Bracknell Forest Council

NOTICE OF MEETING

Planning Committee
Thursday 24 May 2012, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Planning Committee

Councillor Dudley (Chairman), Councillor Brossard (Vice-Chairman), Councillors Mrs Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon, Kendall, Leake, Mrs Pile, Sargeant, Thompson, Virgo and Worrall

ALISON SANDERS
Director of Corporate Services

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Email: sue.hills@bracknell-forest.gov.uk
Published: 21 May 2012

Planning Committee
Thursday 24 May 2012, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House, Bracknell

AGENDA

Page No

1. **Apologies for Absence**

   To receive apologies for absence.

2. **Minutes**

   To approve as a correct record the minutes of the meeting of the Committee held on 19 April 2012. 1 - 8

3. **Declarations of Interest**

   Members are required to declare any personal or prejudicial interests and the nature of that interest, in respect of any matter to be considered at this meeting.

4. **Urgent Items of Business**

   Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

PLANNING APPLICATIONS

(Head of Development Management)

The conditions for public speaking have been met in the applications marked 'PS'. For further information or to register for public speaking, please contact Customer Services 01344 352000.

5. **11/00878/REM - Land At Peacock Farm Neighbourhood Centre, Peacock Lane, Bracknell**

   Submission of details of siting, design, external appearance, access and landscaping for the erection of retail accommodation (524 sq m) with 12no. 2 bedroom and 4no. one bedroom flats above, one flat over garage (FOG) unit and 11 houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523). 13 - 24

6. **12/00041/FUL - 59 - 61 Dukes Ride, Crowthorne, Berkshire**

Retention of part single, part two storey rear and side extension, loft conversion, dormers and porch, external cladding to building and garage, provision of cycle and pram storage facilities, re-organisation and resurfacing of car park. 25 - 36

7. **12/00137/FUL - Innovation House Kingswood Kings Ride**

Change of use of Building C from office (B1a use) to 86 bed hotel (C1 use) with ancillary cafe and gym, and associated minor alterations to the elevations and landscaping. 37 - 46

8. **12/00141/FUL - 14 College Crescent, College Town, Sandhurst**

Erection of first floor rear & side extension and front dormer. 47 - 52

9. **12/00147/FUL - 23 Locks Ride, Ascot, Berkshire**

Erection of detached five bedroom house following demolition of existing chalet bungalow. 53 - 60

10. **12/00160/FUL - 27 Alcot Close, Crowthorne, Berkshire**

Erection of first floor side extension and alteration to garage roof. 61 - 66

11. **12/00163/FUL - 26A New Road Ascot Berkshire**

Erection of two storey office building (Class B1) following demolition of existing single storey building (Class A2). 67 - 76

12. **12/00203/FUL - 21 Alcot Close, Crowthorne, Berkshire**

Erection of two storey rear extension and single storey front extension forming porch 77 - 82

13. **PS 12/00208/FUL - Land At Whitmore Close, Whitmore Close, Owlsmoor**

Erection of 6no. three bedroom houses with garages and parking accessed from Whitmore Close. 83 - 94

PLANNING COMMITTEE
19 APRIL 2012
7.30 - 9.30 PM

Bracknell Forest Council

Present:
Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Mrs Barnard, Blatchford, Ms Brown, Davison, Finch, Finnie, Heydon, Kendall, Leake, Mrs Pile, Sargeant, Thompson and Virgo

Apologies for absence were received from:
Councillors Birch and Worrall

83. **Minutes**

RESOLVED that the minutes of the meeting of the Committee held on 15 March 2012 be agreed as a correct record and signed by the Chairman.

84. **Declarations of Interest**

Councillor Ms Brown declaration a prejudicial interest in respect of item 11, Confirmation of Tree Preservation Order 1088 on land at 87 Moordale Avenue, Bracknell as she had written to the Planning Department in support of the objector.

85. **12/00142/FUL - 65 Gainsborough, Bracknell, Berkshire**

The Committee noted :

- The comments of Bracknell Town Council
- One letter of objection, two letters not raising any objection and one letter from the applicant

RESOLVED that the application be **approved** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 20 February 2012:
block plan
drawing no. 717765-02
drawing no. 717765-03
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy Development Plan Document:
CS7 which seeks to ensure that developments are of high quality design.

South East Plan:
CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:
The proposal is considered to comply with BFBLP Policies EN20, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The proposed extension is not considered to impact upon the residential amenities of neighbouring properties by virtue of loss of daylight or overbearing impact. Further, the proposal is not considered to appear visually prominent within the street scene. The planning application is therefore approved.

86. **12/00026/FUL - 19 Yorkshire Place, Warfield, Bracknell**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The supplementary report of the Head of Development Management tabled at the meeting
- The comments of Warfield Parish Council
- Three letters of support, two from residents of Yorkshire Place and the other from address unknown.

RESOLVED that the application be **approved** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23/01/12:

    Site Location Plan, Block Plan, proposed first floor plan, proposed north elevation, proposed south elevation, proposed east elevation, proposed west elevation, Aerial view of the loft conversion
    Amended Proposed second floor plan received by the Local Planning Authority on 30/03/12.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east and west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:
EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area
M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:
CS7 which seeks to ensure that developments are of high quality design.

