

Unrestricted Report

ITEM NO: 06

Application No.
23/00609/FUL

Ward:
Winkfield and Warfield
East

Date Registered:
9 September 2023

Target Decision Date:
4 November 2023

Site Address:

**7 Mayfield Place Winkfield Windsor Berkshire SL4
2FA**

Proposal: **Garage conversion (retrospective).**

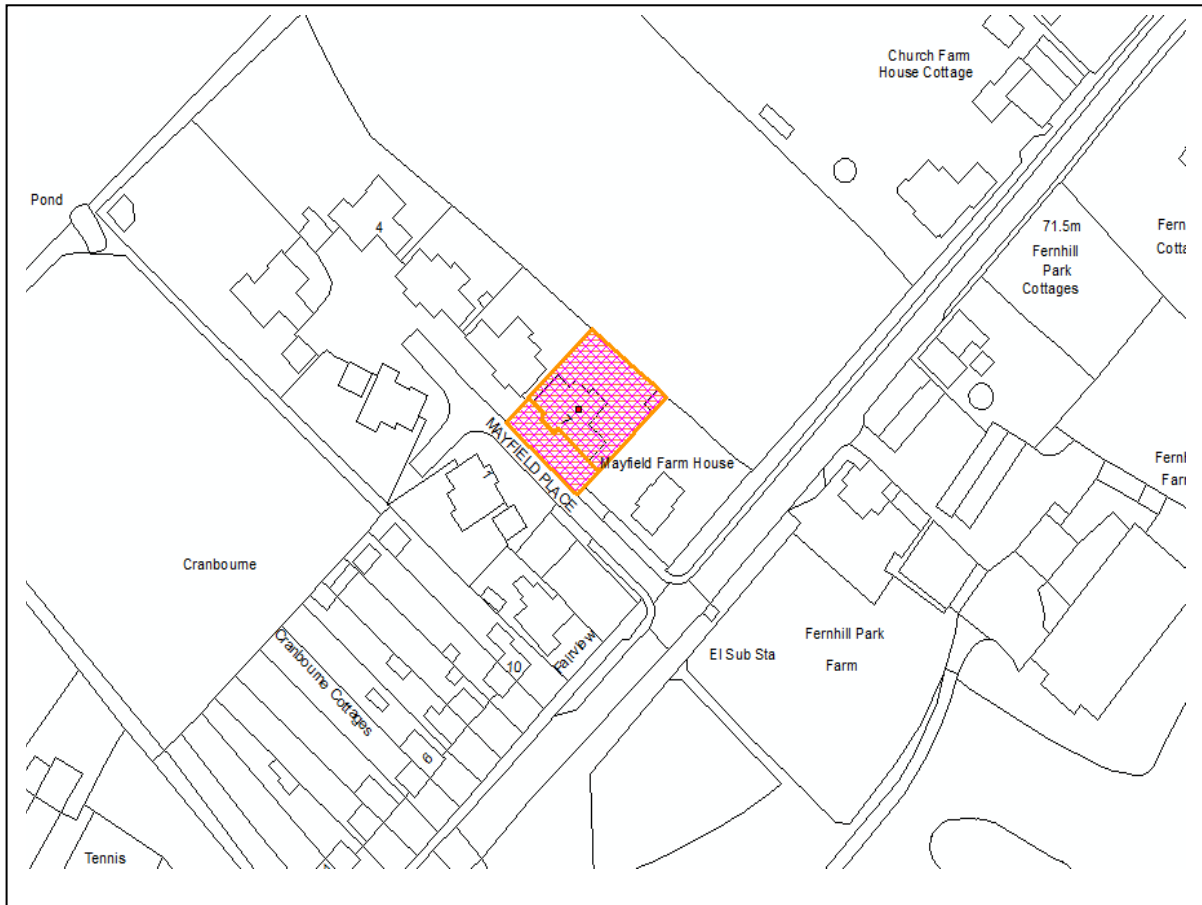
Applicant: Mrs Kelly Mould

Agent: Mr Stuart Keen

Case Officer: Kevin Lloyd Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 This is a retrospective application for the conversion of the integral garage of this detached dwelling to habitable accommodation, incorporating a shower room and a single window and door to the side elevation. The garage door has been retained but blocked and insulated from the inside.
- 1.2 The proposed development relates to a five-bedroom dwelling in the Green Belt, off Hatchet Lane in Winkfield. It is considered that the scheme does not have a detrimental impact on the character and appearance of the area, does not impact on the openness of the Green Belt and does not have any adverse impact on neighbouring amenity or highway safety.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been referred to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Outside of the defined settlement boundary.
Within the Green Belt
Winkfield Neighbourhood Plan Area

- 3.1 7 Mayfield Place is a five-bedroom detached dwelling with a pre-existing integral double garage. The dwelling is situated on a cul-de-sac off Hatchet Lane, one of seven units constructed in 2017. The dwelling was bought by the current owner in November 2020. The sales details from this time show the garage to have been previously converted into a gym/games room. It is unknown at what point that conversion was carried out. The site is not within a Character Study Area, as defined in the Winkfield Neighbourhood Plan (made 2023).



