

ITEM NO: 7Application No.
21/00224/FUL

Site Address:

Ward:
BullbrookDate Registered:
1 March 2021Target Decision Date:
26 April 2021**7 Flint Grove Bracknell Berkshire RG12 2JN**

Proposal:

Installation of a detached pre-fabricated garden building within the rear garden to be used for ancillary use (C3) and pre-school classes (F1).

Applicant:

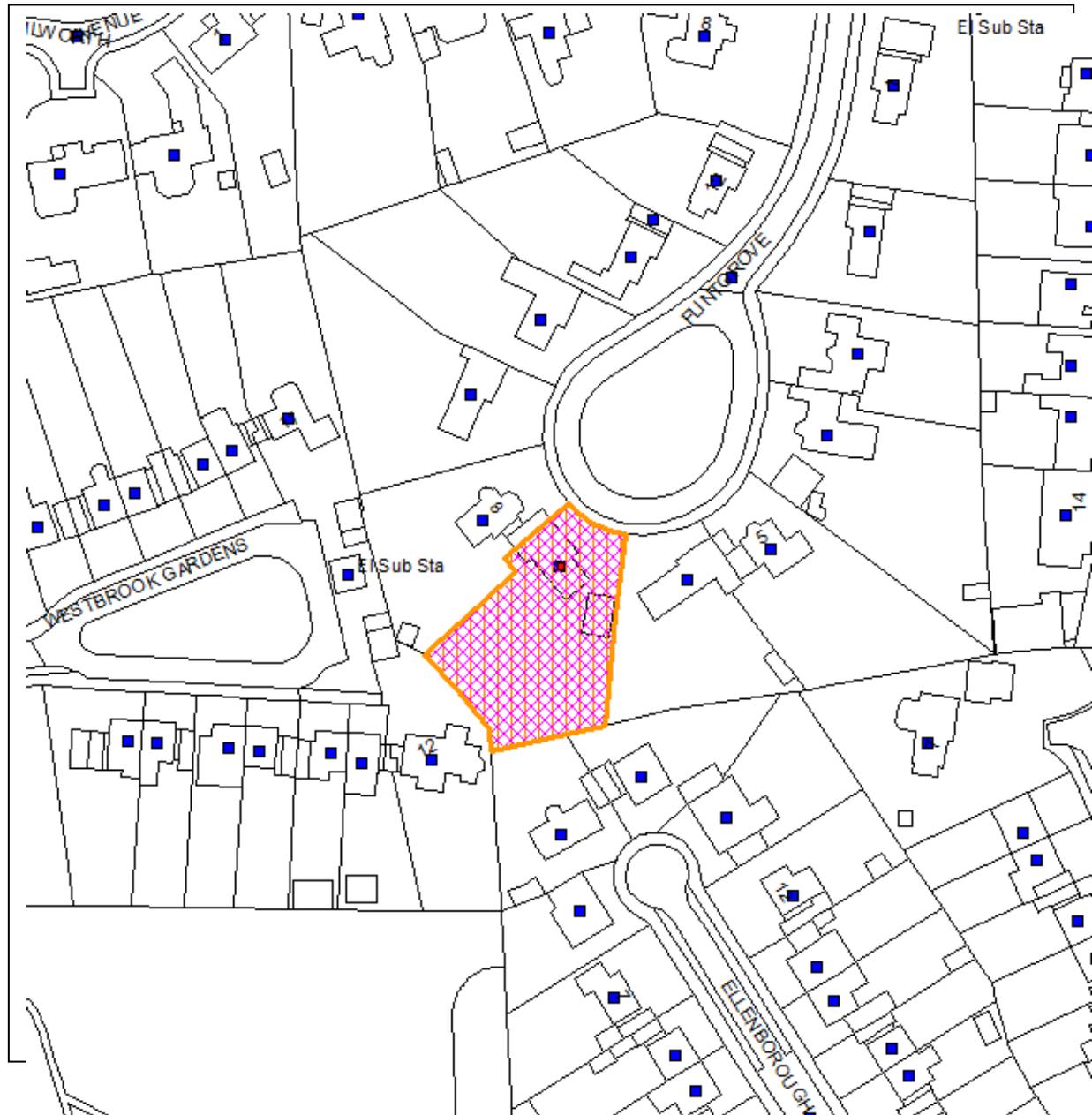
Mr & Mrs Arden

Agent:

Mr Scott Allen

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 Full planning permission is sought for the erection of a detached building for mixed use as ancillary residential outbuilding linked to 7 Flint Grove (class C3), and for pre-school classes (class F1).
- 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 or highway safety. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