South East Plan:
CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area, the amenity of neighbouring residents or highway safety. The planning application is therefore approved.

87. **12/00036/FUL - 54 Napier Road, Crowthorne, Berkshire**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The comments of Crowthorne Parish Council
- Two letters of objection

The Committee expressed concerns that the proposed development was unneighbourly and would obscure light into the neighbour's toilet window located in the side elevation at ground floor level. The close proximity of the extension to the neighbour's property at 56 Napier Road of 0.2m would preclude any enjoyment of that side of the neighbour's property, to the detriment of their living conditions.

Notwithstanding the recommendation of the Head of Development Management for approval, the Committee unanimously

RESOLVED that the application be **refused** for the following reasons:-

The proposed extension by reason of its design and close proximity to the neighbouring property at 56 Napier Road would result in an unneighbourly form of development detrimental to the amenities of the occupiers of that property. The

development is therefore contrary to Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.

88. **12/00080/FUL - 1 Patrick Gardens, Warfield, Bracknell**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The comments of Warfield Parish Council
- One letters of objection

RESOLVED that **unconditional approval** be granted**.**

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies
EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
H12 which seeks to prevent the enclosure or change of use open land in residential areas.

Core Strategy Development Plan Document:
CS7 which seeks to ensure that developments are of high quality design.

South East Plan:
CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, H12, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The retrospective enclosure of approximately 15 sq m of land into private garden is not considered to have an adverse impact upon the visual amenities of the surrounding area. The means of enclosure does not appear out of character within the surrounding area. The enclosure of land does not impact upon the residential amenities of neighbouring properties or highway matters. The planning application is therefore approved.

89. **12/00131/FUL - Dunraven House, Thibet Road, Sandhurst**

The Committee noted :

- The supplementary report of the Head of Development Management tabled at the meeting;
- One letters of objection and a letter from the applicant.

RESOLVED that the application be **approved** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 February 2012:
drawing nos. DHTR - 1,2,3,4,5,6, 7, 14
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the planning application form received 8 February 2012 by the Local Planning Authority.
04. The first floor windows serving the en-suite bathrooms in the side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawings.
06. No part of the extension shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The approved means of access shall thereafter be retained.
07. Any gates provided shall open away from the highway and be set back a distance of at least 6 metres from the edge of the carriageway of the adjoining highway.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies
EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
H4 which permits development where it would not undermine the quality or residential character of defined areas of special housing character.
M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:
CS7 which seeks to ensure that developments are of high quality design.

South East Plan:
CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, H4, M9, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

90. **12/00169/NMA - 5 Cooke Rise, Warfield, Bracknell**

The Committee noted the supplementary report of the Head of Development Management tabled at the meeting;

RESOLVED that the details included in the application form be **approved** as a non-material amendment to Planning Permission 11/00414/FUL.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:
EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

Core Strategy Development Plan Document:
CS7 which seeks to ensure that developments are of high quality design.

South East Plan:
CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area or the amenity of neighbouring residents.

91. **PS Confirmation of Tree Preservation Order (TPO) 1088, Land at 87 Moordale Avenue**

Having declared a prejudicial interest, Councillor Ms Brown withdrew from the meeting during consideration of this item.

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Council had made a TPO to retain and protect this Monterey Pine tree, that was assessed to be of public amenity value and was judged to be at expedient risk of removal. An objection had been raised and the matter was referred to the Planning Committee for a decision on whether to confirm the TPO.

This item had met the criteria for public speaking and the Committee was addressed by Mr. Gerry Haines, a local resident and son of the objector.

The Committee considered the reasons for making the TPO and the supporting information, including details of a resident's objection; a petition of 63 local residents' signatures supporting the objection; and an independent report commissioned by the objector. The Committee noted that the objector was not in fact the owner of the tree.

The Committee expressed concerns about

- the unsuitability of the tree in this location;
- the potential danger of falling branches and the quality of life for the residents with gardens over which the tree hung.

RESOLVED that TPO 1088 **not be confirmed**.

CHAIRMAN

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PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS AGENDA CAN BE FOUND ON OUR WEBSITE www.bracknell-forest.gov.uk

PLANNING COMMITTEE
24th May 2012

REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Development Management)

		Case Officer	Reporting Officer
5	11/00878/REM Land At Peacock Farm Neighbourhood Centre Peacock Lane Bracknell (Great Hollands North Ward) Submission of details of siting, design, external appearance, access and landscaping for the erection of retail accommodation (524 sq m) with 12no. 2 bedroom and 4no. one bedroom flats above, one flat over garage (FOG) unit and 11 houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523). Recommendation: Approve.	Martin Bourne	Martin Bourne
6	12/00041/FUL 59 - 61 Dukes Ride Crowthorne Berkshire (Crowthorne Ward) Retention of part single, part two storey rear and side extension, loft conversion, dormers and porch, external cladding to building and garage, provision of cycle and pram storage facilities, re-organisation and resurfacing of car park. Recommendation: Approve.	Alison Ind	Basia Polnik
7	12/00137/FUL Innovation House Kingswood Kings Ride (Ascot Ward) Change of use of Building C from office (B1a use) to 86 bed hotel (C1 use) with ancillary cafe and gym, and associated minor alterations to the elevations and landscaping. Recommendation: Approve.	Margaret McEvit	Martin Bourne
8	12/00141/FUL 14 College Crescent College Town Sandhurst (College Town Ward) Erection of first floor rear & side extension and front dormer.	Michael Ruddock	Basia Polnik

