

ITEM NO: 13

Application No.
20/00002/FUL
Site Address:

Ward:
Central Sandhurst

Date Registered:
3 January 2020

Target Decision Date:
28 February 2020

12 Spring Woods Sandhurst Berkshire GU47 8PX

Proposal: **Erection of single storey detached outbuilding forming part garage part workshop.**

Applicant: Mr & Mrs Hughes

Agent: Mr Dave Gill

Case Officer: Olivia Jones, 01344 352000

development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The proposal is for the erection of a detached garage and workshop.

1.2 The proposed outbuilding would not adversely impact the character or appearance of the surrounding area, the amenities of the residents of the neighbouring properties or highway safety.

| |
|---|
| 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 following the receipt of more than 5 letters of objection.

3. PLANNING STATUS AND SITE DESCRIPTION

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|-------------------------------|
| PLANNING STATUS |
| Within settlement boundary |
| Within defined character area |

3.1 The proposed outbuilding would be located within the rear garden of 12 Spring Woods. The rear garden faces onto Little Moor, a cul-de-sac serving 4 properties. The proposed outbuilding would be located to the north of 4 Little Moor, and to the east of the rear garden of 10 Spring Woods.

4. RELEVANT SITE HISTORY

4.1 The relevant planning history can be summarised as follows:

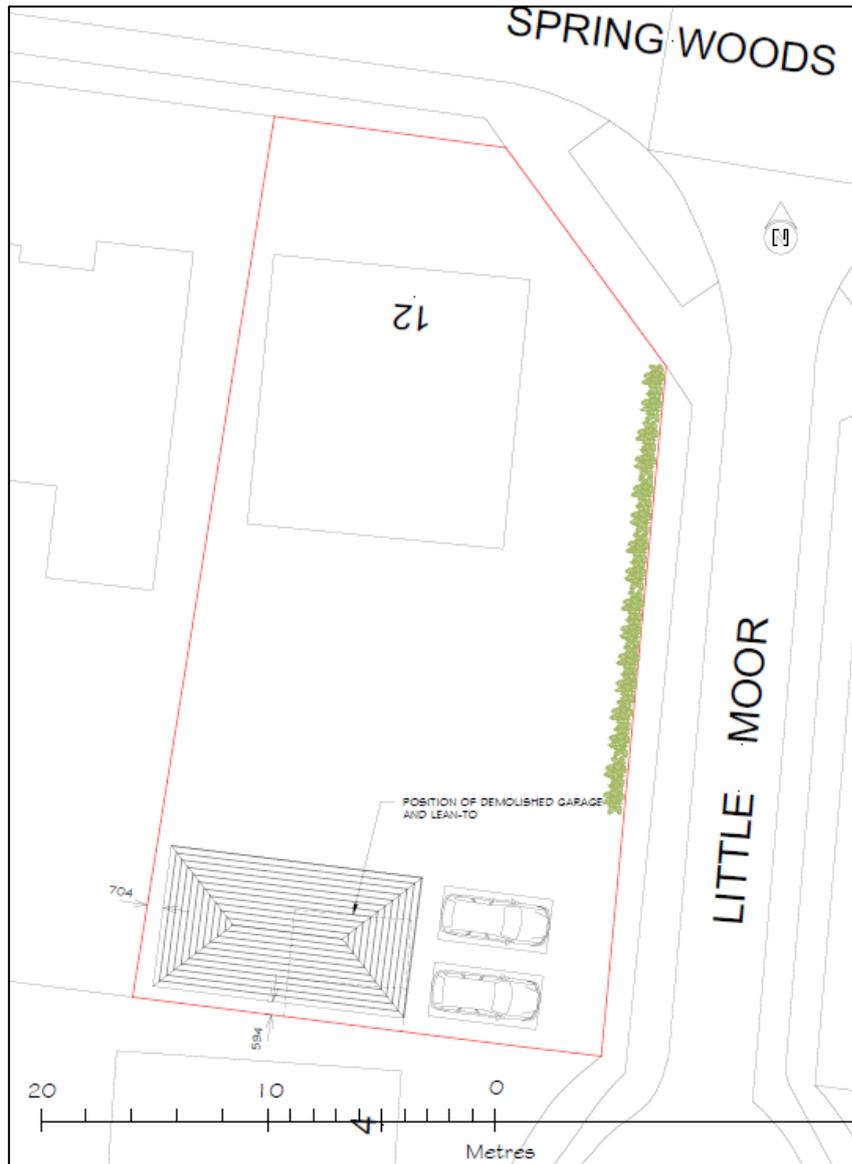
12112
Addition of dressing room
Approved 1966

19/00129/FUL
Erection of a single storey side extension, a single storey front extension, and a two storey side and rear extension and steps to the front.
Approved 2019

5. THE PROPOSAL

5.1 The proposed outbuilding would consist of a garage to the front and a workshop to the rear. The outbuilding would be constructed of brickwork and tiles similar to those used on the main dwelling, and have a roof hipped on all sides.

5.2 The outbuilding would be ancillary to the main dwelling. It would have a depth of 11.15 metres, a width of 6.3 metres, a maximum height of approximately 4.76 metres, and an eaves height of approximately 2.6 metres.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Object on the following grounds:

- (i) Cramped form of development due to proximity to rear and side boundaries
- (ii) Impact on residential amenity due to proximity to neighbouring boundaries

Other representations

6.2.9 letters of objection have been received raising the following material planning considerations:

- (i) Out of keeping with area
- (ii) Impact on residential amenity
- (iii) Noise impacts due to workshop use
- (iv) Concern over the use of the building due to its size.