Site as existing

4. RELEVANT SITE HISTORY

13/00242/FUL

Approval with legal agreement for erection of 7 no. 5 bed detached dwellings and garages following demolition of existing buildings.

23.9.2013

Condition 3:

At no time shall the accommodation provided in the seven dwellings hereby approved be altered so that any such dwellings shall comprise more than 5 bedrooms each,

REASON: To prevent overdevelopment of the site and to ensure adequate parking is always available.

Condition 9:

All PD rights removed.

Condition 18:

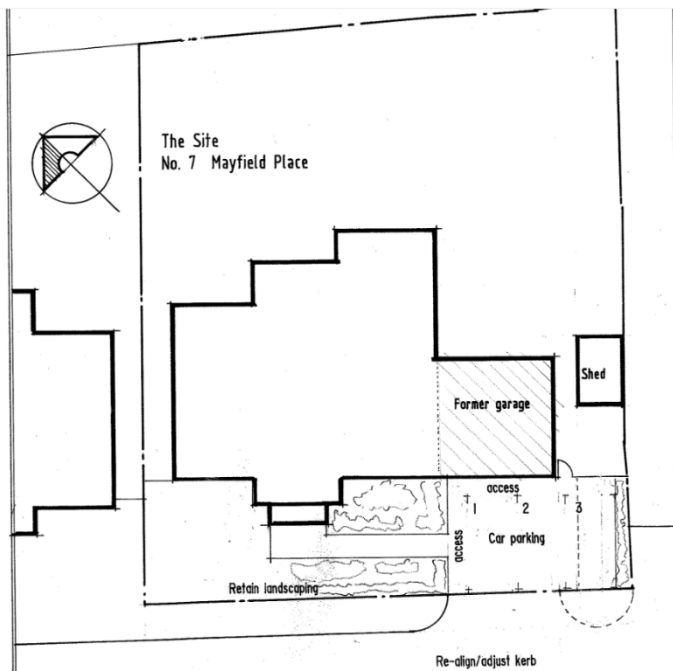
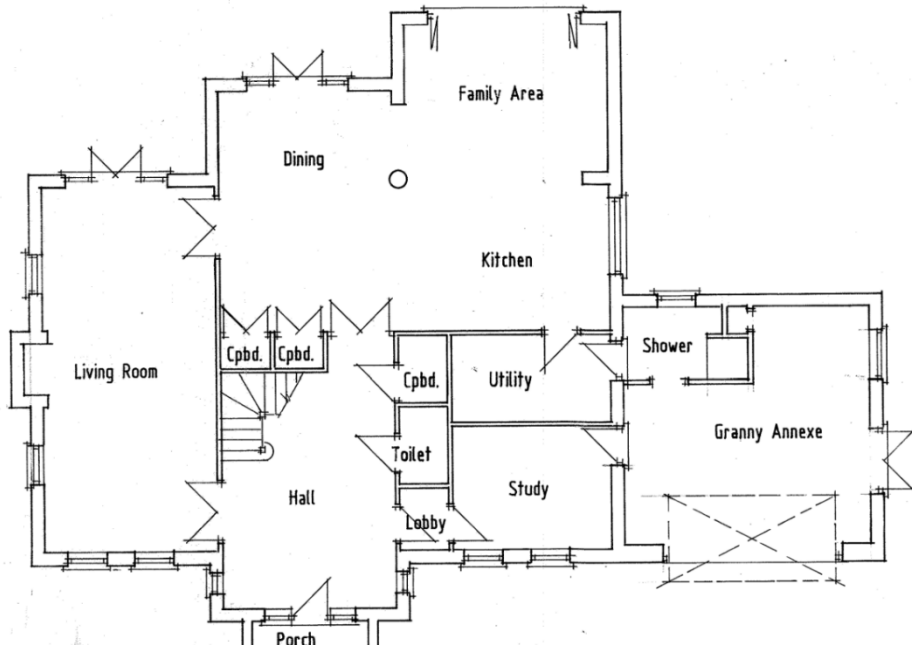
The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