	Recommendation: Approve.		
9	12/00147/FUL 23 Locks Ride Ascot Berkshire (Winkfield And Cranbourne Ward) Erection of detached five bedroom house following demolition of existing chalet bungalow. Recommendation: Refuse.	Sarah Horwood	Basia Polnik
10	12/00160/FUL 27 Alcot Close Crowthorne Berkshire (Crowthorne Ward) Erection of first floor side extension and alteration to garage roof. Recommendation: Approve.	Michael Ruddock	Basia Polnik
11	12/00163/FUL 26A New Road Ascot Berkshire (Ascot Ward) Erection of two storey office building (Class B1) following demolition of existing single storey building (Class A2). Recommendation: Approve.	Michael Ruddock	Basia Polnik
12	12/00203/FUL 21 Alcot Close Crowthorne Berkshire (Crowthorne Ward) Erection of two storey rear extension and single storey front extension forming porch Recommendation: Approve.	Michael Ruddock	Basia Polnik
13	PS 12/00208/FUL Land At Whitmore Close Whitmore Close Owlsmoor (Owlsmoor Ward) Erection of 6no. three bedroom houses with garages and parking accessed from Whitmore Close. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).	Ken Lusted	Basia Polnik
14	PS 12/00211/FUL Christine Ingram Gardens Bracknell Berkshire (Priestwood And Garth Ward) Installation of 6no. dormer windows in roof of Block B. Recommendation: Approve.	Margaret McEvit	Martin Bourne
15	12/00232/3 Street Record Vandyke Bracknell Berkshire (Great Hollands North Ward) Formation of 3 no. parking bays on landscaped area within parking court (Regulation 3 application).	Katie Parsons	Martin Bourne

Recommendation: Approve.

16	12/00261/REM Land Parcel H20 and H21 Peacock Lane Bracknell (Great Hollands North Ward) Submission of details of scale, layout, appearance, access and landscaping for the erection of 78no. dwellings with associated parking pursuant to outline permission 98/00288/OUT (623523) (affects land parcel H20 (part) and H21). Recommendation: Approve.	Martin Bourne	Martin Bourne
17	12/00268/FUL The Teepee Day Nursery Pembroke Bracknell (Hanworth Ward) Section 73 application to vary condition 3 of planning permission 08/01059/FUL (The garden shall not be used by more than 28 children or babies between the following times 09:00 to 18:00 hours Monday to Friday and not at all outside these hours, except for no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday) to allow up to 49 children to use the garden area at any one time. Recommendation: Approve.	Sarah Horwood	Basia Polnik
18	12/00313/3 Street Record Nuthurst Bracknell Berkshire (Crown Wood Ward) Conversion of 3 areas of Nuthurst into residents parking giving 12 additional spaces. Recommendation: Approve.	Ken Lusted	Basia Polnik

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100 of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BSP	Berkshire Structure Plan 2001 – 2016
BFBLP	Bracknell Forest Borough Local Plan
BFBCS	Core Strategy Development Plan Document (Submission)
RMLP	Replacement Minerals Local Plan
WLP	Waste Local Plan for Berkshire
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy (also known as the South East Plan)
PPG (No.)	Planning Policy Guidance (Published by DCLG)
PPS (No.)	Planning Policy Statement (Published by DCLG)
MPG	Minerals Planning Guidance
DCLG	Department for Communities and Local Government

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 ("the HRA") makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – "Everyone has the right to respect for his private and family life, his home....."

Article 1 - First Protocol "Every natural or legal person is entitled to the peaceful enjoyment of his possessions".

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more detailed consideration of any Convention Rights affected.

Unrestricted Report

ITEM NO: 5

Application No.	Ward:	Date Registered:	Target Decision Date:
11/00878/REM	Great Hollands North	3 January 2012	3 April 2012

Site Address: **Land At Peacock Farm Neighbourhood Centre Peacock Lane Bracknell Berkshire**

