

ITEM NO:Application No.
21/00012/FULWard:
Winkfield And
CranbourneDate Registered:
7 January 2021Target Decision Date:
4 March 2021

Site Address:

**White Gates Mushroom Castle Winkfield Row
Bracknell Berkshire RG42 7PL**

Proposal:

Section 73 application for the variation of condition 1 of planning permission 18/01238/REM for submission of reserved matters relating to appearance, scale and landscaping pursuant to outline planning permission 17/00318/OUT for the erection of detached dwellings and garages following demolition of existing outbuilding. (Plot 2). (For Clarification: this application seeks to change the location of the 2 dormer windows on the garage to alternate side elevation).

Applicant:

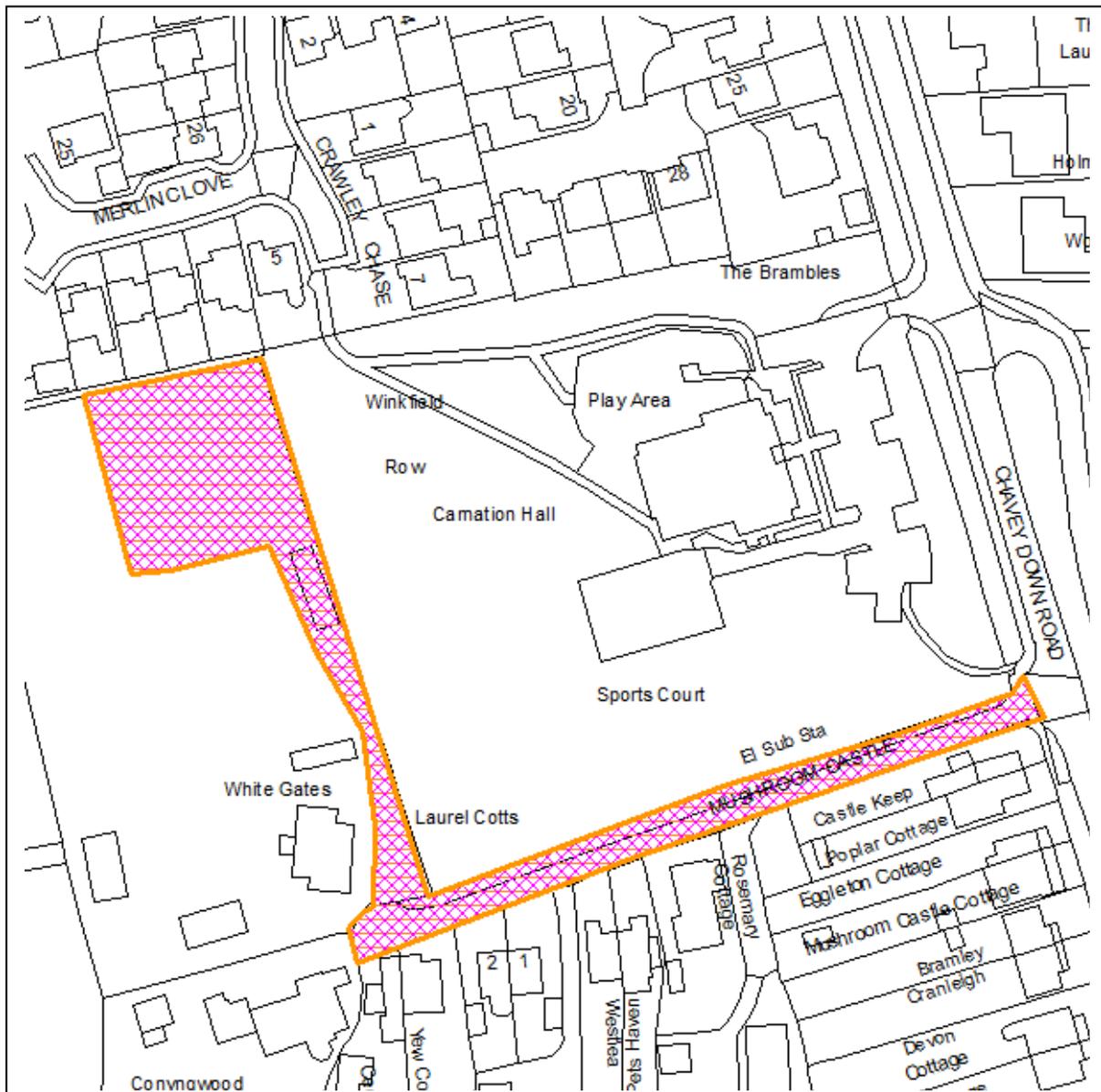
Kealay Construction Limited

Agent:

(There is no agent for this application)

Case Officer:

Olivia Jones, 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 concerns a Section 73 planning application to vary condition 1 of planning permission 18/01238/REM. This condition relates to the approved plans, and the proposed amendment relates to the relocation of dormer windows from the east side elevation of the approved garage, to the west side elevation. This application is retrospective.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee following the receipt of over 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Countryside

Area D of the Northern Villages Study Area within the Character Area Assessments SPD
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Area F1 (Chavey Down Wooded Sands) of the Landscape Character Area Assessment

- 3.1 A property know as White Gates is a detached dwelling set in a spacious site which features a number of outbuildings. The site is accessed along Mushroom Castle, a private road with an access onto Chavey Down Road. The application site itself relates to one parcel of the wider site, to the north of the existing dwelling of White Gates. This borders Carnation Hall and its surrounding public open space to the east and the residential area of Merlin Clove to the north. To the west is the remainder of the wider site under the ownership of White Gates.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is summarised as follows:

18/01238/REM

Submission of Reserved Matters relating to appearance, scale and landscaping pursuant to outline planning permission 17/00318/OUT for the erection of detached dwellings and garages following demolition of existing outbuilding. (plot 2)
Approved 2019

17/00318/OUT

Outline application for the erection of 2 no. detached dwellings and garages following demolition of existing outbuilding.
Approved 2018

600957
Erection of double garage and single storey store.
Approved 1975

600433
Construction of two storey detached agricultural store for machinery and dry foods.
Section 16 undertaking
Approved 1974

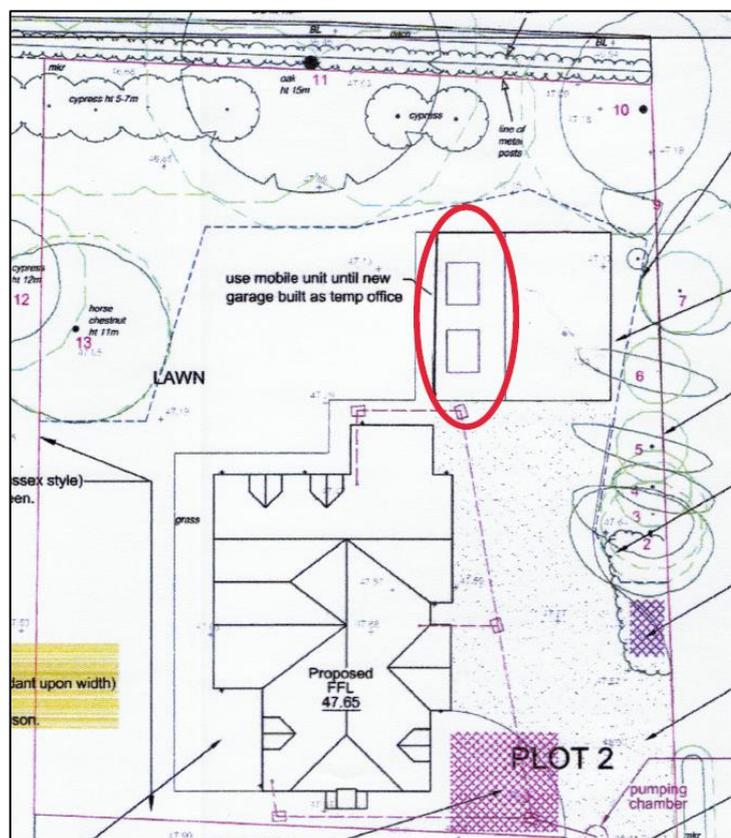
600414
Construction of General storage building for farm machinery etc., to replace existing defective structure.
Approved 1974

