

ITEM NO: 6

Application No.
18/00477/FUL
Site Address:

Ward:
Ascot

Date Registered:
3 May 2018

Target Decision Date:
28 June 2018

19 Goaters Road Ascot Berkshire SL5 8HZ

Proposal:

**Erection of a single storey outbuilding to be used as an annexe,
ancillary to the main building.**

Applicant:

Mr & Mrs Britten

Agent:

Mrs Jones

Case Officer:

Shannon Kimber, 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 erection of a single storey outbuilding to be used as an annexe, ancillary to the main building. It would be erected to the rear of 19 Goaters Road.
- 1.2 There would be no significant effect on the streetscene or on the occupiers of the neighbouring properties as a result of this development. The development would be in keeping with the character of the surrounding area and would not result in an over development of the site.

RECOMMENDATION

Delegate to the Head of Planning to approve the planning application subject to a S106 agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is to be considered by the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 19 Goaters Road is a two storey, semi-detached dwelling. It is attached to 17 Goaters Road to the east. The site is positioned south of the highway. The surrounding area is predominantly residential. The land to the south-west of the application site is outside of the defined settlement and is also within the Green Belt. The application site is 31 metres from this land at the closest point.

4. RELEVANT SITE HISTORY

- 4.1 There is no relevant planning history.

5. THE PROPOSAL

- 5.1 The proposal is for the erection of a single storey outbuilding. It would have a depth of 4.6 metres, a width of 5.5 metres and a height of 3 metres. The outbuilding would be a flat roofed structure and would be sited 50 metres from the rear elevation of 19 Goaters Road.
- 5.2 The proposed outbuilding would be used as an annexe, ancillary to the main building. It would consist of a bedroom with a kitchenette area and a separate bathroom. The kitchenette would contain a kettle and a microwave, all other kitchen facilities, such as a cooker, washing machine etc., would be available in the main house. The applicants and the Council would enter into a Section 106 legal agreement to ensure the non-alienation of the outbuilding in perpetuity.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

- 6.1 Winkfield Parish Council objected to the application on grounds that Goaters Road is unsuitable for backland development and this application (if approved) would set a precedent.

Concerns were also raised regarding existing parking pressures in Goaters Road, and that this application would exacerbate the problem.

Other Representations:

- 6.2 5 other objections have been received. The concerns raised have been summarised below:
- a) The proposal would create a dangerous precedent for backland development and Goaters Road is unsuitable,
 - b) The outbuilding is in effect a residential dwelling,
 - c) The parking solution offered is inadequate,
 - d) Proposal would exacerbate the already dangerous parking problem as it is already often impossible for people with pushchairs and those with impaired mobility to access the Ascot Jubilee Pavilion and park facilities; they are forced off the pavement into the road because of cars parked on the pavement,
 - e) The proposal does not improve the character or quality of the area and the outbuilding is not of a good design,
 - f) No sewage, drainage or service details have been provided,
 - g) No tree survey has been submitted even though there is a mature silver birch tree on-site and other mature trees in the neighbouring properties,
 - h) The proposal would be contrary to policy.

[Officer Note: With regard to point g) the trees to the rear of the application site and neighbouring properties are not protected by any Tree Preservation Orders. As such, those on the application site can be removed. The health of those on adjacent land is a civil matter. Issues raised in the point f), as the application is not for a new dwelling, these are not requirements. All of the other above points are addressed and assessed in the following report.]

6.3 10 support comments have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

- 7.1 The Highway Authority (HA) has been consulted. They have no objections.
- 7.2 No other 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	CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 105 refers to LPAs setting their own parking standards for residential development
Supplementary Planning Documents (SPD)		
Design Supplementary Planning Document (2017)		
Other publications		
National Planning Policy Framework (2018)		

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. Transport and Highways Considerations
- v. Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies 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 the host dwellinghouse and surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 Concerns have been raised by the occupiers of neighbouring properties regarding the design of the proposed outbuilding which is a subjective matter. The Design SPD includes guidelines for appropriate outbuildings. They should be set back behind the build line so as not to intrude in the streetscene, preserve a back garden of reasonable size and be subordinate in footprint and scale to the original house. The proposed outbuilding would comply with all of the above.

