

## Unrestricted Report

### ITEM NO: 08

Application No.  
**19/00751/FUL**  
Site Address:

Ward:  
Old Bracknell

Date Registered:  
5 September 2019

Target Decision Date:  
31 October 2019

**31 Reeds Hill Bracknell Berkshire RG12 7LJ**

Proposal: **Erection of shed to rear of property (part retrospective).**

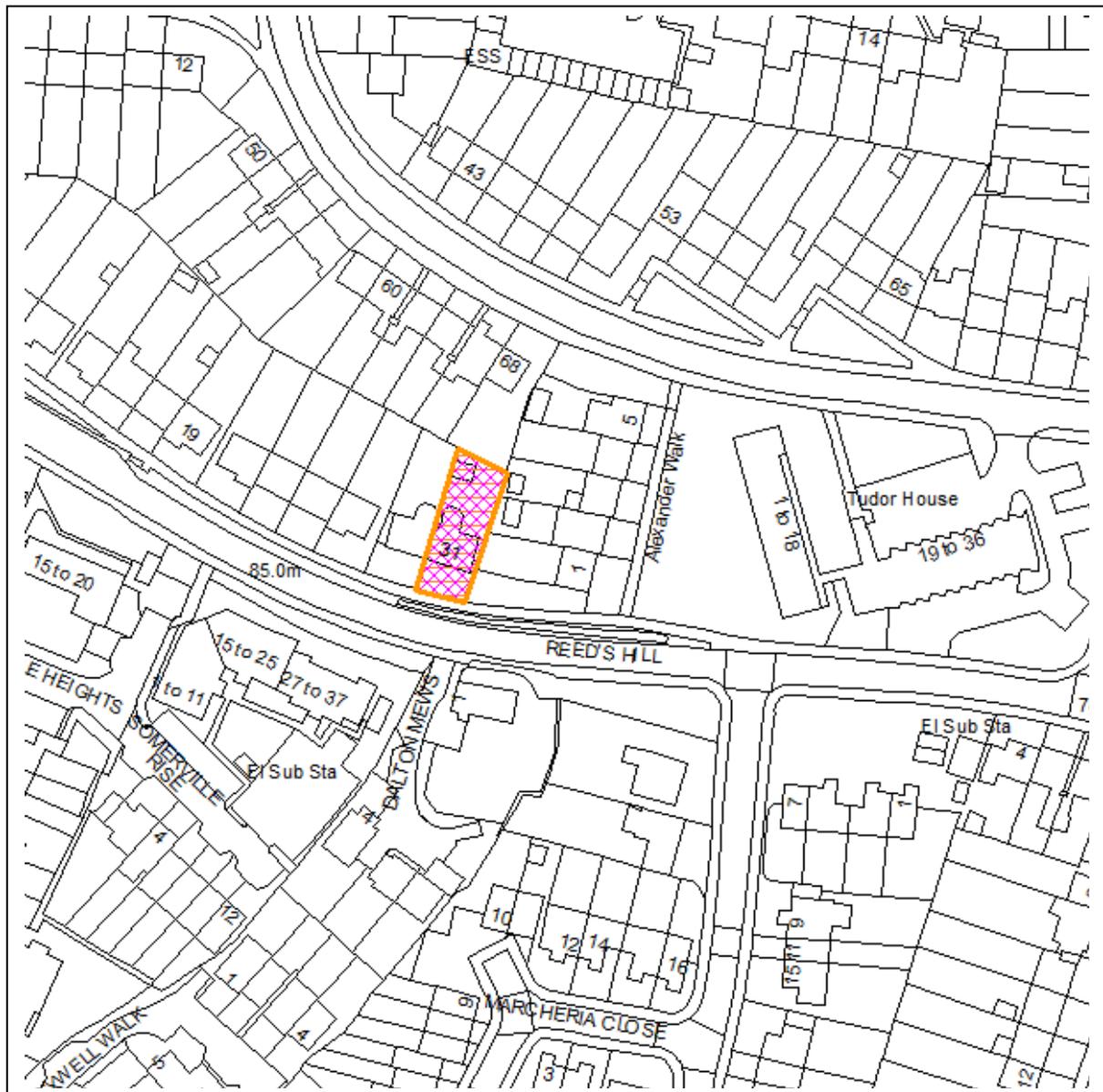
Applicant: Mr Zoltan Gazsi

Agent: (There is no agent for this application)

Case Officer: Edgar Starmes, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **1. SUMMARY**

- 1.1 Full planning permission is sought for the erection of a shed to the rear of the property (part retrospective). At the time of submission the outer structure of the development was already in place but not fully built.
- 1.2 The development would not result in a significantly adverse impact on the character or appearance of the surrounding area or the amenities of the residents of the neighbouring properties.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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## **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 The application has been reported to the Planning Committee as it has been called to committee by Councillor Heydon due to concerns that the shed would be overbearing and detrimental to the residential amenity of the neighbouring occupiers.

