

ITEM NO: 12

Application No.
17/00158/FUL
Site Address:

Ward:
Great Hollands South

Date Registered:
7 March 2017

Target Decision Date:
2 May 2017

**Great Hollands Bowls Club South Road Wokingham
Berkshire RG40 3EE**

Proposal:

Erection of single storey side extension to the existing Bowls Club to house grounds maintenance equipment and provide amenity facilities for the ground workers.

Applicant:

Bracknell Town Council

Agent:

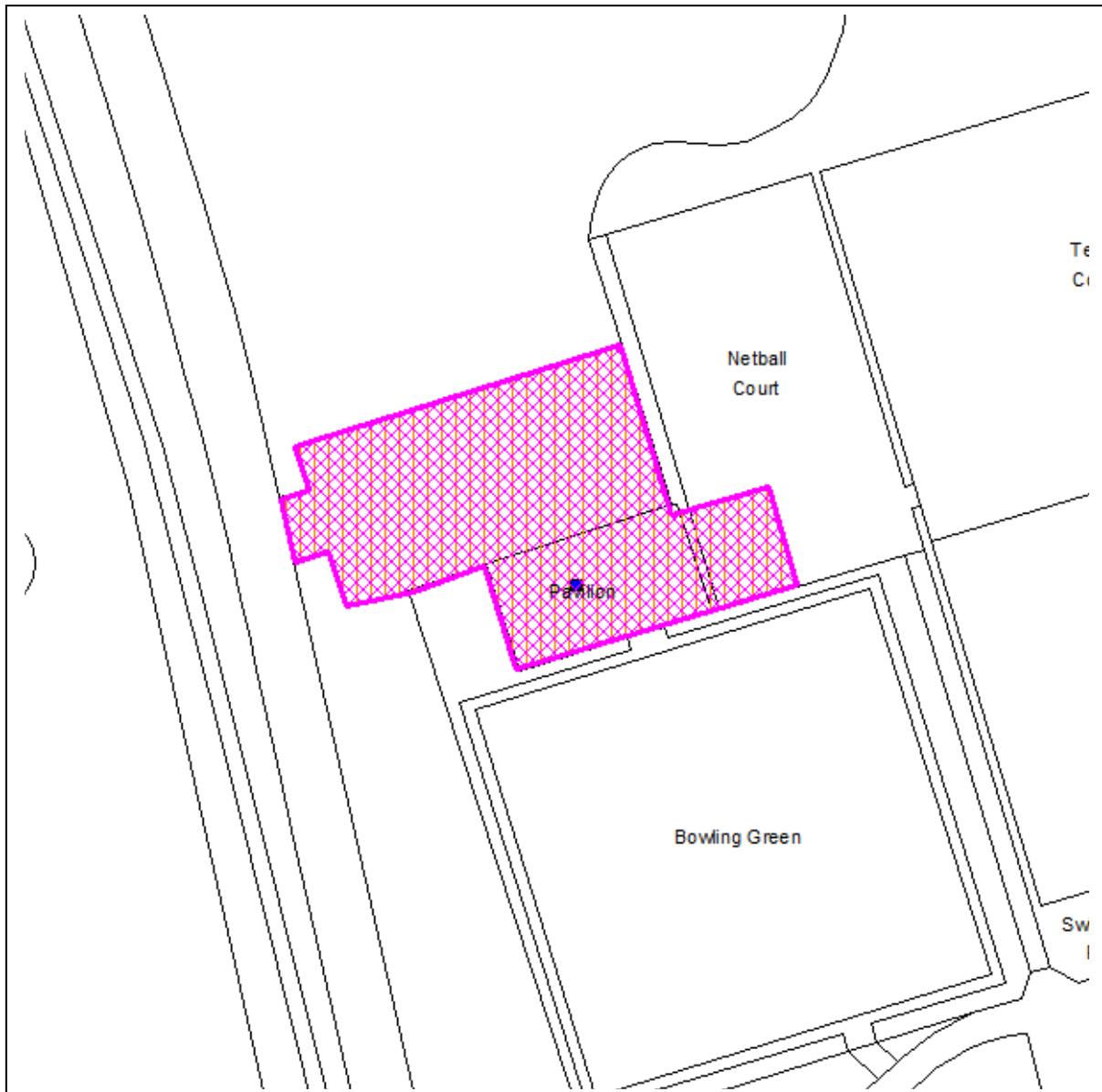
Mr Caillin Taylor

Case Officer:

Matthew Miller, 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 proposed development is the erection of single storey side extension to the existing Bowls Club to house grounds maintenance equipment and provide amenity facilities for the ground workers.

1.2 The development is considered acceptable in principle within a countryside location (outside the Green Belt). It is not considered that the development would result in an adverse impact on the character and appearance of the host building or surrounding area, the amenities of the users of the neighbouring properties, or on highway safety, subject to the recommended condition. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS8, CS9 and CS23, BFBLP 'Saved' Policy EN20, and the NPPF.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councillor Turrell, as it is considered this is in the public interest.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Outside defined settlement (but not in Green Belt)

3.1 The Great Hollands Bowls Club, South Road, consists of a single storey rectangular building with an enclosed bowls green on its southern side. A car park serves the property to the north. The premises forms part of the wider Great Hollands Recreation Ground, under the operation of Bracknell Town Council. Vehicular access to the premises is from South Road, while pedestrian access is also provided from the east and south.