9.4 The proposed outbuilding would not be visible from the highway, as such it would not have a significant impact on the streetscene. In addition, there are several existing outbuildings in the surrounding area and the mono-pitched roof design is not unique for outbuildings.

9.5 The rear half of the back gardens of numbers 1 to 17 Goaters Road have been sold for redevelopment, as such there is an existing precedent for back-land development. There are also many examples of outbuildings in the vicinity, including at 21 Goaters Road and 5 Napper Close. The proposed outbuilding would be screened to the east and west by these existing outbuildings.

9.6 To ensure that the outbuilding would remain ancillary to the main dwelling, a legal agreement would be required to ensure non-alienation of the outbuilding from the main dwelling. The legal agreement would be completed before a decision is issued (should it be approved). The applicant has agreed to this.

9.7 Subject to the completion of a legal agreement, the proposal is considered to accord with the Design SPD, CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

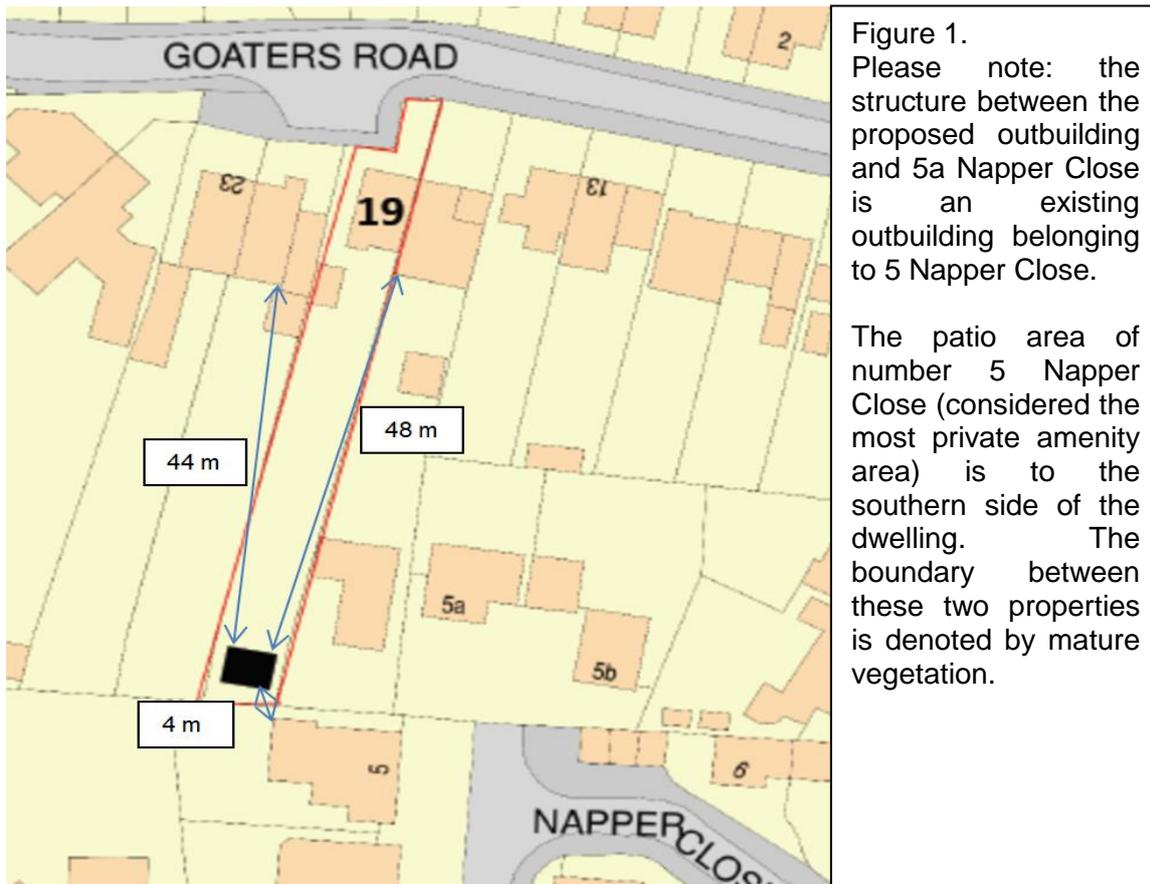
iii. Impact on Residential Amenity

9.8 The windows/doors to the front (northern elevation) of the outbuilding would have clear glazing. These would be sited at least 36 metres from the private amenity areas (patio) to the rear of the residential properties neighbouring the application site. This is a significant distance which mitigates potential overlooking concerns. In addition there are boundary fences screening the development.

9.9 It is proposed to insert an obscure glazed window to the western side elevation of the outbuilding. As this window would be obscure glazed, it would not result in a negative overlooking impact.

9.10 In any event, the proposed development would be a single storey structure and the surrounding land is predominantly level. As such the proposal would not significantly alter the existing level of overlooking.

9.11 Concerns have been raised by the occupiers of the dwellings to the rear of the application site due to the proximity of the outbuilding to their dwellings. There are no restrictions on where an outbuilding can be positioned in the rear garden of a dwellinghouse. If the height of the proposed outbuilding were 0.5 metres lower, or if it was sited an additional metre from the boundaries of the site, the structure would be permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



9.12 The proposed outbuilding would not be located close to a habitable room or a patio area, as such, there would be no significant overshadowing impacts resulting from the proposed development.

9.13 Due to the modest size and scale of the proposed outbuilding, it would not be considered to be unduly overbearing or have an adverse impact on the amenities of the occupiers of the neighbouring dwelling.