600229
Outline application for construction of 2 detached - 2 storey buildings providing in total 4 garages for cars, tractors and farm equipment combined with open stores and dried food stores.
Approved 1974

19363
Demolition of the existing bungalow and erection of a detached house. Section 16 undertaking
Approved 1973

5. THE PROPOSAL

- 5.1 This application seeks consent for the relation of 2no. dormer windows from the east roof slope of the approved detached garage, to the west roof slope.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

- 6.1 Objection raised on the following grounds:
1) loss of amenity to neighbouring properties

Other Representations

- 6.2 Letters of objection have been received from the occupants of 10 properties, raising the following concerns:
1) Overlooking into neighbouring gardens and properties
2) The garage has not been built in accordance with approved plans
3) Development has resulted in flooding issues

Officer Comment: This application relates solely to the repositioning of the dormer window. As such, concerns such as flooding and drainage issues resulting from the development, and wider concerns regarding whether the development has been otherwise constructed in accordance with approved plans are not a consideration of this planning application.

7. SUMMARY OF CONSULTATION RESPONSES

- 7.1 No statutory or non-statutory consultations were deemed necessary.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

- 8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policy EN20 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

- 9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity

i. Principle of Development

- 9.2 The principle of the development was assessed and accepted under application 18/01238/REM. There have been no changes in national or local policy since this approval which would mean that the principle of development should be re-assessed.

ii. Impact in the character and appearance of the area

- 9.3 The proposed amendments would consist of relocating the approved dormer windows on the side elevation of the garage. The amendments would maintain the material palette and the design of the dormer windows. The relocation of the dormer windows would not increase the prominence of the development in the wider streetscene.
- 9.4 Based on the above, the proposed amendments would not be considered to adversely affect the character and appearance of the surrounding area. The Design SPD recommends that first floor windows are sited at least 10 metres from the boundary and 22 metres from the rear elevation of the nearest residential dwelling.

iii. Impact on residential amenity

- 9.5 The relocated dormer windows would face towards the west boundary. There are no residential dwellings on the land bordering the west boundary and no planning permission has been granted for new dwellings on this land.
- 9.6 It is acknowledged that the relocated dormer windows are visible from the dwellings and gardens of the properties to the north of the application site, Merlin Clove. This leads to a perception of overlooking.
- 9.7 The closer dormer window is sited approximately 12 metres from the rear boundary and 22 metres to the nearest first floor window on Merlin Clove. As such, the proposed dormer is considered to comply with the separation distances set out in the Design SPD. Furthermore, this measurement is taken from an angle 90 degrees from the centre of the window, a view that could not be achieved when standing inside the room in question. As such, the visibility from the dormer windows to the properties on Merlin Clove would be restricted due to the angle.
- 9.8 Given the separation distance of the proposed dormer windows to the properties to the north, as well as the oblique angle of the views from the dormer windows to these properties, it is not considered the dormer windows sufficiently overlook the neighbouring properties to warrant a refusal.

10. CONCLUSIONS

- 10.1 The amended scheme does not have a significant impact on the character of the area compared to the approved scheme and does not appear out of keeping with the area. The amended scheme does not result in any unacceptable impact on the residential amenity of the occupants of the neighbouring properties, highway safety or trees. The development is therefore considered to be in accordance with the CSDPD, 'Saved' Policies of BFBLP the BFBC SPDs, all in accordance with the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following condition:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:
T371/3D - Proposed Site plan - LPA received 07.01.21
T371/2A – Proposed Garage Plans and Elevations – LPA received 07.01.21

And the following plans approved under planning permission 18/01238/REM:

T371/A - Proposed Housed Plans and Elevations - LPA received 24.04.19

Energy Statement - LPA received 27.03.19

Bat Survey - LPA received 28.11.18

Design & Access Statement (materials) (December 2018) - LPA re-stamp date 16.01.19

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. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 - (1) Approved plans
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.

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