

## Unrestricted Report

### ITEM NO: 6

Application No.  
**22/00571/FUL**  
Site Address:

Ward:  
Harmans Water

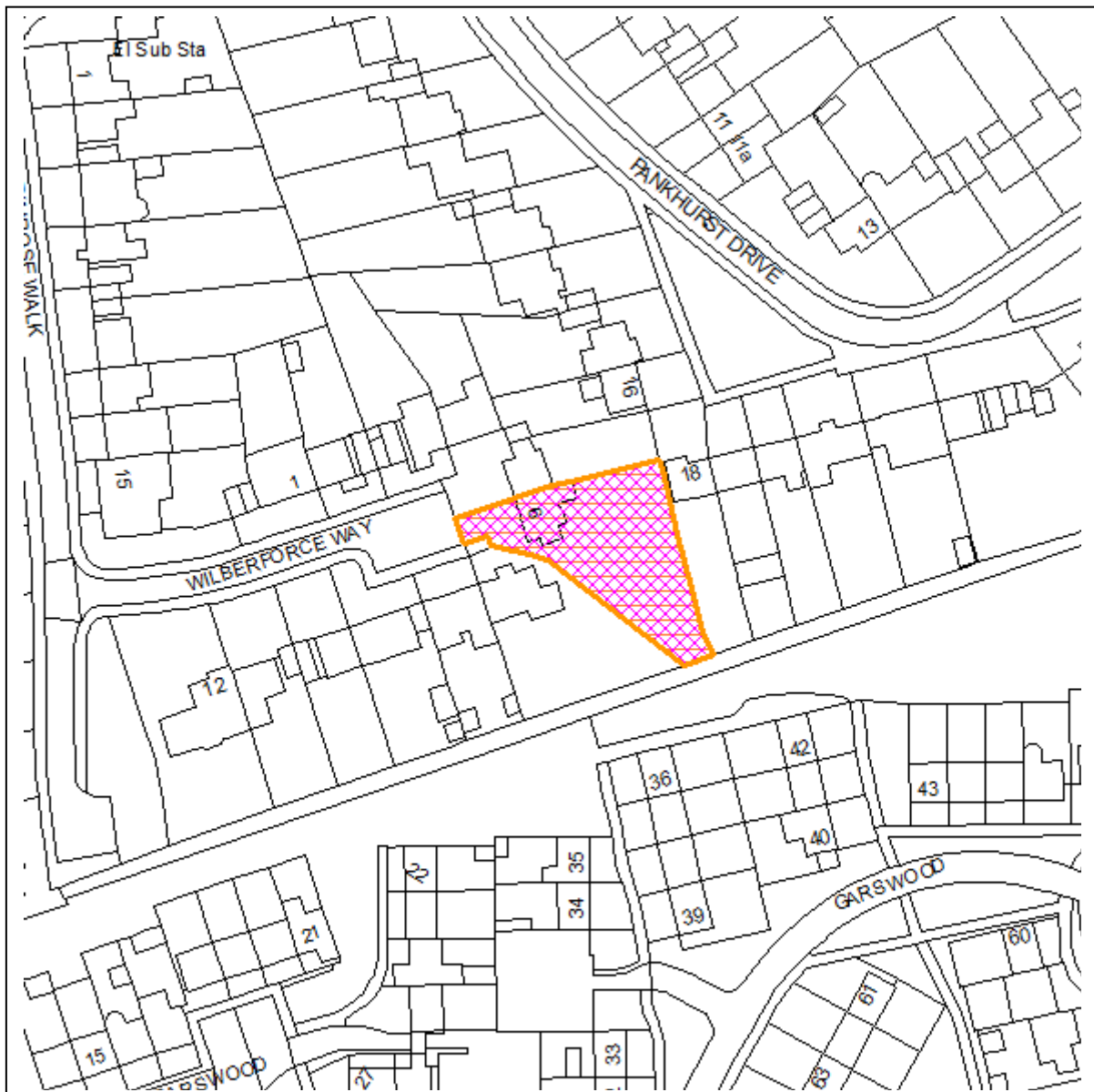
Date Registered:  
5 July 2022

Target Decision Date:  
24 March 2023

**6 Wilberforce Way Bracknell Berkshire RG12 9PN**

Proposal: **Creation of a 1 bedroom annex ancillary to 6 Wilberforce Way.**  
Applicant: Mr & Mrs R Humphries  
Agent: Mr Tony Grover  
Case Officer: Louise Fuller, 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)



