

Unrestricted Report

ITEM NO: 7

Application No.
12/00278/FUL
Site Address:

Ward: Warfield Harvest Ride
Date Registered: 26 March 2012
Target Decision Date: 21 May 2012
21 Seddon Hill Warfield Bracknell Berkshire RG42 2PF

Proposal:

Section 73 application to allow conversion of garage to habitable accommodation without compliance with condition 5 of planning permission 620383 which states that "notwithstanding the provision of the current Town and Country General Permitted Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times unless permission has been granted by the Local Planning Authority on an application made for any other purpose".

Applicant:

Mr J Anderson

Agent:

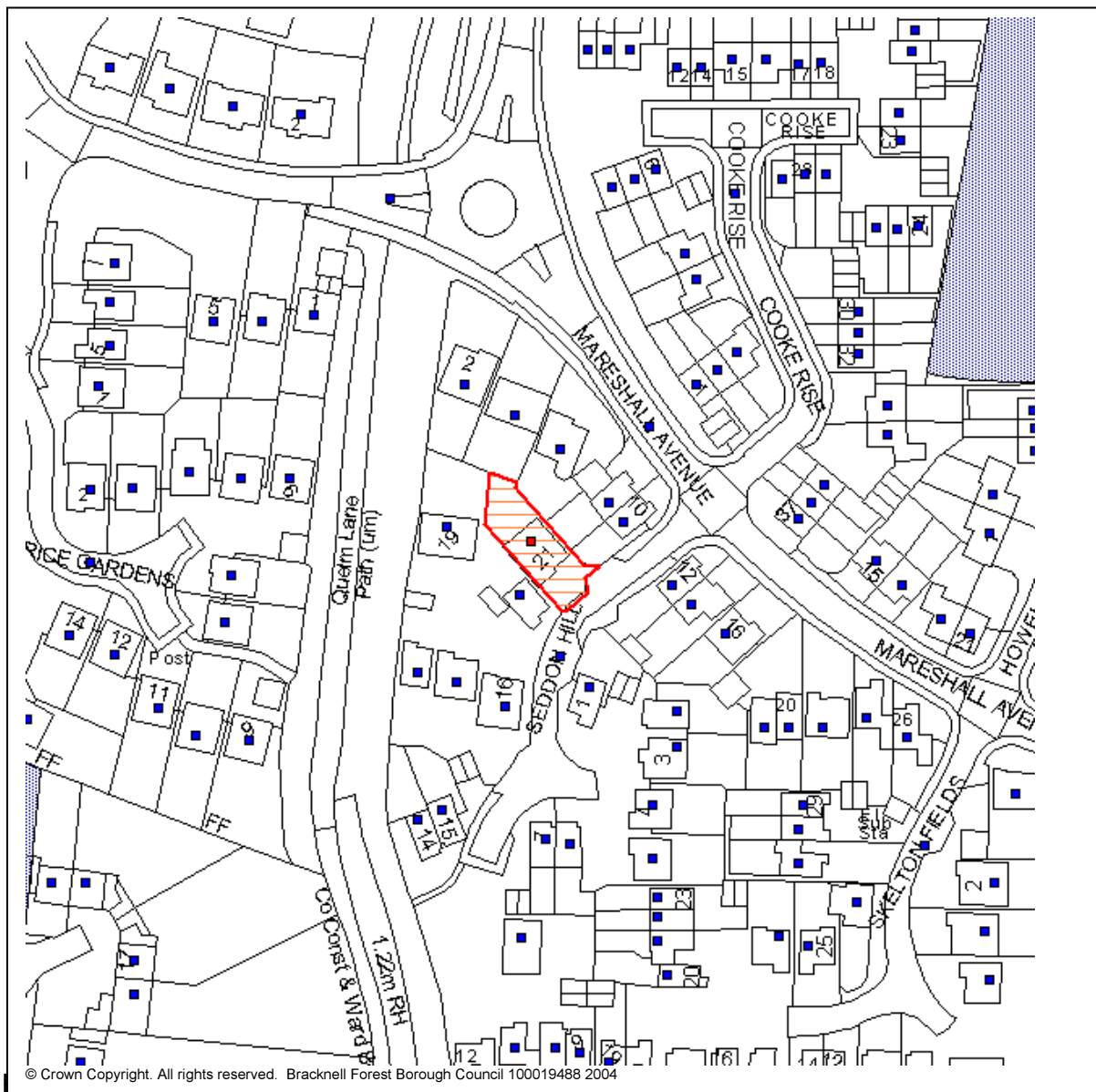
Garage Conversion Co UK Ltd

Case Officer:

Nick Kirby, 01344 352000

environment@bracknell-forest.gov.uk

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



1 **RELEVANT PLANNING HISTORY** (If Any)

No relevant planning history

2 **RELEVANT PLANNING POLICIES**

Key to abbreviations

<i>BFBCS</i>	<i>Core Strategy Development Plan Document</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>NPPF</i>	<i>National Planning Policy Framework</i>
<i>SEP</i>	<i>South East Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
SEP	CC6	Sustainable Communities and Character of Environment
SEP	CS7	Design

3 **CONSULTATIONS**

(Comments may be abbreviated)

Warfield Parish Council

Warfield Parish Council recommend refusal for the following reason:

1. The proposed conversion of the garage to living accommodation would result in the parking provision for the property falling below the Local Planning Authority's approved standards as access to the proposed third parking space is not possible without compromising the existing parking bay in the road.

Transportation Officer

(No comments received at time of producing this report).

4 **REPRESENTATIONS**

None received at the time of writing this report

5 **OFFICER REPORT**

This application is reported to the Planning Committee at the request of Councillors Dudley and Barnard due to concern that the proposal may be detrimental to highway safety.

i) PROPOSAL

Section 73 application to allow conversion of garage to habitable accommodation without compliance with condition 5 of planning permission 620383 which states that "notwithstanding the provision of the current Town and Country General Permitted Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times unless permission has been granted by the Local Planning Authority on an application made for any other purpose".

ii) SITE

The site is a two storey detached dwelling with an attached single storey garage to the side. The dwelling is set back from its neighbour number 20. The front of the site is part soft landscaping and partly surfaced for parking. In front of the soft landscaped area is currently a small triangle of grass which denotes the edge of a single on street lay-by. The side of the layby is marked by a brick wall.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site lies within the area defined as settlement on the Bracknell Forest Borough proposals map (Feb. 2008) and is therefore acceptable in principle, subject to no adverse impact on the amenity of the neighbours, occupiers, character of the area, highway safety etc.

(2) Impact on character and appearance of the area

It is acknowledged the proposed parking arrangement will remove some of the existing landscaping at the front of the site, leaving a small portion. The existing streetscene at the entrance of Seddon Hill is predominantly landscaped with brick walls, green roadside verges and small residential front gardens which do not provide significant opportunities for soft landscaping. The existing landscaping to the front of the site is relatively minimal and together with the green triangular verge to the front does not make a significant contribution to the landscape character of the area. It is considered the loss of the proposed small extent of landscaping will not significantly harm the character of the area as a small area of soft landscaping is retained which is shown on the drawing D02 Rev.b.

(3) Effect on the amenity of neighbouring residential property

The proposed parking arrangement is considered to have a minimal impact on the neighbouring properties.

(4) Highway Safety

The Highways Officer comments are to follow on the supplementary report.

Drawing D02 Rev.b shows that 3 parking spaces and a pedestrian path can be achieved on the site. A splayed vehicular access is required for the two outer parking spaces on the site to ensure they are accessible and this has been shown on drawing D02 Rev.b. It is noted the splay provided for the east most parking space does encroach slightly on the splay of the on street lay-by, which is intended to accommodate one parked car. However the layby measures 10m long (including the entry and exit splay) compared to the dimensions of a car parking space of 6m for

parallel parking. Therefore on balance it is not considered the minor encroachment onto the layby splay proposed would make either the proposed parking space or the existing layby parking space unusable. The proposal is therefore not considered to significantly affect highway safety.

iii) **CONCLUSIONS**

It is considered the proposal would not lead to significant detriment to the streetscene or highway safety.

6 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 23/05/12:

D02 Rev. b

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

03. The garage conversion shall not be occupied until the associated vehicle parking has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the surrounding area, the amenity of neighbouring residents or highway safety. The planning application is therefore approved.

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