3.2 The site is bordered by a disused area of hardstanding to the east (formerly used a Netball Court), and other recreation facilities to the south. A wooded copse borders the site to the north, with a playing field beyond.

4. RELEVANT SITE HISTORY

4.1 The site history of the property can be summarised as follows:

614668

Application for erection of single storey detached building forming store and changing room
Approved (1989)

615725

Erection of bowls pavilion and car park, involving demolition of existing buildings
Approved (1990)

619174

Erection of extension to clubhouse.

Approved (1993)

5. THE PROPOSAL

5.1 The proposed development is the erection of single storey eastern side extension to the existing Bowls Club to house grounds maintenance equipment and provide amenity facilities for the ground workers.

5.2 The extension would measure 9.4 metres in width, 9.9 metres in depth, and 4.6 metres in total height, with a dual-pitched roof. It would provide a primary equipment store room, mess room, WC, and two smaller store rooms.

5.3 The extension would project on to an existing area of hardstanding. This area of hardstanding, while marked out as a netball court (its former use), is currently disused.

5.4 Certificate B of the application form has been signed, and notice served on Bracknell Forest Council.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 While it is noted that Bracknell Town Council raise no objection, for this application the Town Council are the applicants.

Other representations:

6.2 No comments have been received at time of writing.

Officer Comment: Any comments received past the deadline of the Committee Report will be included with the supplementary report.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highway Officer:

The Highway Officer raises no objection.

7.2 No further 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 the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Countryside location	CS9 of CSDPD, Saved Policy EN8 of BFBLP	Consistent
Recreation & Culture	CS8 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved Policy EN20 of BFBLP	Consistent
Highway Safety & Parking	CS23 of CSDPD, Saved Policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards

		for residential development, this policy is considered to be consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD (2016) Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011). CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on amenities of neighbouring properties
- iv Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

9.2 The site is located on land outside the defined settlement boundary (but not within the Green Belt) as shown on the Bracknell Forest Borough Policies Map (2013).

9.3 CSDPD Policy CS9 refers to the development on land outside defined settlements, and states that the Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. BFBLP 'Saved' Policy EN8 states that the countryside will be protected for its own sake.

9.4 While the site is located within an existing developed recreation ground, and does adjoin defined settlement to the east (Great Hollands), limitations are placed on further development in view of the countryside designation, for the purposes of preserving the countryside from any further development that may erode its character.

9.5 The original building (as granted planning permission in 1990), had a net floor space of approximately 162.6 square metres. The host building has been previously enlarged to the eastern side (application reference 619174). The existing enlargement in combination with the proposal would result in a total built floor space of 261.2 square metres, representing a 60.4% increase in floor space over and above the original development.

9.6 There is no explicit numerical limit in respect to floor space for extensions to existing buildings within countryside (but outside the Green Belt). It is considered that an increase of approximately 60%, which while significant, is not excessive in terms of the built form increase it would represent in this location. Weight is given to the fact that, while the site is within countryside, it is a previously developed site, with the hardstanding on which the extension is to be sited also being previously developed.

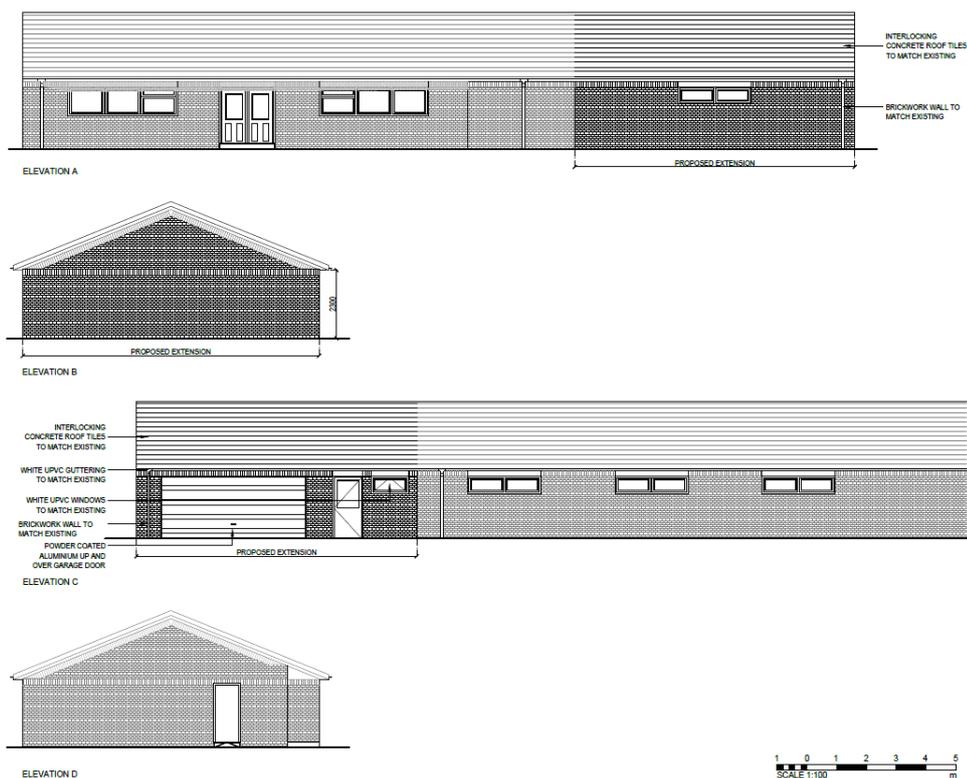
9.7 Furthermore, CSDPD Policy CS8 encourages development which improves or maintains existing recreational facilities. The NPPF also encourages development in countryside locations for recreational purposes, where appropriate in scale and type of activity. The proposed extension would provide ancillary staff and storage facilities to the existing Bowling Club, to enable its ongoing and effective usage.