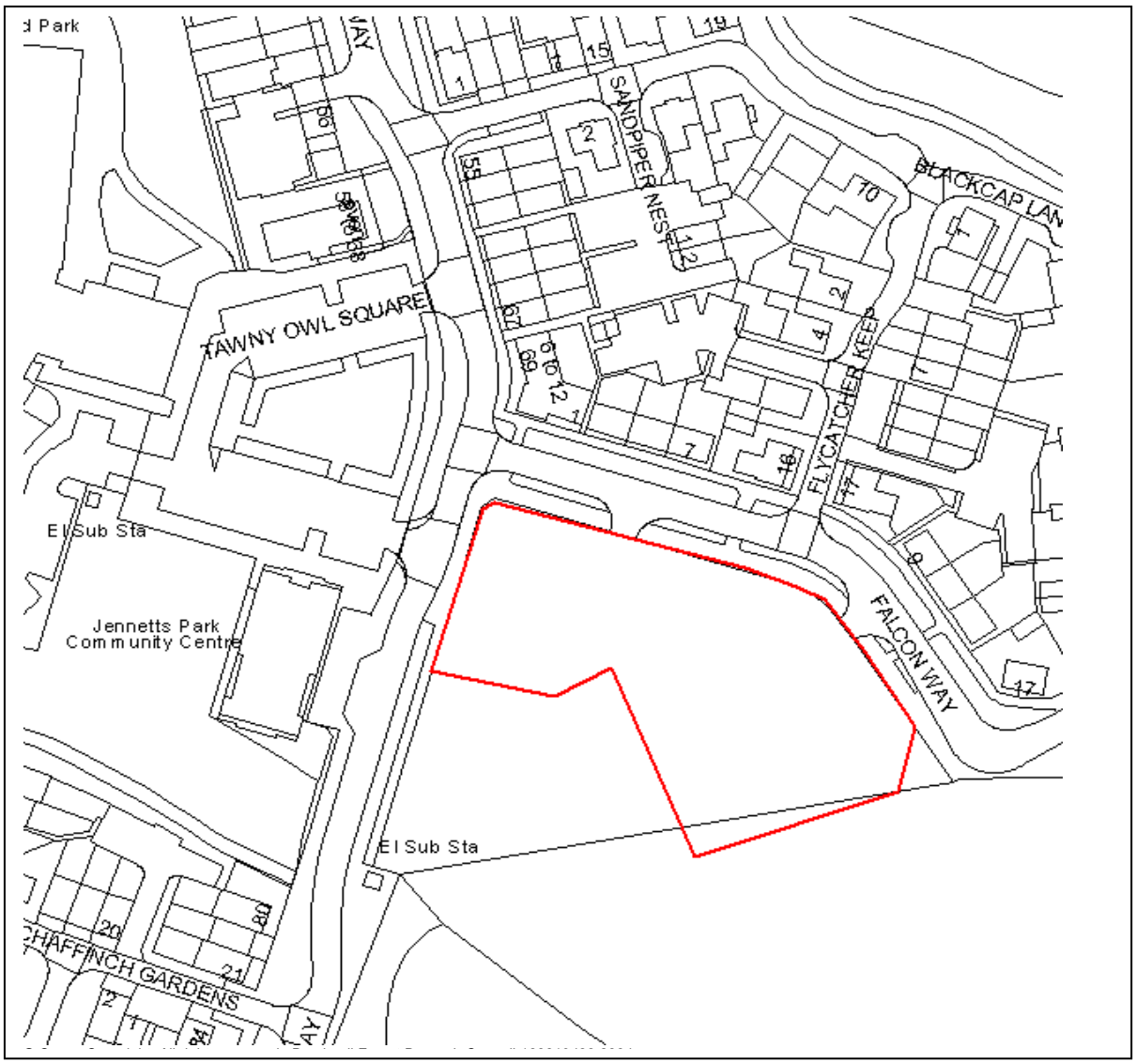
Proposal: **Submission of details of siting, design, external appearance, access and landscaping for the erection of retail accommodation (506 sq m) with 12no. 2 bedroom and 4no. one bedroom flats above, one flat over garage (FOG) unit and 11 houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523).**

Applicant: Persimmon Homes Ltd., Redrow Homes Ltd.

Agent: Stride Treglown Limited

Case Officer: Martin Bourne, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

623523 Validation Date: 09.03.1998
Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane.
Approved With A Legal Agreement

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	EN3L	Nature Conservation
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	EN25	Noise And Other Pollution
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	PH12	New Housing Development
BFBLP	E5	Hierarchy Of Shopping Centres
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS7	Design
BFBCS	CS14	ThamesBasinHeaths SpecialProtectionArea
BFBCS	CS22	Out of Town Centre Retail Development
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	H5	Housing Design and Density

SEP	T4	Parking
SEP	NRM6	Thames Basins Heaths SPA

3 CONSULTATIONS
(Comments may be abbreviated)

Crime Prevention Design Advisor

The Police are content with the proposed development. Details comments were provided which have been addressed in amended plans or, if too detailed for the planning application stage, relayed to the applicant for incorporating in more detailed design work.

Transportation Officer

Comments incorporated in main report.

Environmental Health and Safety

No objection subject to conditions relating to noise and delivery hours.

Bracknell Town Council

No objection.

Waste & Recycling Manager

The bin storage for the flats and retail are both adequate. Locks will be required on both storage areas so that commercial and residential waste is kept separate.

The houses will all need to have their own bins ideally to be put out the front of the houses at the kerbside. The distance residents must wheel their bins to their collection point/front of property must not exceed 30m and the distance the waste collectors must walk from where the truck stops on the adopted highway to collect the bins must not exceed 25m.

4 REPRESENTATIONS

Twenty-four representations have been received.

Thirteen of these support the application. Additional comments refer to:-

- desirability of shops being provided at earliest opportunity
- it was known that shops would be built from published plans
- need for adequate parking, safe crossing point, controls on delivery hours and size of delivery vehicles
- retail units in keeping with overall character and contribute to feeling that there is a village square at the heart of the community.

Seven objections have been received – 3 of these relate solely to the public house which does not form part of this application. The four objections to the application raise the following concerns:-

- will cause anti-social behaviour
- will lead to additional traffic including delivery lorries and at anti-social hours

- concern over design of flats in relation to nearby housing
- flats will overlook nearby dwellings

The Head Teacher of Jennett's Park Primary School has no objection to the shops but strongly recommends proper consideration of road calming/safety measures.

