

ITEM NO: 10

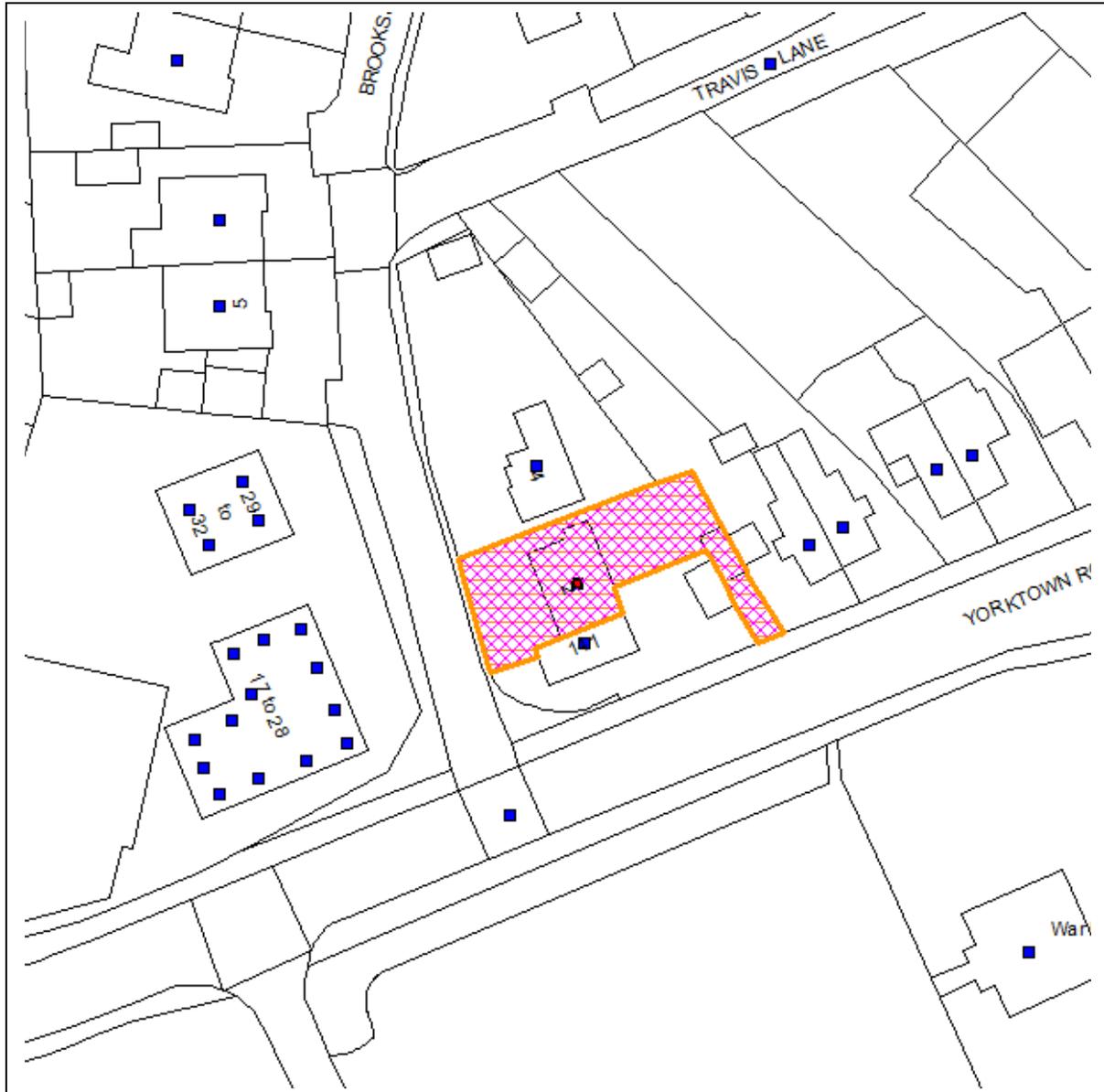
Application No.
17/00050/FUL
Site Address:

Ward: Central Sandhurst
2 Brookside Sandhurst Berkshire GU47 9AF

Date Registered:
25 January 2017

Target Decision Date:
22 March 2017

Proposal: **Retention of timber frame pergola in rear garden.**
Applicant: Mr William Hurley
Agent: (There is no agent for this application)
Case Officer: Olivia Jones, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the retention of a timber frame pergola in the rear garden.
- 1.2 There is no significant impact on the character and appearance of the surrounding area, or the residential amenity of the neighbouring properties. The development would not result in the overdevelopment of the site.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 Following the receipt of one objection, Councillor Brossard has requested that the application be considered by the Planning Committee due to concerns over the impact on the amenity of the occupiers of the neighbouring property.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Area D of Sandhurst Study Area, Character Area Assessments SPD
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- 3.1 No. 2 Brookside is a two storey, detached dwellinghouse located on the east side of Brookside. The land to the rear of Brookside is outside of the defined settlement. The application site is located within Area D of the Sandhurst Study Area, Character Area Assessments SPD.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarized as follows:

4.2 7247

Application for alterations and additions.
Approved 10.10.1961

4.3 7760

Application for addition to form bedroom over existing kitchen.
Approved 14.06.1962

4.4 619085

Erection of first floor side extension.
Approved 17.08.1993

4.5 619568

Erection of detached garage.
Approved 31.03.1994

5. THE PROPOSAL

5.1 The timber pergola has a shallow hipped roof with a maximum depth of 3.36 metres, a width of 2.5 metres, a maximum height of 3.15 metres and eaves height of 2.35 metres, when taking into account the 0.15 metre raised patio. The structure is open-sided on all four sides. It is located in the rear garden, 0.49 metres from the boundary with 143 Yorktown Road.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 Sandhurst Town Council raised no objections to this application.

Other Representations:

6.2 An objection was received from 143 Yorktown Road, which is the neighbouring property to the east. The following points were raised:

- 1) The structure is unneighbourly
- 2) The structure is overbearing

[Officer Note: Points 1) and 2) are addressed in section 9 of this report.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Other publications		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Community Infrastructure Levy

i. Principle of Development

9.2 No.2 Brookside is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring occupiers, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 It is noted that there are numerous examples of outbuildings and built structures within the surrounding area, including an outbuilding and children's play equipment within the curtilage of nos. 141 and 143 Yorktown Road. As such, the development is considered to be in keeping with the character of the area.

9.4 The structure would be visible from Yorktown Road, however it is mostly screened by existing detached garages and only the roof is visible. The structure does not appear significantly higher than the existing outbuildings.

9.5 The structure is constructed of timber with a brown shingle roof with a maximum height of 3.15 metres (including the raised patio). There is considerable variety in the streetscene in terms of design and materials, and the structure does not have a negative impact on the streetscene.

9.6 The structure is constructed of timber, which is similar in appearance to the timber fence surrounding the property, and the fences of the neighbouring properties. In addition, the roof style, being pitched, is similar to that of the host dwelling.

9.7 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, the Design SPD, and the NPPF.

iii. Impact on Residential Amenity

9.8 Whilst it is acknowledgement that the pergola is visible to the neighbours, due to the nature of the development as a single storey structure and the presence of the 1.8 metre boundary fence, it is not considered that there would be any additional potential for overlooking.

It is noted that the pergola provides screening from any potential overlooking of the rear garden of the application site from the children's play equipment located in the garden of 143 Yorktown Road.

9.9 It must be considered that if the outbuilding were to be 2.5 metres in height or located 2 metres from the boundary, it would be permitted development. The additional 0.65 metres in height is not considered a significant addition in terms of overbearing impact onto the neighbouring properties. The roof pitch is shallow at 30 degrees, and hipped on all sides reducing the massing and visual impact of the structure. In addition the structure is open which reduces the built form and therefore the overbearing impact.

Whilst it is recognised that the rear part of the back garden of 2 Brookside is raised by 0.15 metres in comparison to the rear garden of 143 Yorktown Road, the structure is single storey and the height is not considered sufficiently overbearing to warrant refusal. The outbuilding is located approximately 5.5 metres from the side elevation of 143 Yorktown Road. The rear garden of 143 Yorktown Road is approximately 36 metres long, and the pergola is located in the first eight metres, where the view from the garden includes a number of outbuildings and structures such as the outbuildings located within the curtilage of 143 and 141 Yorktown Road, and the children's play equipment located in the rear garden on 143 Yorktown Road.

9.10 Given the separation distance of 5.5 metres from the side elevation of 143 Yorktown Road, and the position of the structure adjacent to the rear gardens rather than the neighbouring dwellinghouses, it is not considered that the structure results in an undue loss of light or is unduly overbearing.

9.11 The proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20 and the Design SPD.

iv. Community Infrastructure Levy (CIL)

9.12 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is a householder application, it will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area. The development would not result in an adverse impact on the residential amenity of the neighbouring occupiers. It is therefore considered that the proposed development complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD, the Design SPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **UNCONDITIONALLY APPROVED**

11.2 Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the

National Planning Policy Framework.

2. This permission is granted in accordance with the approved dimensioned photographs and plans received by the LPA on 25th January 2017