

ITEM NO: 10

Application No.

18/00773/FUL

Site Address:

Ward:

Warfield Harvest Ride

Date Registered:

13 August 2018

Target Decision Date:

8 October 2018

**5 Cressida Chase Warfield Bracknell Berkshire RG42
3UD**

Proposal:

Retention of single storey outbuilding.

Applicant:

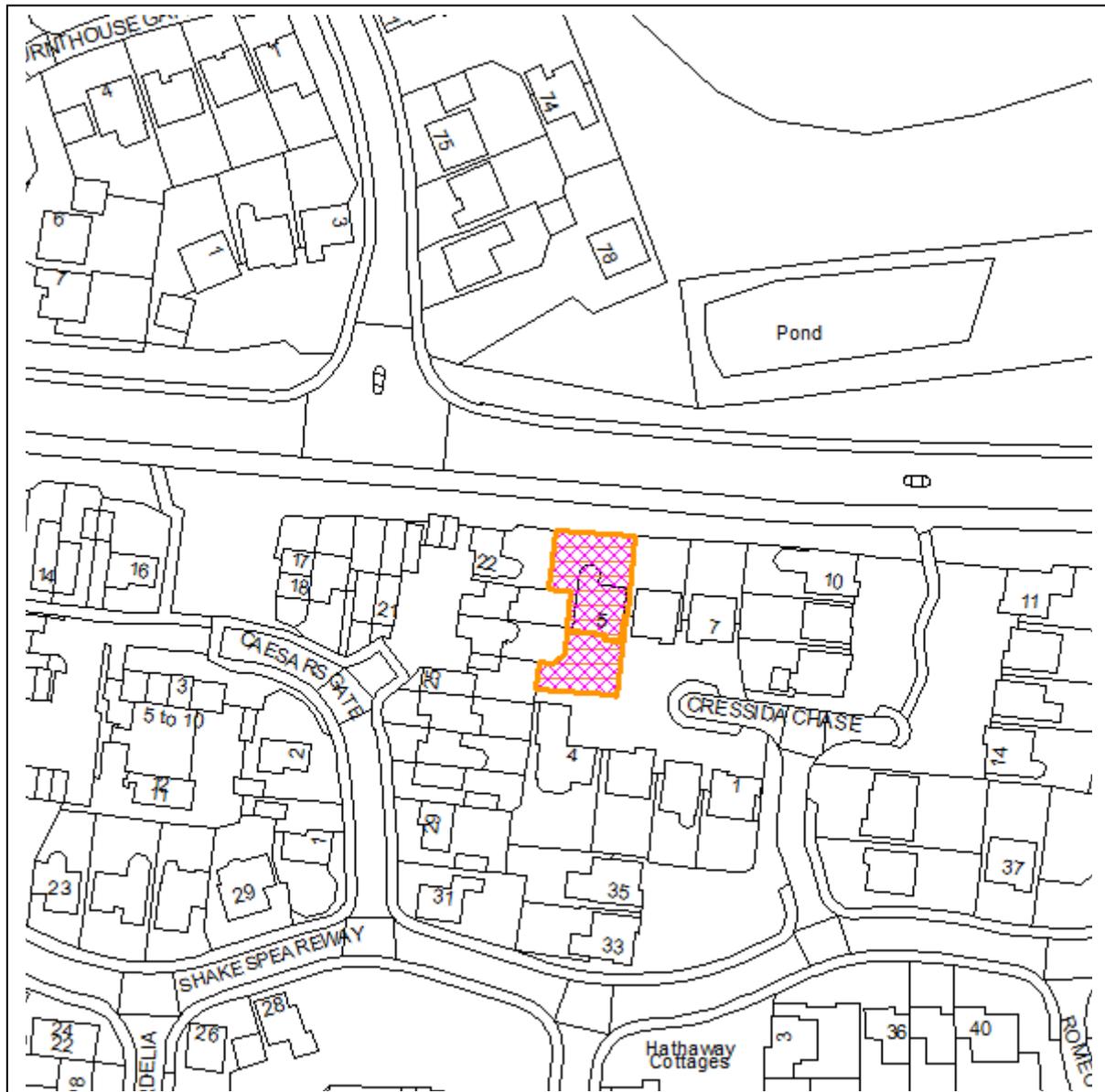
Mr David Rellis

Agent:

(There is no agent for this application)

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 retention of a single storey outbuilding to the side of 5 Cressida Chase.
- 1.2 It is not considered that the outbuilding detracts from the character of the surrounding area, nor is it considered to be unduly prominent to the detriment of the streetscene. It is not considered to have an adverse impact on the amenities of the occupiers of the neighbouring dwellings.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is to be considered by the Planning Committee at the request of Cllr Thompson (and seconded by Cllr Barnard) to consider whether it is in keeping with the character of the area and whether it harms amenity.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 5 Cressida Chase is a two storey, detached dwelling. It is located to the north of the highway, and is accessed via a private, shared drive.

4. RELEVANT SITE HISTORY

- 4.1 618303
Details of siting, design, external appearance, means of access and landscaping pursuant to outline 613370 for erection of 48 detached houses
Approved 1992
- 4.2 613370
Outline Application - residential development by the erection of up to 400 dwellings with the provision of 4.31 hectares of open space, construction of access at Jigs Lane and other related infrastructure
Approved 1989

5. THE PROPOSAL

- 5.1 The application is retrospective and therefore the proposal is for the retention of a timber outbuilding. It is to the side of the existing dwellinghouse, within the rear garden. It has a maximum height of 3.6 metres (including the chimney), with an eaves height of 1.6 metres. At the closest point, it is sited 0.6 metres from the boundary of the application site. The structure is hexagonal in shape, with a maximum width of 5 metres and a maximum depth of 4.5 metres and is for ancillary use to the main dwelling.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

- 6.1 Warfield Parish Council objected to the application for the following reasons:

- inappropriate and overbearing for location,
- too close to boundary fencing.