**OFFICER REPORT**

**1.0 SUMMARY**

1.1 This application seeks to create a 1-bedroom annex ancillary to 6 Wilberforce Way.

<b>RECOMMENDATION</b>
Planning permission be granted subject to the conditions set out in Section 11 of this report.

**2.0 REASON FOR REPORTING APPLICATION TO PLANNING COMMITTEE**

2.1 The application has been reported to the Planning Committee at the request of Councillor Dudley due to parking concerns.

**3.0 PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within settlement boundary

3.1 The application site relates to a 4-bedroom, semi-detached dwelling located within the settlement boundary of Bracknell Town.



*Street scene*

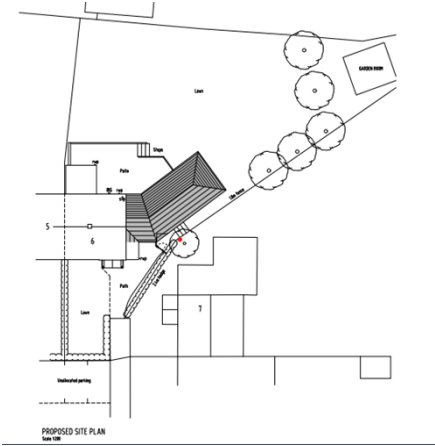
**4.0 RELEVANT SITE HISTORY**

4.1 The property has been extended in the past. An officer site visit has confirmed that the property has benefited from a single storey side extension. There is no planning history held on file within the LPA for this extension as it is likely to have been permitted development. Even if the extension required planning permission at the time, it was built more than 4 years ago and therefore would be lawful through the passage of time.

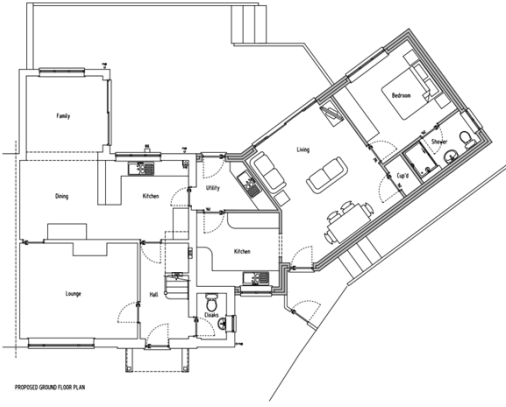
**5.0 THE PROPOSAL**

5.1 This application seeks to create a 1-bedroom annex ancillary to 6 Wilberforce Way. 6 Wilberforce Way is a 4-bedroom semi-detached dwelling with the fourth bedroom being provided on the ground floor.

5.2 The annex measures at approx.7.4m in depth, 5.5m in width and has an eaves height of approx. 2.3m and an overall height to the ridge of 3.4m.  
 (Officer Comment: the height measurements are taken from the lowest point at ground level).



Site Layout Plan



Proposed Ground Floor Plan

**6.0 REPRESENTATIONS RECEIVED**

Bracknell Town Council

- 6.1 Recommends refusal on the following grounds (summarised):
- Parking standards cannot be met
  - Recommends Highways Consultation
  - Recommends submission of a parking plan

Other representations

- 6.2 A number of letters of representation have been received from (4) neighbouring properties. Three are raising an objection to the proposal on the following ground:
- Lack of parking and impact on highway safety

The fourth is neither objecting nor supporting the proposal but comments on limited parking.

