

Unrestricted Report

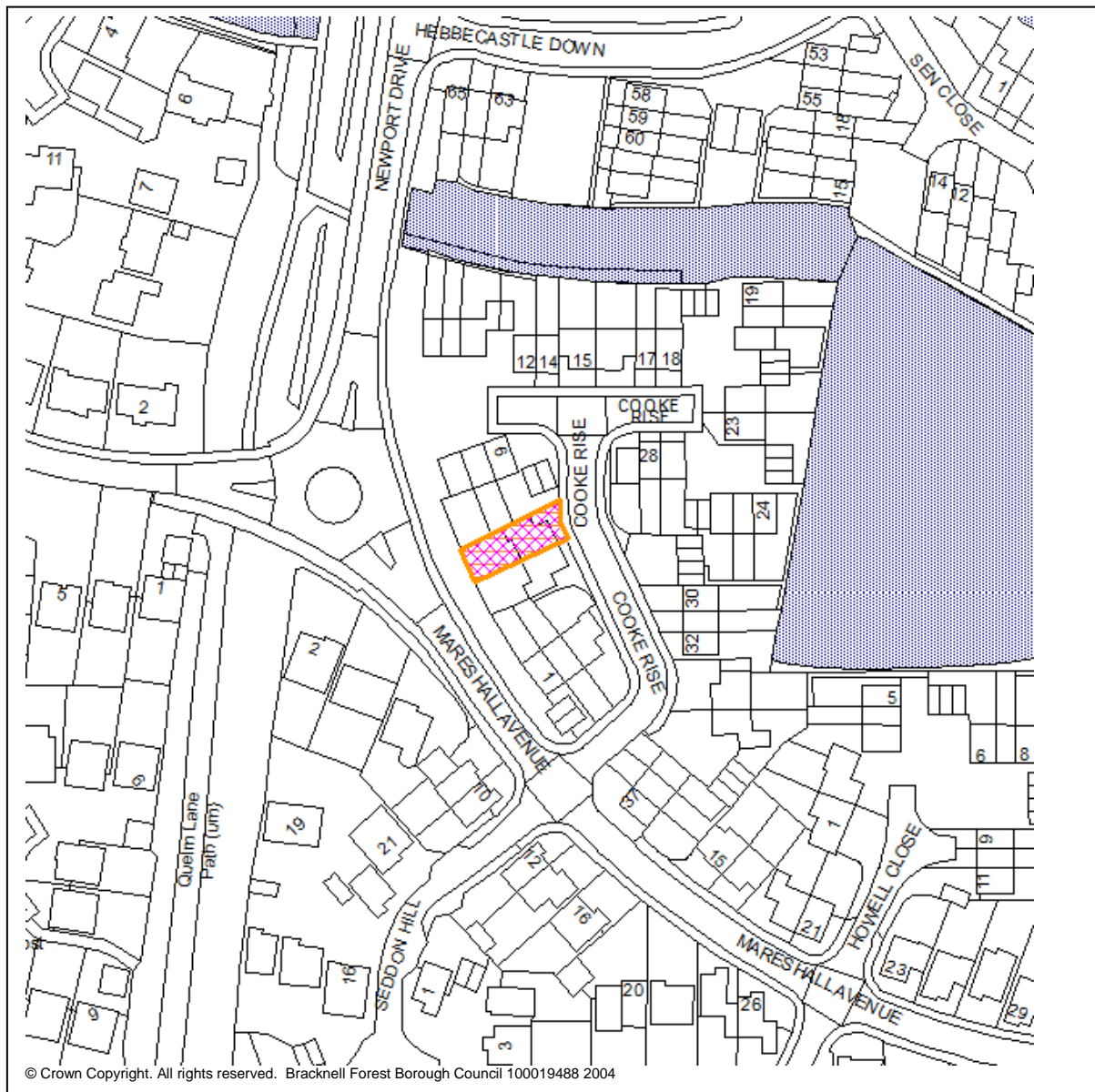
ITEM NO: 07

Application No.
14/00969/FUL
Site Address:

Ward: **Warfield Harvest Ride**
Date Registered: **3 September 2014**
Target Decision Date: **29 October 2014**
5 Cooke Rise Warfield Bracknell Berkshire RG42 2QN

Proposal: **Erection of a shed**
Applicant: **Mrs Wilgen**
Agent: **(There is no agent for this application)**
Case Officer: **Gerald Hegarty, 01344 352000**
Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

Councillor Thompson has requested this application to be considered by the Planning Committee, due to concerns raised by Warfield Parish Council that the development conflicts with the pattern of development in the area and the general appearance and visual amenities of the street scene, and has also resulted in a loss of landscaping to the front of the property.

2. SITE DESCRIPTION

No. 5 is a semi-detached dwelling located on the western side of Cooke Rise. There is parking available to the front and side of the dwelling. The surrounding area is residential.

3. RELEVANT SITE HISTORY

Application 11/00414/FUL - Erection of single storey rear extension - Approved 2011

4. THE PROPOSAL

Full planning permission is sought for the retention of a front plot roofed wooden garden shed. It has a maximum width of 2 metres, depth of 2.7 metres and with a height of 1.9 metres.

5. REPRESENTATIONS RECEIVED

Nos. 1 and 16 Cooke Rise have commented in support of the development. The comments included:

"This is a very nice and a very well built shed. It looks like a quality shed too. This does not look out of place and blends in nicely within its surroundings."

6. SUMMARY OF CONSULTATIONS RESPONSES

Warfield Parish Council

A comment was received by Warfield Parish Council on 30 September 2014. They have recommended that the application be refused for the reasons that:

1. The erection of the shed forward of the building line of the associated property conflicts with the pattern of open-fronted development in the area, detracting from the general appearance of the area and the visual amenities of the street scene.
2. The installation of a concrete base for the shed has resulted in a loss of soft landscaping to the front of the property.

7. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

Site Allocations Local Plan 2013 (SALP)
'Retained' Policies of the South East Plan 2009 (SEP)
Core Strategy Development Plan Document 2008 (CSDPD)
'Saved' Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)
Bracknell Forest Borough Policies Map 2013

8. PRINCIPLE OF DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in SALP Policy CP1, which sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF. Regard will also need to be had to Policy CS1 of the CS relating to sustainable development principles, which is considered to be consistent with the NPPF (and can be afforded full weight).

No. 5 Cooke Rise is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map which establishes the principle for development, in relation to CS Policy CS2. Due to its location and nature, the proposal is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety, etc. These matters are assessed below.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

Policy CS7 of the CSDPD and Saved Policy EN20 of the BFBLP relate to design considerations in new proposals and are relevant considerations. These policies seek to ensure that developments are sympathetic to the character of the area and are of a high design. This is consistent with the NPPF, and can therefore be afforded full weight.

The proposed development is sited to the front of the dwelling. The proposed development is visible in the street scene, however due to its positioning and modest size it would not appear unduly obtrusive.

The design and scale proposed are considered to be sympathetic to the host dwelling house and the proposed materials used, including harvest brown timber board walls, green felt roof and harvest brown timber doors, would be sympathetic and in-keeping with the appearance of the existing dwelling house, that includes brown facing brickworks walls, brown roof tiles and brown UPVC windows, and surrounding properties external materials

The proposed development has been erected on an area of land that has been previously soft and hard landscaped with a mixture of grass and gravel. The planting of trees and shrubs to the front of the proposed development is recommended, to compensate for the loss of the soft landscaping at this part of the site, and this can be secured by condition. This is in line with BFBLP Policy EN2 (supplementing tree and hedgerow cover). This policy is considered to be in accordance with the NPPF (Chapter 11), and be afforded significant weight.

The proposal therefore would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

10. RESIDENTIAL AMENITY

BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. This is consistent with the NPPF.

As such, the proposal would not be considered to adversely affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' Policy EN20 of the BFBLP and the NPPF.

The front garden shed is approximately 8.5 metres from the boundary with No. 4 Cooke Rise. It is also approximately 7 metres from the boundaries with the row of terraced dwellings at the opposite side (North West) of Cooke Rise, including Nos. 6, 7 and 8 Cooke Rise.

It is not considered that the proposed development would result in loss of light or overshadowing to No. 4 Cooke Rise, due to its siting and modest size.

It is not considered that the proposed development would result in an adverse impact on the residential amenity of the occupiers of Nos. 6, 7 and 8 Cooke Rise, due to its siting, single storey nature and scale.

As such, the proposal would not be considered to adversely affect the residential amenities of neighbouring properties and would be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

11. HIGHWAY CONSIDERATIONS

Saved Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards SPD. The NPPF refers to local authorities setting their own parking standards for residential development, therefore these policies are considered to be consistent.

The proposed front garden shed at a depth of 2.7 metres and a width of 2 metres would not result in a reduction of the existing parking area in front of the dwelling.

As such, the proposal would not be considered to affect the existing parking provision provided and would be in accordance with Saved Policy M9 of the BFBLP and the NPPF.

12. CONCLUSIONS

It is considered that the development would not result in an adverse impact on the character and appearance of the host dwelling or local area or the amenities of the residents of the neighbouring properties. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policies EN20 and M9, and the NPPF.

Therefore recommend approval.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development is permitted in accordance with the following plans:
WIL_002, received on 01 September 2014
REASON: To ensure that the development is in accordance with the approved plans received by the Local Planning Authority.

02. Within 2 months of this permission a scheme depicting soft landscaping shall be 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). As a minimum, the quality of all 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.

[Relevant Policies: BSP DP5, BFBLP EN2 and EN20, CSDPD CS7]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern and negotiating, with the applicant, to address these concerns. 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. Approved plans
 2. Soft landscaping

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