Other Representations:

6.2 Objection comments have also been received from 22 & 24 Caesars Gate and 11 Highgrove Avenue. These comments have been summarised below:

- The application has been made retrospectively
- The structure is not in keeping with the neighbourhood, and large back chimney and black roof towering over neighbouring gardens.
- Height of the building (overbearing)
- Proximity of the structure to the boundary fence
- Size of the outbuilding
- Pollution from the burner inside the outbuilding and the chimney
- It can be seen from other dwellings.
- 5 Cressida Chase is built on higher ground than the dwellings to the west (Caesars Gate), this results in rainwater drainage issues
- The application site already has other structures in the rear garden
- Increase in noise relating to use of the outbuilding

6.3 [Officer Note: It is not unlawful to apply for planning permission retrospectively, and this is not a reason for refusal. Each application is assessed on their own merits. The right to a view is not a planning matter. All other points raised are addressed in the following report.]

6.4 Support comments have been received from 2 and 4 Cressida Chase and 4 Debden House Sycamore Rise.

6.5 No other representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were 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 & CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- Principle of Development
- Impact on Character and Appearance of Surrounding Area
- Impact on Residential Amenity
- Flood Risk
- 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, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

- 9.3 It is noted that the application site already has other structures in the rear garden, it was also noted from the site visit that there are other outbuildings in the surrounding area. As such, the structure would be considered in keeping with the character of the area.
- 9.4 It is acknowledged that design is subjective. The outbuilding is of timber construction; this is considered an acceptable material for an ancillary outbuilding. Due to the low eaves and the maximum height at the centre of the outbuilding (not adjacent to the boundary of the application site) the size of the outbuilding is not considered excessive.
- 9.5 The application site is located at the end of a cul-de-sac, accessed via a private shared drive. Due to the unusual relationship with the neighbouring properties to the west, the outbuilding is screened by vegetation within the rear gardens of 23 and 24 Caesars Gate. As such, the outbuilding is only partially visible from the highway. Therefore it is not considered to have a dominant impact on the streetscene.
- 9.6 As such, the proposal is not considered to have an adverse impact on the character or appearance of the surrounding area. It complies with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iii. Impact on Residential Amenity

- 9.7 There is no limitation on the proximity of an outbuilding to the boundary of a site. The height of the eaves is 1.6 metres; this is the height of the structure at the boundary of the site. The eaves of the outbuilding are lower than the height of the boundary fence, a 1.8 metre timber panel fence. The height of the structure is considered modest and does not result in a dominating impact on the residential amenities of the neighbouring properties.
- 9.8 It is acknowledged that the outbuilding is visible from neighbouring dwellings. To the west of the application site are the rear elevations of 22 and 23 Caesars Gate. These are located 5 metres and 5.5 metres respectively from the boundary of the application site. Due to this separation distance, the outbuilding does not result in an overshadowing impact on the residential amenities of the occupiers of these two neighbouring properties. Due to the high density of dwellings in this area of Warfield, it is not unreasonable to presume that occupiers of the dwellings should expect to see other dwellings and associated residential paraphernalia from their dwellinghouse.
- 9.9 There is a stove for cooking facilities (hotplate) inside the outbuilding. This needs to be served by a chimney and other ventilation purposes for health and safety reasons. It is not considered that the smoke from the chimney would be any more polluting than the smoke from a barbecue, albeit at a higher level.
- 9.10 The outbuilding does not generate noise. Noise produced as a result of the occupiers using their garden is covered by different legislation (Environmental Health). As such, there is no material planning reason to refuse the application on disturbance to the occupiers of neighbouring properties.

9.11 The outbuilding is a single storey structure. Whilst there are windows, these are low level and do not alter the potential overlooking impact of an occupier of 5 Cressida Chase standing in their garden.

9.12 The outbuilding is screened by the existing dwelling at 5 Cressida Chase to the east. There are no residential dwellings directly to the north. As such, the outbuilding would not have an adverse impact in these directions.

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

iv. Flood Risk

9.14 The application site, and the surrounding dwellings, are within flood zone 1 (greater than 1,000 year chance of flooding). Cressida Chase is marginally higher than the dwellings in Caesars Gate, but not significantly so. As the outbuilding has been constructed on existing hardstanding any issues with rainwater drainage is an existing issue and would not be altered by this development.

9.15 There are no relevant policies for minor development in a flood zone. However in compliance with paragraphs 148 and 155 of the NPPF, the Local Planning Authority should ensure flood risk is not increased elsewhere.

v. Community Infrastructure Levy (CIL)

9.16 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 and appearance of the surrounding area, or an adverse impact on the residential amenity of the neighbouring properties. It is not considered to increase the flood risk. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS2 and CS7 of the CSDPD and the NPPF.

10.2 Therefore the application is recommended for approval.

11. RECOMMENDATION

The application is recommended to be **APPROVED**

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. This approval is in respect of the following plans:
Site Location Plan, Received 13.07.2018

Block Plan and Elevations, Received 13.07.2018

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. The applicant is advised that they 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