**7. SUMMARY OF CONSULTATION RESPONSES**

Highway Authority

7.1 Previous comments from the Highway Officer raised an objection. Further, comments are being sought from the Highway Officer and will be provided within the supplementary report.

**8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION**

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
	HO7, HO8 of BTNP	Consistent

Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking Standards SPD		
Design SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF)		
CIL Charging Schedule		
National Planning Policy Guidance (NPPG)		
Bracknell Town Neighbourhood Plan		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- v Highway Considerations
- vi Community Infrastructure Levy

### 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 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 etc.

### ii. Impact on the character and appearance of the area

9.4 This application seeks to obtain planning permission for the creation of a 1 bedroom annex ancillary to 6 Wilberforce Way.

9.5 The proposed works are in keeping with the scale and design form of the main dwelling. The annex is set back from the highway and does not project forward of the principal elevation

of the host dwelling. It is considered the proposal would have a limited impact on the existing dwelling or the wider character of area.

9.6 Moreover, views of the annex would not be unduly prominent within the street scene and the extension will be in part read against the existing dwelling as a subservient addition to the side elevation of the property. As such, it is not considered the proposed works would appear unduly bulky or out of scale with the existing dwelling.

9.7 6 Wilberforce Way, is situated within a streetscene, that is characterised by semi-detached dwellings set amongst small sized plots. However, it is noted that Number 6 benefits from a reasonably sized garden area which currently contains 3 outbuildings with sufficient level of private garden space being retained following the proposed works. A few of the neighbouring properties have undergone similar extensions over the years. However, it is noted that the dwellings contain similar architectural detailing contributing to an aesthetically pleasing street scene. The proposed annex will not result in a disjointed appearance to the character of the existing dwelling or appear at odds with the wider street scene. As such, the development overall is considered visually acceptable. A condition (No.4) will be added to restrict the use of the annex to ensure it remains ancillary to the main dwelling.

9.8 Therefore it is considered that, the proposed development will not adversely affect the character and appearance of the surrounding area and is in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD and the advice contained within the NPPF.

### **iii. Impact on Residential Amenity**

9.9 The proposed development is set a sufficient distance away from neighbouring dwellings with established boundary treatment running along the shared boundaries. As such, no impact in terms of overlooking, overshadowing, loss of light, loss of privacy, overbearing impact on the occupants of neighbouring properties is considered to arise.

9.10 As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP, the advice and guidance contained within the NPPF (2021) and the Design Supplementary Planning Document (2017).

### **iv. Highway Considerations**

9.11 The existing property has no on-site parking and the 4 parking spaces outside the property are not allocated. However, the existing dwelling already has 4 bedrooms and as no additional bedrooms are proposed there is no requirement to provide additional parking.

### **v. CIL (Community Infrastructure Levy)**

9.12 Bracknell Forest Council introduced charging for its 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.

9.13 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including those that involve the creation of additional dwellings.

9.14 In this case, the proposal would not be CIL liable as it does not comprise the creation of new dwellings as the annex is ancillary to the main dwelling.

## 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, highway safety given the existing situation nor would the development result in an adverse impact on the residential amenity of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies M9, and EN20 of the BFBLP, Policies CS2, CS7, and CS23 of the CSDPD and HO7 and HO8 of the Bracknell Town Neighbourhood Plan, the NPPF (2021) and any other relevant policies.

10.2 Therefore, the application is recommended for conditional approval.

## RECOMMENDATION

### 11. RECOMMENDATION

11.1 It is recommended to **APPROVE** the application 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:  
Drawing Numbers:6901-22-1 and 6901-22-2

Received on the 5<sup>th</sup> of July 2022 by the Local Planning Authority.

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 development hereby permitted shall match those outlined on the approved plans, received 5th July 2022 by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. 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 6 Wilberforce Way and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would require mitigation measures.  
[Relevant Policy: CSDPD CS6]

### Informatives:

1. 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.

2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:

- 01. Time Limit
- 02. Approved Plans
- 03. External materials
- 04. Restriction on use

3. 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.