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

2. REASONS FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Dudley on parking provision and highway safety grounds.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

- 3.1 7 Flint Grove is a two storey semi-detached property. The application site is located within the defined settlement boundary, within an area predominantly residential in character.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is summarised as follows:

The building was constructed under Section 6/1 of the New Towns Act 1965

15/00153/FUL

Erection of a detached garage to side following demolition of existing conservatory
Approved 2015

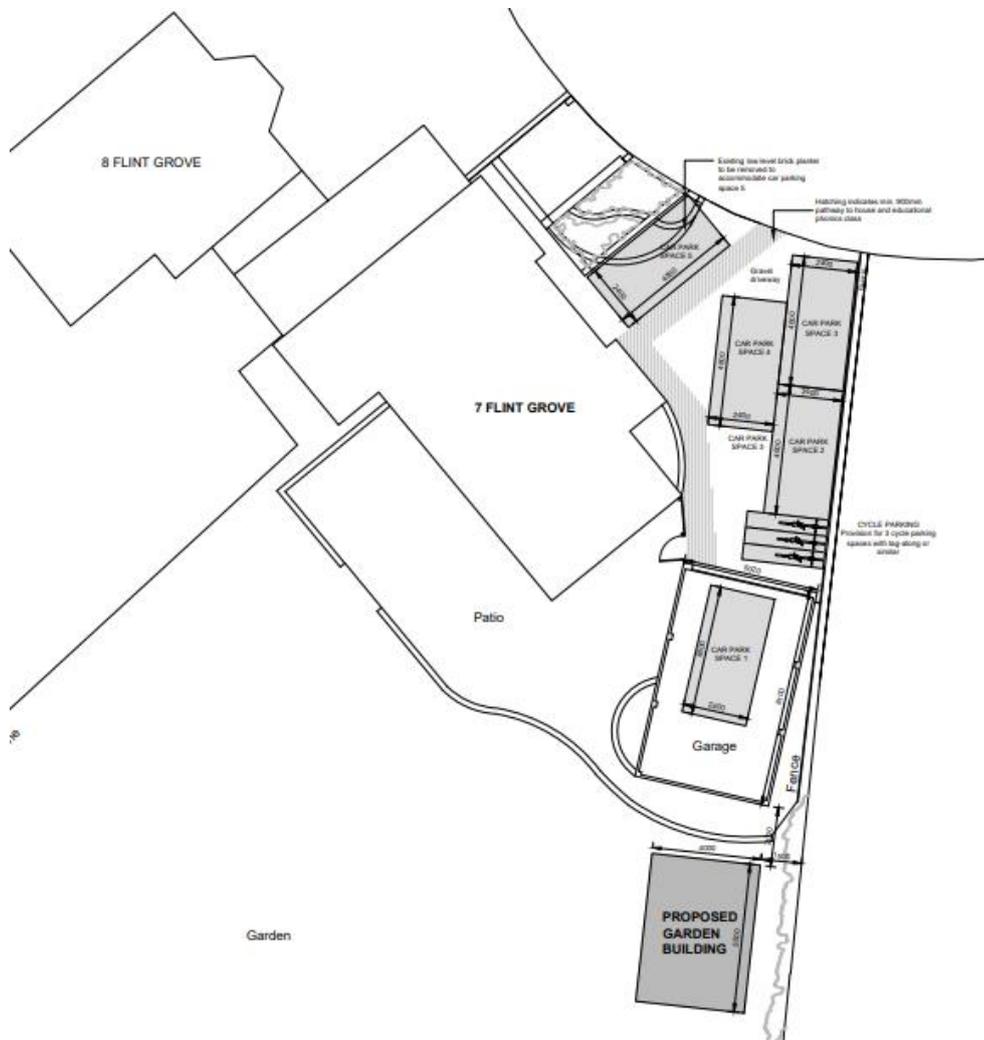
15/00530/FUL

Erection of part two storey part single storey front and side extensions following demolition of garage and conservatory.
Approved 2015

5. THE PROPOSAL

- 5.1 It is proposed to erect an outbuilding within the rear garden of 7 Flint Grove for a mixed use comprising ancillary residential use to the occupants of 7 Flint Grove (use class C3), and for providing music classes for pre-school children (use class F1).
- 5.2 The proposed building would be located in the rear garden of 7 Flint Grove and would have a depth of 5.5 metres, a length of 4 metres and a height of 3.37 metres.

