

Unrestricted Report

ITEM NO: 16

Application No.
15/00679/FUL
Site Address:

Ward:
Great Hollands North

Date Registered:
27 July 2015

Target Decision Date:
21 September 2015

16 Ptarmigan Heights Bracknell Berkshire RG12 8AB

Proposal:

Change of use of amenity land to residential curtilage, including formation of 2m high brick boundary wall following demolition of existing.

Applicant:

Mr Colin Elder

Agent:

(There is no agent for this application)

Case Officer:

Matthew Miller, 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 change of use of amenity land to residential curtilage, including the formation of a 2 metre high brick boundary wall following demolition of existing.

1.2 It is not considered that the proposal would be adversely out of character with the surrounding area, as it would be setback from the public highway by 1.1 metres, with areas of amenity land retained to the north and south. Planting would also be formed on the retained land. Furthermore it is not considered that the proposal would result in an adverse impact on residential amenity, or on 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 1 The application has been reported to the Planning Committee at the request of Councillor Hill due to concerns that the proposal would be out of character with the surrounding area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary, therefore development is acceptable in principle.

3.1 16 Ptarmigan Heights is a three storey semi-detached dwelling located in a predominately residential area. The dwelling has been extended through a single storey rear extension. The property benefits from an rear garden enclosed by a 2 metre high brick wall, with a detached garage and associated driveway to the rear (south) of the rear garden.

3.2 The application site subject to the change of use consists of a partially landscaped amenity area, with an area of grassland on the southern section and un-landscaped exposed soil on the northern section. An adopted public footway adjoins the site to the east.

4. RELEVANT SITE HISTORY

08/00201/FUL

Erection of a single storey rear extension. (Amendment to Plot 12 approved under reserved matters approval 06/00735/REM)
Refused (2008)

[Officer Comment: following the above refusal a rear extension was erected to the dwelling under permitted development rights].

5. THE PROPOSAL

5.1 The proposed development is the change of use and enclosure of a section of amenity land to the east of the property, to form an enlargement of the rear garden.

5.2 The total enclosure would measure 12.0 metres in depth and 1 metre in width from the existing boundary wall (at the largest point), and 2.4 metres in width from the existing garage. The enclosure would comprise a 2 metre high brick wall, similar to the existing brick wall. A replacement access gate would be provided to the rear garden on the southern side of the proposed enclosure.

5.3 The applicant has confirmed that the amenity land falls under their ownership.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council object to the proposal on the grounds that it would result in the adjoining public pathway having the appearance of an alleyway, which would be overbearing and detrimental to the street scene. [Officer Comment: This matter is addressed in the report below].

6.2 No representations have been received from the occupants of neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer:

7.1 The Highway Officer raises no objection to the proposal.

7.2 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design/character of area	CS7 of CSDPD, Saved policies EN2, EN20 and H12 of BFBLP	Consistent
Highway safety	CS23 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Streetscene SPD (2011)		
Other publications		
National Planning Policy Framework (NPPF)		
National Planning Policy Guidance (NPPG)		
Community Infrastructure Levy		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Impact on character and appearance of the area
- ii Impact on residential amenity
- iii Impact on highway safety
- iv Community Infrastructure Levy

i. Impact on Character and Appearance of Area

9.2 Although limited planting is present on the existing amenity land, the land does provide a contribution to the predominately open character of the area. It is not considered that the proposed enclosure would result in a detrimental impact on the character of the surrounding area, as it is considered that the openness of the area would be preserved through the proposed set back of the enclosure from the footway, and that the open areas of landscaping to the south and north of the application site would be retained.

9.3 The proposed set back of the enclosure from the footway would be 1.1 metres, as compared to the existing 1.3 metre set back present at the shortest separation point. Considering this proposed set-back, and the provision of planting (as detailed in section 9.4 of the report), it is not considered that the proposal would result in the footway forming the appearance of an uncharacteristic alleyway.

9.4 The proposed enclosure would comprise a 2 metre high brick wall, similar to the existing brick wall present on site, to be demolished. It is recommended that a condition be imposed to ensure that the materials used on the replacement wall match those of the existing, in the interests of the character of the surrounding area.

9.5 Planting is proposed to be formed, which would aid in mitigating against the loss of amenity land, and may serve to improve the immediate character of the area in comparison to the existing sections of exposed soil present on site. Details of the proposed planting, including its long-term maintenance, can be secured by planning condition.

9.6 The proposal would provide a replacement rear garden access point, which would be closer to the rear garage and main access route from Ptarmigan Heights, and therefore would serve to provide a more practical access route for secure bin storage than currently exists.

9.7 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN2, EN20, and H12, the Streetscene SPD, and the NPPF, subject to the recommended conditions.

ii. Impact on Residential Amenity

9.8 It is not considered that the proposed development would result in an adverse impact on the amenity of the neighbouring properties in respect of loss of light, overbearing or loss of privacy impacts, considering the nature and siting of the proposal in relation to the surrounding residential properties and existing enclosures.

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

iii Impact on Highway Safety

9.10 The Highway Officer has been consulted on the proposal in respect of potential impacts on the adjacent public footway. The Highway Officer raises no objection to the proposal as it would be set back from the public footway, and there is no highway verge in this section of land.

9.11 Furthermore the Highway Officer raises no objection to the proposed re-location of the rear access gate to the rear garden, as it could provide practical use for secure bin

and cycle storage. The Highway Officer also considers that the revised location of the rear access gate would improve access between the main dwelling and the property's allocated parking spaces.

9.12 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23 and the NPPF.

iv Community Infrastructure Levy (CIL)

9.13 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.14 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. In this case the proposal would not involve the formation of additional internal floorspace, and therefore is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or local area, the amenities of the residents of the neighbouring properties, subject to the recommended conditions. There would be no highway safety implications. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy EN2, EN20 and H12, the Streetscene SPD, and the NPPF.

11. 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:

Block Plan scale 1:200 received on 26 August 2015

Proposed Plans received on 27 July 2015

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 boundary wall hereby permitted shall be of similar appearance to those of the existing boundary wall.

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

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

04. The development shall not be begun until a scheme depicting soft landscaping has been 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) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. As a minimum, the quality of all hard and 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.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2, EN20 and H12]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and negotiating, with the applicant, acceptable amendments to the proposal to address those 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. Commencement
 2. Approved Plans
 3. Materials
 4. 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