6.3 One letter of support was received.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were undertaken.

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' policies EN20 of the BFBLP | Consistent |
| Highway Safety | 'Saved' policy M9 of the BFBLP CS23 of the CSDPD | Consistent |
| Supplementary Planning Documents (SPD) | | |
| Bracknell Forest Parking Standards (2016) Character Area Assessments (2010) | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) 2019 Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) | | |

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration area:

- i. Principle of Development
- ii. Impact on Character and Appearance of Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations

i. Principle of Development

9.2 The application site 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 Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 The proposed outbuilding has been reduced in height from the original submission, and a height of approximately 4.76 metres is proposed. While it is acknowledged that this will appear tall within the streetscene, it would remain shorter than the dwellings on either side (both 4 Little Moor and 12 Spring Woods have a height of approximately 7.2 metres). The roof is proposed to be hipped on all sides to reduce the bulk of the roof.

9.4 The proposed outbuilding would be set back from the highway by approximately 8.7 metres and would not project past the line of built form made by the front elevation of 4 Little Moor and the side elevation of 12 Spring Gardens. This would reduce the prominence of the outbuilding when viewed from the streetscene.

- 9.5 The Council's Character Area Assessments SPD sets out that the area has a distinctive character which cohesive architecture, materials and landscape. It is recommended that proposals should maintain the same architectural approach and use similar materials. There is no specific reference to outbuildings in this area. The proposed outbuilding would include a hipped roof similar to hipped roofs found in the estate, and the materials would be similar.
- 9.6 It is acknowledged that the proposed outbuilding would appear large in the streetscene, however planning permission has been sought for the garage in order to store the applicant's van and therefore a smaller garage would not be appropriate for this use.
- 9.7 It should be noted that a substantial outbuilding could be constructed under permitted development rights, which could be built to within 2 metres of the side and rear boundaries and have a height of 4 metres with an eaves height of 2.5 metres. While this is 0.76m lower than the proposed outbuilding, this fall-back position should be noted.
- 9.8 There is a large group of trees to the west of the application site which make a positive contribution to the character of the area. The application site is located approximately 20 metres away from these trees at the nearest point, and therefore it is not considered that these trees would be adversely impacted by the proposed outbuilding.
- 9.9 It is noted that the submitted Block Plan shows a hedgerow that has since been removed. The removal of this hedge is not part of this planning application, nor did its removal require planning permission. It is therefore not considered reasonable to require replacement landscaping by planning condition.
- 9.10 While the outbuilding would appear large in the streetscene, it is not considered sufficiently out of keeping with the character of the area to be refused on these grounds.

iii. Impact on Residential Amenity

- 9.11 The proposed outbuilding would be single storey. It is therefore not considered that it would result in adverse overlooking of neighbouring properties. A condition is recommended to restrict the installation of a mezzanine floor or first floor in the building to avoid overlooking as a result of this.
- 9.12 The proposed outbuilding would not project past the front or rear elevations of 4 Little Moor. In addition, the outbuilding would be single storey, and the roof would pitch away from 4 Little Moor above the eaves height of approximately 2.6 metres. While the outbuilding would be visible from the conservatory of 4 Little Moor, given the above and the separation distance of approximately 2.67 metres, it is not considered that the proposed outbuilding would appear significantly overbearing to this property.
- 9.13 The ground floor rooms of 4 Little Moor located closest to the boundary with 12 Spring Gardens consist of a living room to the front and a conservatory to the rear. The living room does not have any side windows and has a primary source of light to the front, with a secondary source of light through the conservatory to the rear.
- 9.14 The proposed outbuilding would be located to the north of 4 Little Moor. Therefore, as established under the BRE SLPDS the proposed outbuilding would not be considered to result in a significant overshadowing impact on 4 Little Moor.
- 9.15 Given the height of the proposed outbuilding and that the roof would pitch away from the boundary with 4 Little Moor, and the extent of glazing to the conservatory of 4 Little Moor, it is not considered that there would be a substantial loss of light to this room.

9.16 The primary source of light to the living room would not be affected by the proposed development. As it has been established there would be little overshadowing or loss of light to the conservatory, it is not considered that the proposed outbuilding would have a sufficient adverse impact to the rooms of 4 Little Moor to form a reason for refusal.

9.17 As the proposed outbuilding would be located below the window level of the first-floor windows, it is not considered these will be affected in terms of overshadowing or loss of light.

iv. Transport and Highway Considerations

9.18 The proposed outbuilding is proposed to be used for the storage of the applicant's van.

9.19 The proposal would not result in the loss of any parking spaces secured by planning condition. There would be a depth of approximately 8.7 metres from the garage door to the pavement, which is a sufficient depth for a vehicle to pull off the road while opening the garage door.

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, highway safety, nor would the development result in an adverse impact on the residential amenity of the occupiers of the neighbouring properties.

11. RECOMMENDATION

11.1 The application is recommended to 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 and other submitted details received 3rd January 2020:

Combined Plans and Local Plan – Drawing Number: 01 A

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 outbuilding hereby permitted shall be similar in appearance to those on 12 Spring Woods.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of 12 Spring Woods.

REASON: A separate use may require mitigation measures.

[Relevant Policies: Core Strategy DPD CD6].

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
 3. Materials
 4. Ancillary Use
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.
05. This planning permission allows the approved outbuilding to be used as ancillary accommodation only. Should the outbuilding become occupied as an independent dwelling, planning permission would be required and would be refused as the creation of a new dwelling within 400m of the Thames Basin Heath Special Protection Area is unacceptable.