## **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within settlement boundary
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- 3.1 31 Reeds Hill is a semi-detached dwellinghouse located to the North of the highway. The property is linked to 29 Reeds Hill. The surrounding area is predominantly residential.

## **4. RELEVANT SITE HISTORY**

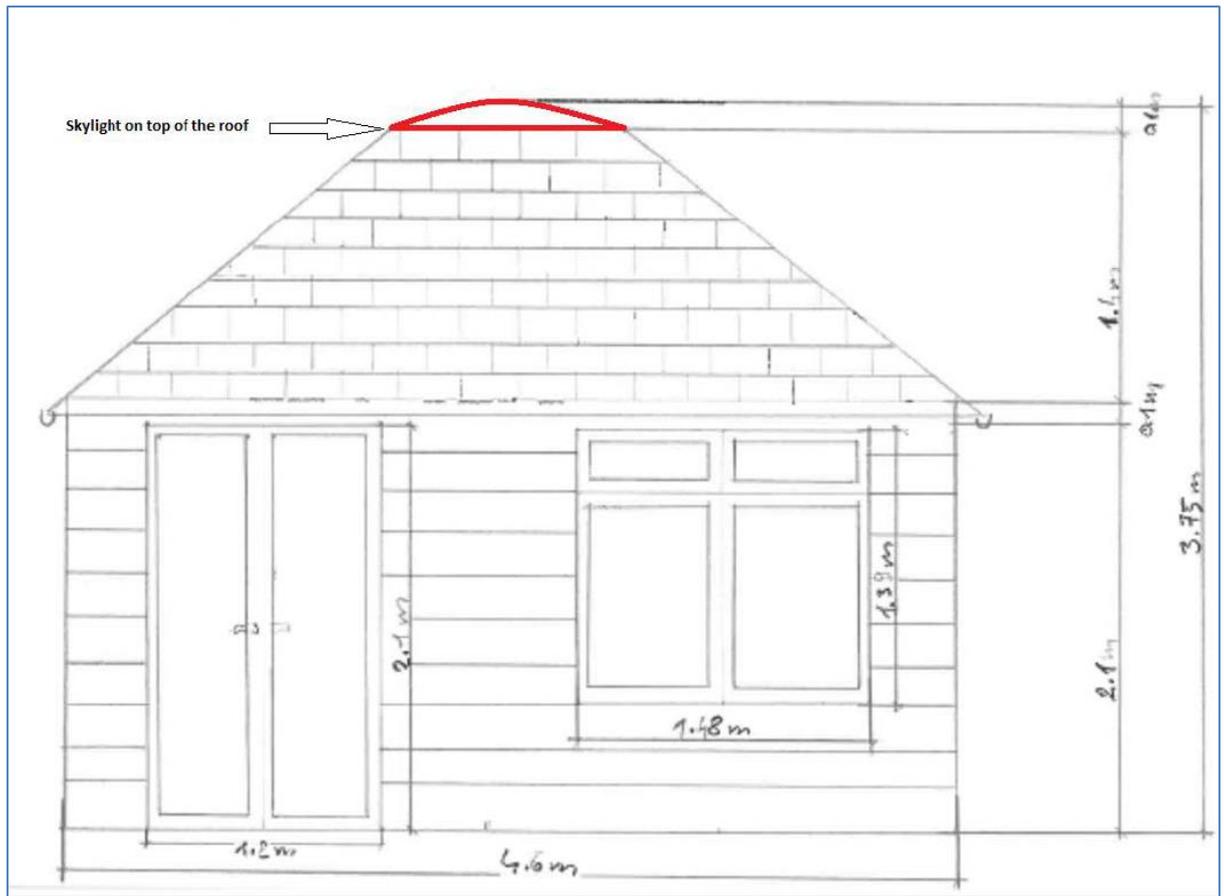
- 4.1 The relevant planning history can be summarised as follows:

PD/05/00165 - Conservatory to rear of property (06.04.2005). The report confirmed that the proposed conservatory would be PD.