9.14 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

- 9.15 Goaters Road is an adopted residential cul-de-sac, which is subject to a 20mph speed limit. There are no parking restrictions, and considerable parking occurs.
- 9.16 The proposed outbuilding, to the rear of number 19, is not being provided with any dedicated parking or separate access.
- 9.17 The application site is currently a four bedroomed property; therefore it requires three on-site parking spaces to comply with the Parking Standards. This can be achieved. A five bedroomed dwelling (whether the additional bedroom is within the main dwelling or in an outbuilding) does not increase the number of parking spaces required by the Parking Standards. As such, the proposal would comply with the Parking Standards.
- 9.18 Parking with consideration for others (people with pushchairs or wheelchairs) is not a material planning consideration. Whilst a planning application should not make an existing situation worse, this concern cannot be a reason for refusal as it would not be reasonable or defensible. Problems with inconsiderate parking within Goaters Road is an existing issue, as the application site meets the parking requirements it is not considered to exacerbate the existing situation.
- 9.19 The proposal would comply with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Community Infrastructure Levy (CIL)

- 9.20 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 not for the implementation of a net increase in dwellings, this application 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 of the surrounding area. The impact of the proposed development would not result in a detrimental impact to highway safety or on the residential amenities of the occupiers of neighbouring dwellings. 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 and the NPPF.
- 10.2 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

That, following the completion of a S106 agreement for non-alienation of the outbuilding from the main dwelling, the Head of Planning be authorised to APPROVE the application 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 and other submitted details:
Site Location Plan, Received 03.05.2018
Block Plan, Received 03.05.2018
Annotated Block Plan, Received 03.05.2018
Proposed Floor Plan, Received 03.05.2018

Proposed North Elevation, Received 03.05.2018

Proposed East Elevation, Received 03.05.2018

Proposed South Elevation, Received 03.05.2018

Proposed West Elevation, Received 03.05.2018

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

Informative(s):

01. 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.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans

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.

04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

Doc. Ref:

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