5.3 It is proposed to use the building for phonics classes for children aged 1-4. Up to 6 children (and their parents) would be present per class, and each class would run for 45 minutes. Two classes would be run per day, within the working hours of 9:30am – 2:45pm Monday to Friday. All activity will take place inside the building.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Objection on the following grounds:

- (i) The peak times for traffic caused by this business will clash with the local residents in this small Cul-de-Sac causing an extra burden on traffic for the residents.
- (ii) Bringing a commercial business to a small residential space is out of keeping for this quiet area.

Other Representations

6.2 Letters of objection from the occupants of two properties have been received raising the following concerns:

- (i) Noise disturbance
- (ii) Insufficient parking provision and highway safety concerns
- (iii) Additional traffic would have adverse impact on character of area
- (iv) Commercial uses should not be allowed in a residential area

6.3 Letters of support from the occupants of six properties have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection subject to suitable conditions

Environmental Health

7.2 No objection subject to suitable conditions

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 (including heritage)	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017) Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF) 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 the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration

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 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The outbuilding would be located within the rear garden and therefore would not have a prominent impact on the character of the area. While large, the building is not out of keeping in a residential rear garden.

9.6 It is proposed to use the building for a combination of ancillary residential use and commercial use. The use of the building as a residential outbuilding would not be considered excessive in relation to the plot size, and it is not considered that the use of the building for commercial use would result in an additional impact on the appearance of the area.

9.7 Concern has been raised that any increase in traffic would adversely affect the character of the area. As set out in section (iv) any increase in on-street parking would be modest, and therefore it is not considered there would be an over proliferation of vehicles within Flint Grove to the detriment of its character.

iii. Impact on Residential Amenity

9.8 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.

9.9 Given the single storey nature of the building and its distance to the nearest neighbouring properties it would not be considered to cause unacceptable impacts on residential amenity by reason of its size and massing.

9.10 A Noise Assessment has been submitted by the applicant and reviewed by the Environmental Health Officer. It has been advised that, subject to a condition restricting all activity to the inside of the building, the proposed use is unlikely to have a significant adverse impact on the amenities of the neighbouring occupiers.

9.11 Should unacceptable levels of noise occur, this planning permission does not override the powers of environmental health legislation to control noise nuisances.

iv. Transport and Highways Considerations

9.12 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not

be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) can be applied flexibly in certain circumstances.

9.13 Five off-street parking spaces can be provided within the application site. Three of these spaces would be required for the occupants of the existing dwelling, allowing two off-street parking spaces for visitors to the phonics class. There is also likely to be on-street space available to park a further vehicle adjacent to the low-level brick planted and former driveway (permitted to be removed in 2015), subject to this not being used by others. This would require half of parents to arrive by modes of travel other than private car.

9.14 Secure cycle storage can be provided within the existing garage for the bicycles of the residents of 7 Flint Grove. Side access into the rear garden would allow for secure storage of cycles in the garden for the visitors during music classes.

9.15 It is considered that sufficient provision for visitors to the music classes would be provided, and any on-street parking would be minimal and would not be considered to have a significant adverse impact on highway safety.

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 surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 That the Head of Planning be authorised to **APPROVE** application 21/00224/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:

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 and other submitted details:

Location Plan (01) – Received 01.03.21

Proposed Plans and Elevations (05/A) – Received 10.05.21

Specifications of Garden Room – Received 01.03.21

Design and Access Statement (annotated) – Received 26.03.21

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

03. The development hereby approved shall not be occupied until the associated vehicle parking and turning spaces have been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

04. The development hereby approved shall not be occupied until the associated cycle storage has been provided in accordance with the approved drawing. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

05. The building hereby approved shall only be used for pre-school classes during the following hours:

09:30 to 14:45 hours Monday to Friday (excluding public holidays)

At all other times the building shall be used only for purposes ancillary to the residential use of 7 Flint Grove.

REASON: To prevent unacceptable impacts on residential amenity.

06. There shall be no more than 6 children present in connection with the pre-school classes within the building hereby approved at any one time.

REASON: To prevent unacceptable impacts on residential amenity.

07. The pre-school classes shall be undertaken exclusively within the building hereby approved, and no activities in connection with the pre-school classes shall take place outside the approved building.

REASON: To prevent unacceptable impacts on residential amenity.

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) Time limit
- (2) Approved plans
- (3) Parking
- (4) Cycle parking
- (5) Hours of operation
- (6) Number of children
- (7) Restriction of classes to inside of building

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.

05. This planning permission does not grant consent for a dropped kerb. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , to agree the access construction details and to grant a licence before

any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.