- 4.2 There are no conditions restricting permitted development rights for the property.

## **5. THE PROPOSAL**

- 5.1 The proposed shed has a maximum depth and width of approximately 4.6 metres, a maximum height of approximately 3.75 metres and a maximum eaves height of approximately 2.2 metres.
- 5.2 Replacement fence panels have also been added and noted on the application form, these are the same height as the existing and would constitute permitted development.



## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Bracknell Town Council has recommended refusal based on:

- The structure has been already been erected without any permission Councillors feel this could become a precedent.
- The structure is oversized, overbearing and out of character for a shed in this area, a structure this size should not be on the boundary.

### Other representations

- 6.2 The neighbouring resident at 68 South Lynn Crescent has objected based on the development being overbearing, invasive towards their privacy and amenity and encroaching onto their boundary with the roof of the development. They have also commented on it being out of character with the area.
- 6.3 The neighbouring resident at number 3 Alexander Walk has objected based on the height of the shed, overlooking and being overbearing as well as out of character.
- 6.4 The neighbouring resident at number 4 Alexander Walk has objected based on the development being overbearing, out of character with the area and overlook the properties along Alexander Walk.
- 6.5 The neighbouring resident at number 29 Reeds Hill has objected based on the size of the structure being overbearing, much larger than a shed. Also being too close to the boundary.

## 7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were carried out.

## 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:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1 and EN20 of the BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
BFC Design SPD		
<b>Other publications</b>		
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 are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Residential Amenity

### i. Principle of Development

9.2 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). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area.

### ii. Impact on Character and Appearance of Surrounding Area

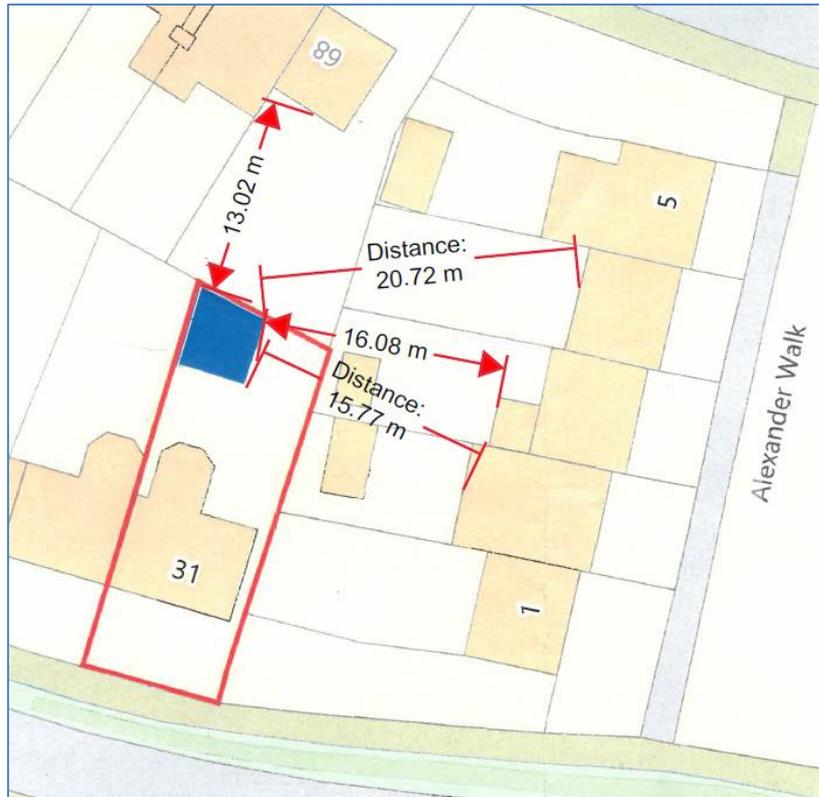
9.4 The shed that has been partially constructed has a pitched roof structure and the appearance of a workshop/summer house rather than traditional shed. There are other sheds visible from the development site at neighbouring properties, some appear wooden and more traditional, but the neighbouring property to the rear (no.