5 OFFICER REPORT

This application is reported to committee as more than three objections have been received.

(i) PROPOSAL

The application seeks reserved matters approval, pursuant to outline planning permission 98/00288/OUT, covering the details of scale, layout, landscaping, access and appearance for erection of shops and residential accommodation at the Jennett's Park neighbourhood centre.

The proposed development comprises:-

- a three storey building accommodating three shop units facing the neighbourhood square (Tawny Owl Square) with 12no. two bedroom and 4no. one bedroom flats on two floors above with a parking/servicing area (35 parking spaces) behind also accommodating one flat over garage (FOG) unit, accessed from Falcon Way, and
- 11 houses (9no. two storey, three bedroom and 2no. two and a half storey, four bedroom) with associated parking to the east with a separate access from Falcon Way.

The residential density is about 70 dwellings/hectare.

The shops/flats building has a pitched roof with front and rear facing gables and balconies serving the flats. The entrances to the flats are on the side and rear of the building. The shops have full-height windows facing the square.

Bin-storage for the shops and flats, and cycle storage, is provided at ground floor level on the rear of the building facing the parking/servicing area. The FOG unit has a two bedroom flat at first-floor level over 3no. car parts.

Immediately to the east of the FOG is a terrace of 3no. houses separated from 8 further houses by the access into a parking court to the rear accommodating 22 spaces. These houses are two and two and a half storeys in height and are of designs used elsewhere at Jennett's Park. Six of the houses front on to Falcon Way, the remaining five front onto open space at Jennett's Hill.

The application has been amended in the course of its consideration to increase the parking to the rear of the shops/flats.

The application drawings show an indicative layout for the public house site which adjoins the application to the south but the public house is not part of this application.

(ii) SITE

The site is bounded by Sparrowhawk Way to the west which in turn forms the eastern boundary of the neighbourhood square – Tawny Owl Square. The southern half of the proposed shops/flats building will face towards the new community building and the northern half will overlook the square. The site's northern boundary is bounded by

Falcon Way which runs from Tawny Owl Square to the south-eastern corner of the Jennett's Park development where a bus-gate link is to be provided to Ringmead on the north-eastern edge of Great Hollands.

The side of the proposed shops/flats building will face three-storey flats on the junction of Sparrowhawk Way with Falcon Way whilst the FOG and proposed houses fronting Falcon Way will face two-storey terraced and detached houses on the other side of the road.

The site's south-eastern boundary is formed by a footpath/cycleway running along the edge of the Jennett's Hill open space. Land immediately to the south of the application site is reserved for a public house and associated car park.

The site is generally flat and does not contain any trees.

(iii) PLANNING CONSIDERATIONS

(1) Principle of the Development

The principle of development has been established by the grant of outline planning permission 98/00288/OUT (623523). The detailed reserved matters submissions, of which the current submission forms a part, fall to be assessed against national planning guidance, the development plan policies set out above and the Masterplan Design Statement approved in June 2005.

A legal agreement attached to the outline planning permission for the Jennett's Park development requires the construction of the retail accommodation within the neighbourhood centre prior to the construction of 750 dwellings at Jennett's Park. A minimum of 500 square metres of retail are to be provided. The retail floorspace proposed is in accordance with this and is considered to be acceptable in relation to relevant development plan policies.

The Masterplan Design Statement as originally approved showed the application site divided between a site for retail and a site for housing (land parcel H12). An amendment to the Jennett's Park Masterplan subsequently introduced more flexibility providing for the flatted development over the retail as now proposed.

The application is considered to be acceptable in principle with the Masterplan Design Statement as amended.

(2) Transportation Considerations

Access:

The parcel will be accessed via a new road network accessed from the spine road built under phase 2 and 3. The location of the access points to the rear parking courts is acceptable in terms of its position in relation to the junction and provides adequate visibility in both directions.

Looking at the proposed accesses to the site it appears to use the consented access points that were shown as part of the infrastructure road proposals. It should be noted that the current access arrangements need to be altered so that the road level is lower than currently proposed and shown on site.

The width of the accesses to the parking courts is acceptable and will be adequate for the number of parking spaces it serves. Furthermore the service yard behind the shops also serves as a turning area for retail deliveries. The applicant has adequately demonstrated that turning for the likely vehicles to the shops can be accommodated. However the area for turning will need to be surfaced in a contrasting material to the parking areas to help ensure that it remains available at all times for turning, this can be covered by conditions.

Pedestrian access from the parking courts to the buildings have been provided in the appropriate locations. Rear access has also been provided.

Bin collection from properties cannot be made within 25m of the highway to be adopted, but the turning head within the parking court can cater for a refuse vehicle and thus subject to rights of access adequate collection can be made.

Comments have been received from the school about safe crossing of the main road. There are several crossing points from the square and the paths that serve the school align with the crossing points. The area in front of the square has different materials and this highlights the presence of the area and will highlight to drivers they are entering a different section of the road. Furthermore the visibility in both directions along this route is very good and the footways are side and can cater for larger numbers of pedestrians. I am satisfied that adequate pedestrian facilities are provided in this area.

In terms of pedestrian facilities around the application site there are footways surrounding the site and access to the flats can be gained directly from the highway to be adopted. The properties fronting the local area of play can direct access from the path to the front as well. There is an access door to the flats which opens over the highway to be adopted, this should either open inwards or be recessed so that it can open outwards. This issue needs to be addressed by an amended submission.