5. THE PROPOSAL







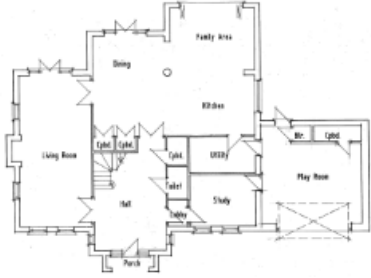
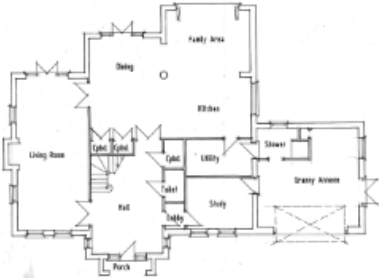
5.1 This is a retrospective planning application for the garage to be converted to a "granny annexe" with shower room. The only external changes are the addition of a French door and small window to the site elevation and the replacement of a door with a window to the rear elevation.

5.2 The garage doors have been retained, insulated from the inside.



5.3 Landscaping changes are proposed to the front of the property to allow three parking spaces. This includes the formation of an extended dropped kerb.

5.4 Pre-existing and existing elevations and ground floor plan are shown in the following table.

	Pre-existing	Existing
Front Elevation		
Side Elevation		
Rear Elevation		
Floor Plan		

6.0 REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council objected to the application on 4.10.2023 on the following grounds:

- i. This is a generic Green Belt contravention,
- ii. The proposal contravenes sections 03, 09 and 18 of planning permission 14/01335/FUL (01/04/205),
- iii. Removal of the garages reduces the parking availability, and the current development is therefore not compliant with BFC's parking standards,
- iv. WPC does not support the loss of garages.

Other representations received

6.2 Objections have been received from 5 separate households.

6.3 The objections can be summarised as follows:

- Impact on the Green Belt.
- Impact on parking provision.
- Non-compliance with conditions imposed with original planning permission.
- Concern that the additional habitable room will become a separate unit.

7.0 SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 Following the receipt of amended plans, no objection subject to conditions.

8.0 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 2023
General Policies	<ul style="list-style-type: none"> • CS1 & CS7 (Design) of the CSDPD 2008 • EN1 (Protecting tree and hedgerow cover), EN20 (Design) and GB1 (Green Belt) of the BFBLP 2002 • W3 (Design of Parking) of the Winkfield Neighbourhood Plan (made 2023), 	Consistent
Residential Amenity	<ul style="list-style-type: none"> • EN20 (Design) of the BFBLP 2002 	Consistent
Parking	<ul style="list-style-type: none"> • M9 (Vehicle & Cycle Parking) of the BFBLP 2002 	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking Standards SPD		
Other publications		
National Planning Policy Framework (NPPF). National Planning Policy Guidance (NPPG). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		

9. PLANNING CONSIDERATIONS

9.1. The development will be considered against the following key issues:

- a) The principle of development.
- b) The impact on the Green Belt.
- c) Impact on Character and Appearance of Existing Dwelling and Surrounding Area.
- d) Impact on Residential Amenity.
- e) Impact on Highway Safety.
- f) Conditions imposed with planning permission 13/00242/FUL.

a) 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. This is supported by the NPPF.

The site is located in the Green Belt, as designated by the Bracknell Forest Policies Maps (2013).

Chapter 13 of the NPPF (September 2023) refers to protecting Green Belt land. Paragraph 142 states 'the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and their permeance.' Paragraph 147 states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

- 9.3 Policy CS9 of the Core Strategy Development Plan on Land Outside Settlements states:

"The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land."

- 9.4 The application site is outside of a defined settlement but is regarded as previously developed land. The principle of development has already been established with the original consents for the site.
- 9.5 The principle of the development is, therefore, consistent with Green Belt policy provided that the development would not have a greater impact on the openness of the Green Belt than the existing development. This is considered below.

b) Impact on the Green Belt

- 9.6 The NPPF states that inappropriate development includes extensions that are disproportionate to the original size of the dwelling and replacement buildings that are materially larger than those existing.
- 9.7 The proposal does not include an extension to, or replacement of, any buildings on the site.
- 9.8 The proposal will not have any impact on the openness of the Green Belt.

c) Impact on Character and Appearance of Existing Dwelling and Surrounding Area

- 9.9. '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 131 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 135 of

the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

- 9.10. The conversion of the garage to habitable accommodation has retained the garage door. This maintains the original visual appearance of the front elevation and will therefore not have an adverse impact on the streetscene. This is consistent with Policy W3 of the Winkfield Neighbourhood Plan which requires the design to be visually subservient to the main property and not obscure or dominate the house frontage.
- 9.11. The development by virtue of its design and scale would comply with 'saved' policy EN20 of the Bracknell Forest Borough Local Plan 2002, policy W3 of the Winkfield Neighbourhood Plan (2023), policy CS7 of Core Strategy Development Plan Document 2008, the Design SPD 2017 and the NPPF 2023.

d) Impact on Residential Amenity

- 9.12. 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 135 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future users.
- 9.13. The addition of French doors and a small window to the side elevation, and the replacement of a door with a window to the rear elevation are not considered to impact on the residential amenity of surrounding properties.
- 9.14. Concern has been raised that the garage conversion could be used as separate living accommodation, or a holiday let. A condition will be imposed on any approval ensuring the converted garage is used solely for purposes ancillary to the enjoyment of the dwelling at 7 Mayfield Place.

e) Impact on Highway Safety

- 9.15. Policy CS23 of the Core Strategy Development Plan Document 2008 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.
- 9.16. 'Saved' policy M9 of the Bracknell Forest Borough Local Plan 2002 states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that compliance with the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) will ensure that in normal circumstances satisfactory off-carriageway parking provision will be made for the traffic generated by new development.
- 9.17. The residential standards in the SPD state that a four or more bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width.
- 9.18. The existing dwelling benefits from 5no. bedrooms, with the development providing one additional bedroom. The garage conversion means the loss of parking spaces. The conditions imposed on the original application were to ensure that the loss of parking space in the garage is not compensated elsewhere. A parking plan has been

submitted to support the application showing 3no. parking spaces to the front drive with an extended dropped kerb. This is in line with the Council's Parking Standards SPD.

9.19. A condition will be included with an approval which requires the parking spaces to be provided within 2 months of the date of this permission.

9.20. As such, the proposal would be in accordance with 'saved' policy M9 of the Bracknell Forest Borough Local Plan 2002, policy CS23 of the Core Strategy Development Plan Document 2008 and Bracknell Forest Borough Parking Standards SPD 2016.

f) Conditions imposed with planning permission 13/00242/FUL

9.21 The following conditions were imposed on the original planning permission for the dwelling:

Condition 3: At no time shall the accommodation provided in the seven dwellings hereby approved be altered so that any such dwellings shall comprise more than 5 bedrooms each.

REASON: To prevent overdevelopment of the site and to ensure adequate parking is always available.

Condition 9: All PD rights removed.

Condition 18: The garage accommodation shall be always retained for the use of the parking of vehicles.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

9.22 These conditions must be complied with unless planning permission is received from the Local Planning Authority allowing otherwise. The applicant has demonstrated sufficient parking spaces to comply with the Council's Parking Standards SPD. The loss of the garage cannot be refused on parking grounds, the reason for the imposition of conditions 3 and 18.

10. CONCLUSION

10.1. It is considered that the development is acceptable in principle and would not result in an unacceptable adverse impact on the character of the area or on highway safety, nor would the development result in a detrimental impact on the residential amenity of the occupiers of the neighbouring properties. As such, the scheme is considered to accord with the relevant 'saved' policies of the Bracknell Forest Borough Local Plan 2002, the Core Strategy Development Plan Document 2008, the Bracknell Forest Borough Parking Standards SPD 2016 the Design SPD and the NPPF 2023.

10.2. Therefore, the application is recommended for conditional approval.

11.0 RECOMMENDATION

11.1 The recommendation is that the application be approved subject to the following CONDITIONS:

01.The development hereby permitted shall be retained only in accordance with the following approved plans and other submitted details:

Location Plan: drg 07-Location Plan - received 7.9.2023
Existing and pre-existing plans and elevations and site plan: drg 02b Planning drawing V2 - received 15.11.2023

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

02.The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the main dwelling at 7 Mayfield Place.

REASON: A separate use may require further mitigation measures and separate planning permission.
[Relevant Policies: Core Strategy DPD CD6].

03. Within 2 months of the date of this permission the associated vehicle parking for three cars each with crossover access onto Mayfield Place and adjacent access for pedestrians shall be surfaced and 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]

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. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 - Approved plans
 - Ancillary use only
 - Parking
3. The applicant should make a formal application to the Highway Authority for formation of the widened dropped-kerb vehicle crossover access onto Mayfield Place following the set process.
4. 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.
5. 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.