68, South Lynn Crescent) has an outbuilding/shed which is green and appears to be constructed of metal.

- 9.5 The shed would have a different appearance to these examples but is not considered to be significantly out of keeping with the character of the area due to the existing variety of outbuildings in the locality.
- 9.6 The shed would have a set of patio doors and a window added to the South East elevation facing towards the rear of 3 Alexander Walk. There would be no other windows on the other elevations, a skylight would be added centrally in the middle of the roof which would have a 'bubble' appearance being slightly curved.
- 9.7 The shed is sited to the rear left-hand side of the curtilage and screened by the host dwellinghouse. It is therefore not visible from the highway and does not have a significantly adverse impact on the character of the area or streetscene due to this.
- 9.8 Materials used would be of wooden cladded appearance for the walls and grey roofing shingles and the window and door would be UPVC and double glazed.

### **iii. Residential Amenity**

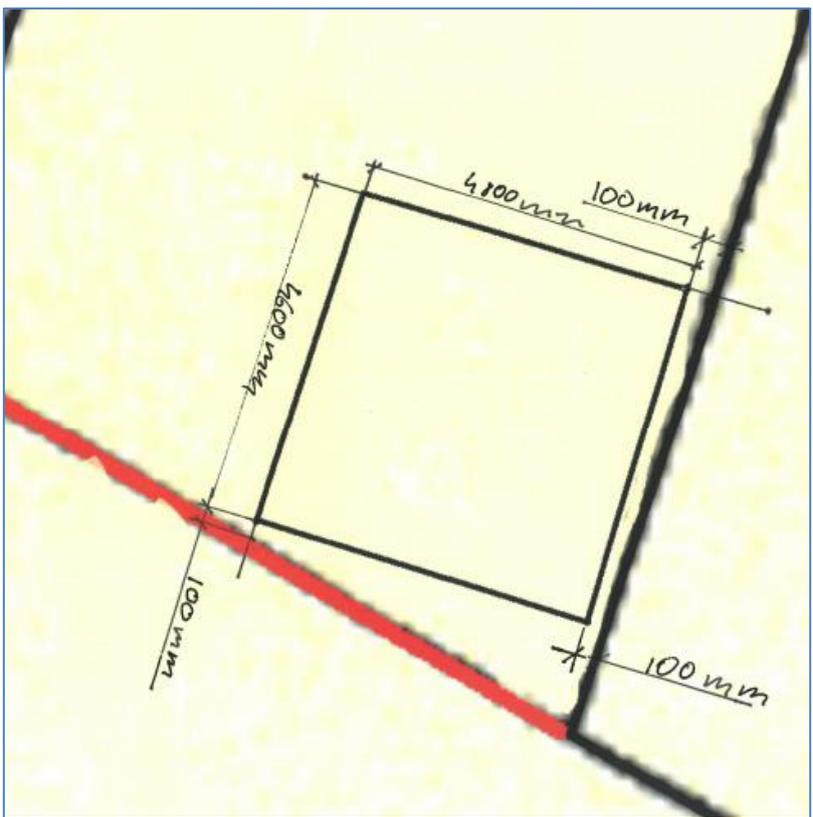
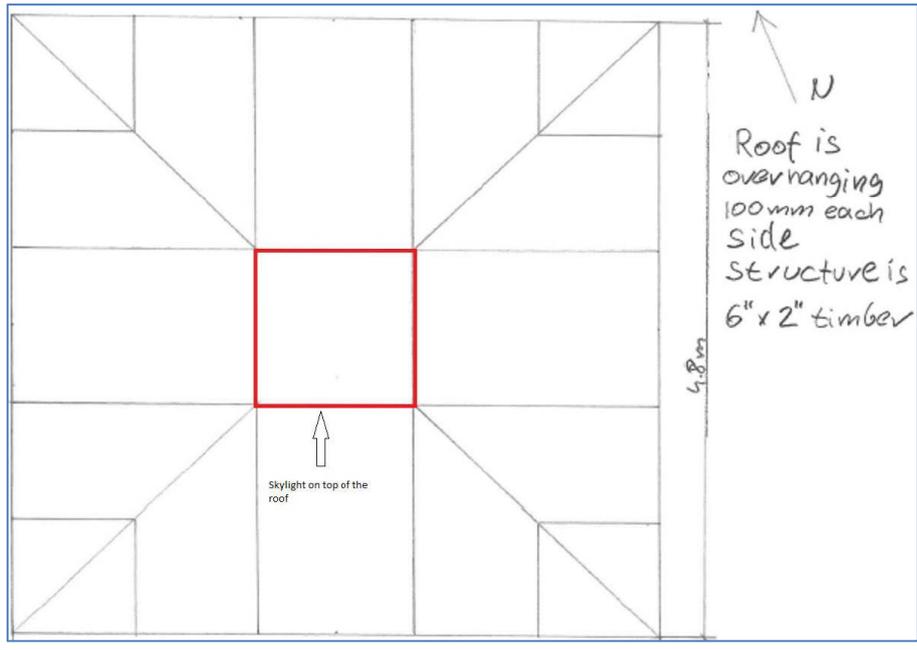
- 9.9 The shed only has a door and window on the side elevation facing towards number 3 Alexander Walk and these are built into the structure from the ground floor level. The structure is not raised off the ground. There is therefore no increased overlooking towards the residential amenity of the neighbouring properties than what would be currently possible from standing in the rear garden of the development site. It is a single storey structure and the skylight would not facilitate any overlooking.
- 9.10 The shed is clearly visible from the gardens of the neighbouring properties due to the height above the fence line which appears to be a standard fence height of around 1.8 metres. It is also within close proximity to the boundary of number 68 South Lynn Drive and 29 Reeds Hill, less than 1 metre. However, the overall height of the structure being 3.75 metres as well as the structure being sited towards the rear of the adjoining gardens would not be significantly overbearing to warrant refusal. There is a significant separation distance from the outbuilding towards the rear elevations of the neighbouring properties to the rear of the development site along South Lynn Crescent and therefore no habitable rooms would be adversely affected. Whilst it is visible from neighbouring properties and it is acknowledged that it would alter the view from 68 South Lynn Drive the impact of the proposal on this view is not a material planning consideration.
- 9.11 The neighbouring properties along Alexander Walk would not be adversely impacted in terms of the structure being overbearing upon them. The outbuilding is sited on the opposite side of the curtilage to their boundary treatments and there is again a significant separation distance as specified in the image below:



9.12 Approximate distances to the rear elevations of objectors' houses from the respective adjacent elevations of the proposed shed are as follows:

- 68 South Lynn Crescent – 13 metres
- 4 Alexander Walk – 20.7 metres
- 3 Alexander Walk – 16 metres
- 2 Alexander Walk – 15.7 metres

9.13 As it currently stands, the roof timbers of the shed do overhang the boundary with the neighbouring property (no. 68 South Lynn Crescent). There has not been a certificate of notice served on the neighbouring occupiers but correspondence has been sent by the applicant to confirm that these will be cut back to be within the applicant's residential boundary and there will be no overhang. The applicant has stated that it only remains overhanging because the construction process has stopped whilst planning permission is being sought. A plan has been submitted showing that there will be a 0.1 m gap to the boundary in line with the annotations on the Roof Plan.



9.14 Overshadowing would only be a factor towards the neighbouring properties number 29 Reeds Hill and 68 South Lynn Crescent. This would also only be a minor factor towards the rear of the residential garden areas and due to the siting of the outbuilding there would be no overshadowing towards the rear windows of these neighbouring properties, this therefore does not warrant refusal of the application.

## 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, nor would the development result in an adverse impact on the residential amenity of the neighbouring occupiers. It is therefore considered that the proposed development complies with 'Saved' policies EN1, and EN20 of the BFBLP, Policies CS2 and CS7 of the CSDPD and the NPPF.

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received by the Local Planning Authority:

- Block Plan, Scale 1:500 (Received 20/08/2019)
- Location Plan, Scale 1:1250 (Received 20/08/2019)
- Southeast Elevation, Scale 1:25 (Received 05/09/2019)
- All other elevations, S, SW, N, Scale 1:25 (Received 05/09/2019)
- Floor Plan, Scale 1:25 (Received 05/09/2019)
- Dimensions to the boundary (Received 10/12/2019)
- Email received 23/12/2019 regarding development within the boundary

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

02. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 31 Reeds Hill and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would 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. Approved plans
2. Ancillary to the dwellinghouse

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.