Parking Requirements:

The applicant has provided parking in courts behind. The level of parking falls in line with the master plan for the site and current borough standards. Visitor parking has been indicated in the layout for the properties furthest away from the neighbourhood square. Visitors to the flats are expected to use the square; the demand from the scale of development would be 4 spaces. At the times at when there is peak demand for visitors (evenings and weekends) there is capacity in this area to cater for such demand.

Parking for the retail use has also been provided to cater for expected demand from staff. Parking for users to the facility can be accommodated in the neighbourhood square opposite.

The applicant is required, by condition, to provide exact details of the allocation of the parking to the various uses.

Access paths to the front of properties have been provided from the parking courts and these will help residents gain access to their properties, the parking courts and access paths should be lit for safety. Details of the lighting of these areas should be covered by condition.

Cycle parking can take place in sheds within gardens for the houses and this has been shown on the plans. Plot 6 does not require a shed as it has a store as part of the

design of the building. Plot 12 has a secure store within the car port and this provides adequate storage for cycles and bins. The flats have an internal store; details of this will be required by condition. However it appears that the store does not provide sufficient provision compared to standards. It is advised that alterations to the external bin store may allow a secondary external secure store to be provided to increase provision to a sufficient level. Visitors to the flats and the retail use can use the parking in the square opposite. The retail uses have rear service quarters and this could be used for storing cycles as necessary.

The car ports provided under plot 12 need to be retained appropriately so that they cannot be altered without permission. This may require an additional condition.

Disabled parking has been indicated and there are several spaces adjacent to the turning area that could be used by disabled persons to gain easier access to a vehicle.

All parking courts and access paths need to be adequately lit for safety and this should be covered by condition.

Vehicle Movements / per day:

The site is likely to generate around 160 trips per day without about 10% of this figure occurring in the morning and evening peak hours. Trips associated with the retail use, with the exception of staff, are expected to occur as part of the residential trip as the facility is meant to serve the residents of the development. Furthermore, many trips could be made on foot or by cycle. The applicant has provided an improvement to Peacock Lane as well as proposals for a new junction onto the A329. Contributions towards improving other junctions in the area have also been set out in the original S106 agreement. The proposed road network has previously been tested to establish the capacity requirements of the entire development and it has been demonstrated that the road network can accommodate the increased level of traffic in the area.

(3) Siting and design

The application site lies within Character Area 7 in the Masterplan Design Statement. The identified constraints and opportunities for Character Area 7 are:-

- key frontages onto the 'market square' and onto Jennett's Hill offer natural surveillance to the mixed use area and play facilities;
- 3 and 4 storey buildings are appropriate;
- majority of apartment types are appropriate;
- higher quality buildings picking up the design characteristics of the 'market square';
- densities of between 40-55 dwellings per hectare.

Further advice for the neighbourhood centre states that buildings around the square shall be no less than 5m high to create a sense of enclosure and civic importance (para 6.7). It continues that the shops are in a prominent location and close the view along the village street from the north. The building should be of a high architectural quality to reflect its civic importance at the heart of the neighbourhood. Figure 14 of the Masterplan Design Statement shows the retail unit presenting a gabled frontage to the square with a secure service yard to the rear.

As the scheme involves flats the density of the resulting development (of about 70 dph) is higher than that set out above. It is considered that the flatted element of the proposal is appropriate and in keeping with the three-storey flats built on the other side of Falcon way and on the north side of Tawny Owl Square. If the application site is

considered along with the remainder of Character Area 7 (which includes the 'market square' and the flats to the north) the overall density figure referred to above is not exceeded.

In terms of siting it is considered that the proposed development accords with the above. The shops/flats building is taller than 5m (maximum height 13m) and faces the square helping to provide a degree of enclosure and providing natural surveillance to it and the community building, with its service yard to the rear.

In terms of design it follows the cues contained in the Masterplan Design Statement with a gabled design making it a distinctive building which will help those who do not know the area find their way to the neighbourhood square. It is considered to be a well-designed building which will provide a suitable closure to the view south along Sparrowhawk Way at this point.

The FOG and houses to the east fronting onto Falcon Way are considered to be appropriate in terms of their siting and design given the context provided by houses on the other side of Falcon Way. The houses proposed on the south-eastern edge of the application site will offer natural surveillance to the play facilities at Jennett's Hill as required by the Masterplan Design Statement.

The parking and servicing areas serving the proposal will not be prominent in the streetscene and the associated hard and soft landscaping will break up the parking in visual terms.

Whilst windows in some of the proposed flats and houses will look towards houses on the other side of Falcon Way none of the relationships are considered to be unacceptably unneighbourly.

The location of the access serving the service yard is in accordance with the Masterplan Design Statement. Concerns over disturbance from delivery vehicles are noted. Whilst it is not possible to control the size of such vehicles it is recommended that a condition is imposed to control delivery hours in view of the proximity of residential development to the service yard.

It is not considered that the proposed development is likely to lead to unacceptable levels of anti-social behaviour. As described above the development will provide natural surveillance over adjoining areas and the parking and servicing areas will be lit and are overlooked from adjoining dwellings to reduce the likelihood of crime.

(4) External Appearance

The shops/flat building will have a tiled roof with brick walls with feature aluminium panelling and timber balustrades for the balconies.

The houses would have tiled roofs and brick walls with some render features.

The proposed materials are considered to be acceptable and in keeping with the character of adjoining areas.

(5) Hard and Soft Landscaping

Shrub planting is proposed in front gardens together with tree planting in the parking areas to break up the hard-surfacing in visual terms. The details proposed are considered to be acceptable.

In terms of boundary treatments, tall railings are proposed to separate the parking areas with screen walls and fences bounding back garden areas. These details are considered to be acceptable.

(6) Impact on Thames Basin Heaths Special Protection Area (SPA)

Reserved matters approvals are required to be assessed under Article 6(3) of the Habitats Directive and Regulation 48 of the Habitats Regulations.

Taking into account the avoidance measures provided within the Section 106 Agreement dated 17 May 2004 and the Supplementary Unilateral Undertaking dated 5 June 2007, the Council is able to form the view that there is no risk that this project for which authorisation is sought through the reserved matters application is "likely to have a significant effect" on the SPA on its own. In addition as there is not likely to be any negative impact there is no risk the application will have a significant impact in-combination with other plans or projects.

(v) CONCLUSION

The details contained in this reserved matters application are considered to be acceptable and in line with the approved amended Masterplan Design Statement for the site as it applies to this part of the development. The shops should provide a timely addition to the facilities available at Jennett's Park.

The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby approved shall be carried out only in accordance with the following plans:
31668-P-001C: context plan
31668-P-002B: site plan
31668-P-003A: shops/flats – plans
31668-P-004A: shops/flats – elevations
31668-P-006A: house type A
31668-P-007: house type B
31668-P-008B: house type C1
31668-P-009D: house type D
31668-P-016B: house type C2
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street parking which would be a danger to other road users.
[Relevant Plans and Policies: BFBLP M9]

03. The development hereby approved shall not be begun until a scheme for the allocation of spaces to individual dwellings/shops (including appropriate signage/markings) has been submitted to and approved in writing by the Local

Planning Authority. No dwelling/shop unit shall be occupied until the space(s) serving it have been provided in accordance with the approved scheme. The parking shall thereafter be retained.
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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

04. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]

05. Notwithstanding the submitted details the development hereby approved shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No flat shall be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

06. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking courts/service yard, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of these areas and the lighting retained in accordance therewith.
REASON: In the interests of the amenity of the neighbouring property and the character of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

07. The level of noise emitted from any air ventilation and/or refrigeration plant systems on the premises shall not exceed 41 dB(A) Laeq.t (as measured inside numbers 1-7 (odds) Falcon Way with the windows shut) between the hours of 09:00 am and 7:00 pm on Monday to Fridays and 09:00 am and 2:00 pm on Saturdays and shall not exceed 41 dB(A) Laeq.t at any other time including Sundays and public holidays.
REASON: In the interests of the amenities of the occupiers of the building.
[Relevant Policies: SEP NRM10, BFBLP EN25]

08. The development hereby approved shall not be begun until details of air ventilation systems have been submitted to and approved in writing by the planning authority. The noise level shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. The new air ventilation system shall be installed and operated in accordance with the approved scheme.
REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

[Relevant Policies: SEP NRM10, BFBLP EN25]

09. The development hereby approved shall not be begun until a scheme for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building, which is not exclusively used as a unit of accommodation, has been submitted to and approved in writing by the Local Planning Authority. No residential unit hereby permitted shall be occupied until all works that form part of the approved scheme have been completed.
REASON: In the interests of the amenities of future occupiers of the premises.
[Relevant Policies: SEP NRM10, BFBLP EN25]

10. No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 am-6:00 pm Mondays-Saturdays nor at any time on Sundays or public holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: SEP NRM5, BFBLP EN25]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:
EN2 - which seeks to supplement tree and hedgerow cover.
EN20 - as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
EN22 - which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.
EN25 – which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.
M9 - which seeks satisfactory parking provision for vehicles and cycles.

Bracknell Forest Core Strategy
CS1 - which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.
CS7 - which seeks to ensure that developments are of high quality design.
CS23 - which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan
CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.
H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land.
T4 – which seeks an appropriate level of parking.

NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.
NRM10 – which seeks development to include measures to address and reduce noise pollution.

NPPF.

The following material considerations have been taken into account.

Third party representations were received on grounds that the proposed development will cause anti-social behaviour, will lead to additional traffic including delivery lorries and at anti-social hours, will be out of keeping and will lead to overlooking of nearby dwellings. The view was also expressed that there needed to be a safe crossing point.

These comments have been taken into consideration, however it is not considered that the proposal would lead to anti-social behaviour (in this context it is noted that the scheme has been amended in the light of comments from the Police Crime Prevention Design Officer), lead to unacceptable disturbance from delivery vehicles (a condition is imposed to control times of deliveries) or lead to unacceptable overlooking. The design of the buildings is considered to be appropriate and in accordance with the Masterplan Design Statement. With regard to a safe crossing the Highways Officer has confirmed that adequate pedestrian facilities are provided in this area.