9.8 While it is noted that part of the existing netball court would be built upon, thereby losing the function of the netball court as a whole, the court is disused. Therefore the proposed development would bring existing land designated for recreational purposes back into active use.

9.9 It is therefore considered that, although the proposal does represent a significant cumulative enlargement to a building within a countryside location, the enlargement is not disproportionate in relation to its proposed size and purpose. Weight is also given to the provision and maintenance of recreational facilities. The principle of development on this site for this proposal is therefore considered acceptable.

ii. Impact on Character and Appearance of Area

9.10 The proposed design of the extension would match that of the existing building, and this is notable through the proposed height and width of the extension, and the overall architectural layout, including the proposed roof extension. While the extension would not be subordinate to the existing building, this is not considered inappropriate in view of the nature and purpose of the host building as a leisure facility, and the overall size and single storey height of the building.



9.11 The proposed extension would be visible from public vantage points, including from South Road to the west (albeit significantly screened by existing trees), and from existing public footpaths. In view of the design of the extension being consistent with that of the host building, it is not considered that the proposal would result in a detrimental impact to the wider character of the area.

9.12 The proposal would require the removal of a section of existing hedging, which separates the existing hardsurfaced netball court from the bowls green. While the loss of a section of hedging is not considered unacceptable in view of the extent of overall planting

lost and significant planting located elsewhere in the vicinity, it is considered that the hedging that would not be required to be removed for the extension should be retained. A condition is recommended to secure this.

9.13 It is considered that a condition should be imposed with regards to remediation measures in relation to the resulting visual relationship between the proposed extension and the retained hardstanding. A condition is also recommended requiring matching materials to the extension.

9.14 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host building, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to the recommended condition.

iii. Impact on Amenities of Neighbouring Properties

9.15 The remainder of the Great Hollands Recreation Ground borders the site to the east and south. It is not considered that the proposal would result in any adverse impact on the users of this facility, in view of its single storey height and overall bulk and massing, and its purpose.

9.16 An undeveloped wooded area borders the site to the north, with a playing field beyond. The Easthampstead Park Cemetery and Crematorium is located on the opposite side (west) of South Road. The proposal would be sited on the opposite side of the existing building to this property, and would be heavily screened by existing planting.

9.17 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv Impact on Highway Safety

9.18 The Highway Officer has been consulted on the proposal, and raises no objection.

9.19 The property takes access off South Road which is subject to a 20mph speed limit. As the proposal would provide storage and amenity facilities for ground staff it is not considered that the proposal would result in an increased demand for parking, or impact access and traffic levels. It is noted that the disused netball court is on occasion used as informal parking, despite there being capacity in the main car park. However, only a modest section of the hardstanding would be removed, and the main car park (circa 20 spaces) to the north of the building would remain. The Highway Authority has no objection.

9.20 Additional car parks serving the wider Great Hollands Recreation Ground are also present to the south.

9.21 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23 and the NPPF.

v Community Infrastructure Levy (CIL)

9.22 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.23 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted). As the proposal involves an extension to a recreational facility it is not CIL-liable.

10. CONCLUSIONS

10.1 The development is considered acceptable in principle within a countryside location (outside the Green Belt). It is not considered that the development would result in an adverse impact on the character and appearance of the host building or surrounding area, the amenities of the utilisers of the neighbouring properties, or on highway safety, subject to the recommended condition. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS8, CS9 and CS23, BFBLP 'Saved' Policy EN20, and the NPPF.

11. 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 approved plans received by the Local Planning Authority on 7 March 2017:

5000654 RDG XX 00 PL B 0020 Rev. C 'Location & Block Plan'

5000654 RDG XX 00 PL B 0023 Rev. A 'Proposed Floor Plan & Roof Plan'

5000654 RDG XX 00 EL B 0024 Rev. A 'Proposed Elevations'

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing building.

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

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed,

uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area, and in the interests of nature conservation.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and discussing these with the applicant. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved Plans
 3. Materials

Details will be required in respect of the following conditions before the commencement of development:

 4. Hard & Soft Landscaping

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

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