the time of submission of application 06/00878/C to be of no architectural or historic interest in its own right, since it detracts from the character and appearance of the area. The Council's Conservation Area Consultant did not raise any objections to the previously refused application (07/00012/FUL) and the principle of a replacement outbuilding subject to appropriate design and materials. However at the time of writing the report no comments had been received on the current scheme.

The garage is partially screened by vegetation from any external views of the site from Winkfield Row. As the existing outbuilding detracts from the setting of the main house it was considered that its demolition would not be detrimental to the character and appearance of the Conservation Area. Therefore in this case the need for an acceptable replacement scheme to be agreed prior to the demolition of the outbuilding as suggested by BFBLP Policy EN19 (iv) was not considered to be required.

The existing detached outbuilding, according to the applicant's agent, has a maximum ridge height of 4.5m. The proposed detached outbuilding would have a maximum ridge height of 5.1m in order to accommodate a study at first floor level. The current footprint of the existing outbuilding covers 68.8 sqm at ground floor level; however the proposed outbuilding would provide 83.72 sqm at ground floor level and again at first floor level, although some of the space at first floor level would not be useable due to the room being located within the eaves. The previous scheme involved a significantly bulkier design with a maximum ridge height of 6.5m. The current proposal would have a ridge height 1.4m lower than the recently refused scheme. The proposed outbuilding as a result of its siting, size and design is not considered to appear unduly prominent within the site.

A mature Oak Tree is located to the front of the existing garage and a Western Red Cedar is located to the rear of the outbuilding. Both trees should be retained as they contribute to the overall character and appearance of the site. A method statement detailing how the garage will be demolished and how the new outbuilding will be erected would have to be submitted to and approved by the Local Planning Authority prior to any works commencing. Details of the trees to be retained and the location of any protective fencing required would also have to be submitted to and approved by the Local Planning Authority prior to any works commencing. The Council's Landscape Arboricultural Officer has recommended that the application be approved subject to the to the Local Planning Authority being satisfied with the forementioned detailing that is to be requested by condition.

The proposed outbuilding is therefore considered not to have a materially adverse impact upon the character and appearance of the countryside area. (However as yet no comments have been received from the Council's Conservation Area Consultant as to whether or not the proposal would be acceptable.)
(iv) Effect on the Amenity of the Neighbouring Residential Property:

The existing outbuilding is currently located 6.2 m off the boundary with Little Britt at its closest point, whereas the proposed outbuilding would be located 6.5m off the boundary. The proposed outbuilding would contain a first floor level providing a study with 2no. velux windows in the north-west and south-east facing front and rear elevations. The outbuilding would also provide a small dormer window at first floor level in the north-east facing side elevation. The roof lights and dormer windows would provide additional light and headroom to the study accommodation. The previously refused application (07/00012/FUL) provided a velux window within the south-west facing side elevation that overlooked Little Britt and as such resulted in a loss of privacy. The current proposal unlike the previously refused scheme (07/00012/FUL), has no windows present within the south-west side facing elevation at first floor level and could be conditioned to remain as such.

Although the proposed outbuilding would result in an increase in scale and massing over the existing outbuilding, due to its location it is considered not to appear unduly overbearing nor would it overshadow or overlook the occupiers of Little Britt.

Therefore it is considered that the proposed outbuilding would not adversely affect the amenities of the neighbouring occupiers at Little Britt.

(4) CONCLUSION

The proposed detached outbuilding due to its siting, size and design is considered not to have a materially adverse impact upon the character and appearance of the countryside location. Therefore the application is recommended for approval subject to positive feedback from the Conservation Area Consultant.

6 RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following plans:
   site location plan and drawing no. 193121 received by the Local Planning Authority on 01/03/07.
   (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
   REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows, other than
those expressly authorised by this permission, shall be constructed in the south-west facing side elevation of the outbuilding hereby approved at first floor level or above.

REASON: To prevent overlooking of adjoining properties.

[Relevant Plans and Policies: BFBLP EN20]

04. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN8, EN18 and EN20]

05. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Birley House.

REASON: The site is located in an area where it is the policy of the Local Planning Authority to restrict severely the erection of new dwellings.

[Relevant Plans and Policies: EN8 and EN18]

06. No development shall take place until an accurate site survey identifying the positions of the trees that are to be retained (including their crown spreads) has been submitted to and approved in writing by the Local Planning Authority. 

REASON: In the interests of the visual amenities of the area.

[Relevant Plans Policies: BFBLP EN1, EN8, EN18 and EN20]

07. All existing trees shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with figure 2, section 9 of British Standard 5837 (2005) or any subsequent revision.

REASON: In order to safeguard trees considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Plans Policies: BFBLP EN1, EN8, EN18 and EN20]

08. The protective fencing specified by condition 07 shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of any development works on site and shall be maintained fully intact and upright in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Fenced protection areas are to remain completely undisturbed at all times. No activity of any description must occur within these areas including the following.

- Storage, or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

- Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

- Soil/turf stripping, raising/lowering of existing levels, excavation of any other description or alterations to the existing surfaces/ground conditions of any other description.
- Installation/ siting of any underground services, temporary or otherwise including; drainage, water, gas electricity, telephone, television, external lighting or any associated ducting.
- Parking/use of tracked or wheeled machinery or vehicles of any description.
- No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Plans Policies: BFBLP EN1, EN8, EN18 and EN20]

09. No development shall take place until a detailed method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall identify the methodology, equipment and process by which the new outbuilding is to be constructed without plant, machinery or staff entering the root protection zone between the existing rear wall and the stem of the Western Red Cedar. The method statement shall be implemented as approved.

REASON: In order to safeguard trees considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Plans Policies: BFBLP EN1, EN8, EN18 and EN20]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies EN20, EN18, EN8 and EN1.
(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, EN18, EN8 and EN1. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. Care should be taken when demolishing the garage that the root protection area surrounding both the mature Oak Tree and the Western Red Cedar is not compromised.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk