

Unrestricted Report

ITEM NO: 6

Application No.
15/00106/FUL

Site Address:

Ward:
Binfield With Warfield

Date Registered:
18 February 2015

Target Decision Date:
15 April 2015

**T D S House Terrace Road South Binfield Bracknell
Berkshire RG42 4BH**

Proposal:

Replacement of all existing windows, insertion of new windows to front and rear elevations, installation of sliding doors with juliet balconies to front elevation, installation of french doors to the rear elevation, re-cladding and replacement of the existing canopy.

Applicant:

Mr T Young

Agent:

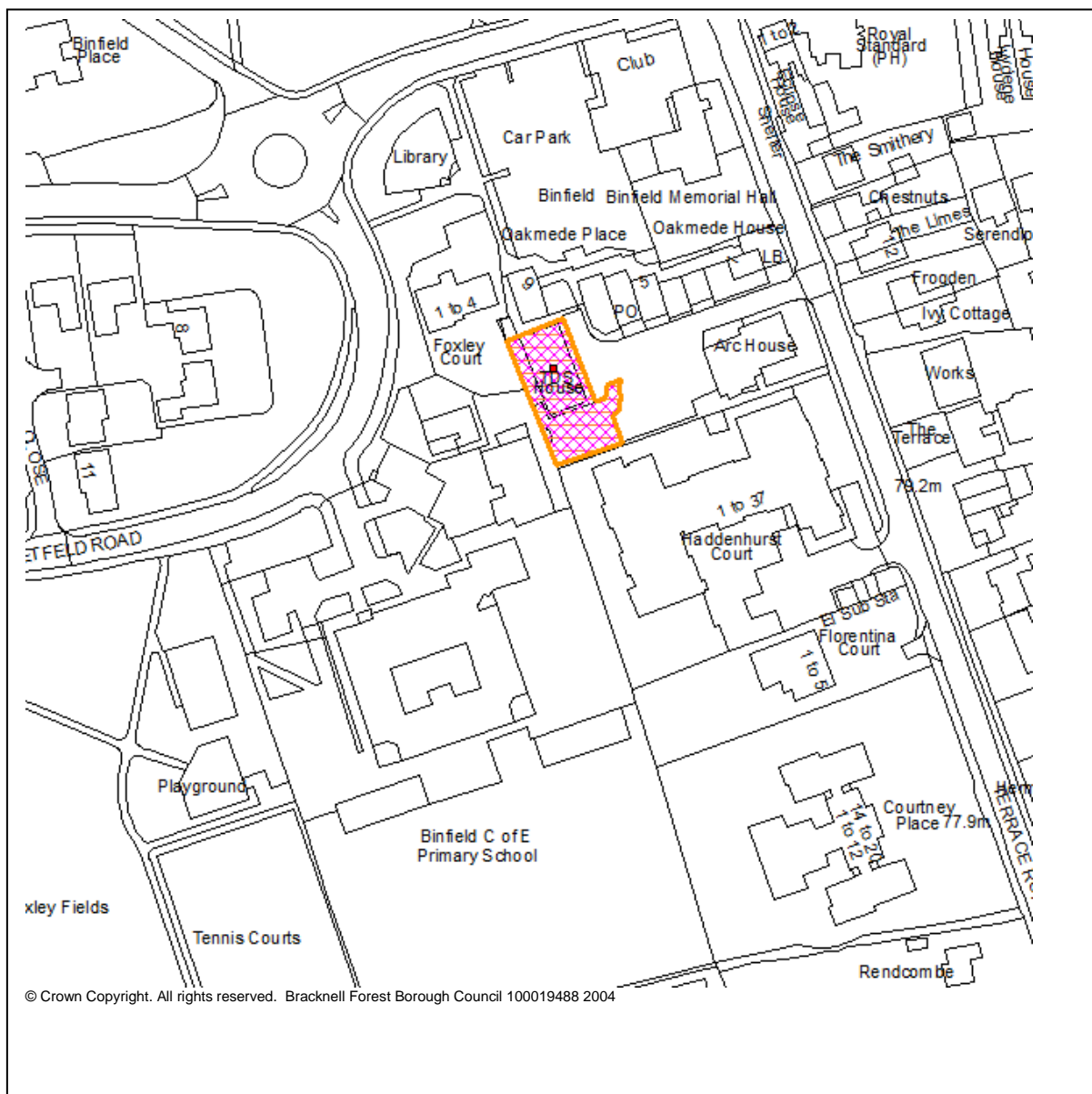
Mr Sean Kelly

Case Officer:

Michael Ruddock, 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

This application is reported to the Planning Committee as over three objections have been received.

2. SITE DESCRIPTION

TDS House is a two storey red brick vacant office building accessed off Terrace Road North via a driveway which also serves Arc House. To the north is Oakmede Place.

To the east is the play area of Binfield C of E Primary School.

3. RELEVANT SITE HISTORY

14/00820/PAC. Application for prior approval for the change of use of an office building into eight one bedroom flats. Prior Approval Granted.

4. THE PROPOSAL

The proposal is to make the office building more residential in appearance by the following external alterations:

- Replace all existing aluminium windows with double glazed UPVC.
- Insertion of 2 no. glass Juliet balconies at first floor in front elevation to replace two windows.
- New entrance canopy and doors.
- New timber brackets to support existing cantilevered windows.
- Replacement of 2 no. ground floor windows with French doors in rear elevation.
- Insertion of 4 first floor windows in rear elevation.

The change of use of the office to residential was granted under 14/00820/PAC. This application is solely for the external alterations.

5. REPRESENTATIONS RECEIVED

Five letters of objection were received from local residents. The reasons for objection can be summarised as follows:

- Loss of privacy to neighbouring properties in Foxley Court and the School Bungalow.
- A portable toilet has been placed just over the fence to the playground, this should be moved.
- A safety fence should be erected for health and safety for the window replacement/insertion.
- Concerns regarding this property on a child protection basis. Being one bedroom flats they could potentially end up as rentals. As the property overlooks the school playground, the owners/tenants should be vetted.

Aside from the privacy issue, which is discussed below, these issues are not material to the planning application.

6. SUMMARY OF CONSULTATION RESPONSES

Binfield Parish Council:

Considered No Objection. Special care should be taken during construction to protect the two trees subject to TPOs.

7. DEVELOPMENT PLAN

The Development Plan for this Borough comprises the following:

'Retained' Policies of the South East Plan 2009 (SEP)
Site Allocations Location Plan 2013 (SALP)
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

SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes.

CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

These policies are considered to be consistent with the sustainable development principles of the NPPF and as a consequence are considered to carry significant weight.

The site is located in a defined settlement within the Village Centre (Inset Map 2) on the Bracknell Forest Borough Policies Map (2013). However, as the residential use was granted under the Prior Approval Procedure, the principle of the use is already agreed. In terms of the current proposals, it is a matter of determining whether or not these design features will conflict with policies and guidance dealing with impact on the street scene, amenity of neighbouring occupiers, highway safety, etc. These issues are addressed elsewhere in this report.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. The Character

Area Assessment SPD (2010) provides further guidance on the implementation of CSDPD Policy CS7 and is a material consideration.

These policies are considered to be consistent with the objectives set out within the NPPF. In addition para. 56 of the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live in. Furthermore para. 64 of the NPPF states that development should only be granted when the design takes the opportunities where available to improve the character and quality of an area and the way it functions.

The proposed changes in fenestration would add interest to the current fairly blank elevations. The entrance canopies are of a modest design.

The proposal to soften the appearance of the office building to appear more residential in nature would not be unduly out of character with the surrounding commercial development (Arc House) and the Village Centre.

The site is located within Area A of the Character Area Assessment for Binfield and Popeswood relating to Binfield. This states that Binfield Centre has a distinctive sub-character from the rest of the Character Area, and that heights of up to three storeys are common in this area. Given the nature of the development it is not considered that it would be contrary to the recommendations of the SPD.

It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.

10. RESIDENTIAL AMENITY

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFBLP 'Saved' Policy EN20 is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the core principle relating to design in paragraph 17 of the NPPF, which states that LPAs should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and consistent with the general design principles laid out in paras. 56 to 66 of the NPPF.

The proposed windows in the front elevation would look onto the parking area.

To the rear the windows would look out onto the school grounds, beyond which is the School Bungalow at a distance of 18m away. To the north of the playground is the parking area for Foxley Court. Foxley Court is at a distance of 14m away from the closest corner of TDS House. As a result of these distances the proposal would not result in a loss of residential amenity.

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

11. TRANSPORT IMPLICATIONS

CSDPD Policy CS23 states that the LPA will seek to increase the safety of travel. BFBLP 'Saved' Policy M9 seeks to ensure that new development has sufficient car

parking. To supplement this policy the adopted Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for residential dwellings. For a dwelling that has or two or three bedrooms a minimum of two allocated parking spaces should be provided in accordance with the minimum measurements stated within the document. The NPPF allows for LPAs to set their own parking standards for residential development and therefore the above policies are considered to be consistent with the NPPF.

It was accepted under the previous prior approval applications that there is sufficient car parking on site. The current proposal does not alter this.

For the reasons given above, and subject to the recommended conditions, the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF

12. TREES

CSDPD Policy CS1 states that development will be permitted which inter alia protects and enhances the quality of natural resources and the character and quality of local landscapes. CSDPD Policy CS7 states that development will be permitted which enhances the landscape. BFBLP 'saved' Policy EN1 supports the retention of trees which are important to the character and appearance of the landscape and BFBLP 'saved' Policy EN20 requires development to retain beneficial landscape features. These policies are consistent with the core principles of the NPPF to conserve and enhance the natural environment, and can be afforded significant weight.

There is an oak tree close to the southern corner of the building which is protected by TPO 84. There are no ground works proposed close to this tree, however an informative is recommended to make the applicant aware that it is an offence to wilfully damage or destroy a protected tree.

13. CONCLUSIONS

The principle of residential use has already been established by the previous prior approval, and the proposal for external alterations to the building are considered to be acceptable.

It is not considered that the development would result in an adverse impact on the character and appearance of the area, the amenities of the residents of the neighbouring properties, or on highway safety.

It is therefore considered that the proposed development complies with the Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and BFBLP 'Saved' Policies EN20 and the NPPF.

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 plans:
- Drg no 13.318-001B received by LPA 06.02.2015
 - Drg no 13.318-200B received by LPA 06.02.2015
 - Drg no 13.318-100B received by LPA 06.02.2015
- 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. Conditions 01 and 02 do not require the submission of details for discharge.
03. There is an Oak tree covered by TPO 84 adjacent to the building. No materials should be stored under this tree and no works to the tree are permitted without consent from the LPA. The applicant should be aware that a TPO makes it an offence to wilfully damage or destroy a protected tree.

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