The proposal is considered to comply with the policies listed above. The proposal will not unacceptably affect the character of the area or the living conditions of nearby residents. The impact of the development upon local infrastructure and the Thames Basin Heaths SPA has been satisfactorily mitigated by s106 agreements linked to the wider Jennett's Park development. The details are considered to comply with the approved Peacock Farm Masterplan Design Statement. The application is therefore approved.

Informative(s):

01. For the purposes of condition 07 all measurements and units of measurement should be in accordance with the relevant British Standard.

02. With regard to condition 09 the sound insulation should have regard to advice and standards contained in the Building Regulations.

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

Unrestricted Report

ITEM NO: 6

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00041/FUL	Crowthorne	18 January 2012	14 March 2012

Site Address: **59 - 61 Dukes Ride Crowthorne Berkshire RG45 6NS**

Proposal: **Retention of part single, part two storey rear and side extension, loft conversion, dormers and porch, external cladding to building and garage, provision of cycle and pram storage facilities, re-organisation and resurfacing of car park.**

Applicant: Select Enterprises

Agent: Hobbs Parker Property Consultants

Case Officer: Alison Ind, 01344 352000
environment@bracknell-forest.gov.uk

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

1 **RELEVANT PLANNING HISTORY** (If Any)

01/01227/FUL Validation Date: 17.12.2001
Change of use from residential to nursery use, to form an extension of the existing nursery at no.61 Dukes Ride.
Approved With A Legal Agreement

616083 Validation Date: 08.05.1990
Single storey rear extension and erection of
detached garage.
Approved

624255 Validation Date: 04.11.1998
Section 73 application to increase number of children attending nursery from 44 to 50 and to amend car parking layout without compliance with conditions 7 and 8 of planning permission 622705.
Approved

602585 Validation Date: 23.06.1977
Erection of a single storey side extension - providing additional living area and erection of a detached garage.
Approved

601176 Validation Date: 03.09.1975
Application for erection of 6 feet larch lap fence at front of property.
Approved

602129 Validation Date: 07.12.1976
Single storey extension to lounge and hall and double integral garage.
Approved

602018 Validation Date: 02.11.1976
Outline - Application for erection of detached house with garage, also erection of additional garage and new access.
Refused

EUC/024/76 Validation Date: 01.01.1976
Use of ground floor and garden for nursery school
Approved

617926 Validation Date: 01.01.1992
Outline application for the erection of one detached dwelling.
Approved

622705 Validation Date: 02.06.1997
Single storey side and rear extension to nursery school to provide nursery school and day care nursery on ground floor and change of use of first floor from residential use to nursery use.
Approved

623681 Validation Date: 24.04.1998
ADV - Display of 1 no. non-illuminated two panel sign (1.1m x 1.0m) on 1 metre high posts and 1 no. non-illuminated wall sign (1.1m x 1. 0m).
Conditional Advertisement Consent

10/00643/FUL Validation Date: 23.09.2010
Erection of part single storey, part two storey rear and side extension, loft conversion, dormers and porch, air conditioning units, external cladding of the building, provision of cycle and pram storage facilities, re-organisation and surfacing of car park. (Retrospective).
Refused

11/00598/FUL Validation Date: 30.08.2011
Change of use from garage to caretakers flatted accommodation
Refused

11/00599/A Validation Date: 30.08.2011
Display of 5 no. non-illuminated free standing signs.

11/00601/FUL Validation Date: 30.08.2011
Installation of external lighting to four areas of site.

11/00847/A Validation Date: 12.12.2011
Display of 4 no. non-illuminated free standing signs (retrospective).
Part Consent, Part Refusal

11/00848/FUL Validation Date: 12.12.2011
Installation of external lighting (retrospective).
(No Decision – Application Currently Under Consideration)

Appeal Validation Date: 16.04.2012	Display of 4 no. non-illuminated free standing signs (retrospective). **Appeal In Progress**

Reference:
12/00014/REF

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development

BFBLP	EN22	Designing For Accessibility
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
BFBCS	CS23	Transport
SEP	T4	Parking
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS
(Comments may be abbreviated)

Crowthorne Parish Council

Recommend approval

Tree Officer

Adequate proposed landscaping is shown for the proposed car parking layout, but good tree protection, especially for newly planted trees (which are TPO tree replacements), will be required during its construction/re- construction. Tree protection measures are also required to prevent storage in the rooting areas of the existing established trees on site, during this work. To help ensure the successful establishment of new planting a detailed 5 year maintenance specification should be provided. A section of play area, already constructed, should be removed as it is too close to the trees. This should be removed carefully using hand tools only under arboricultural supervision and reinstated to soft landscaping in accordance with an approved detailed method statement and also to comply with the TPO legislation. These issues should be conditions of any approval.

Landscape Officer

A number of proposed landscaping, ground preparation and tree protection details are still outstanding. These should be secured by conditions.

Biodiversity Officer

As the application appears to be entirely retrospective and planning statement mentions the tree officer has already advised appropriate action for replanting of trees, there are no further comments to make.

Transportation Officer

The previous Transportation comments will apply. In addition, the alteration to the parking layout by incorporating bonded paths around the areas of gravel is an acceptable method to provide safe access to the building for buggies and the disabled. Porous paving for the spaces is also acceptable but the spaces should be delineated. Details of the porous construction will be required. The construction of the gravel areas should also be covered by the condition to ensure that there are no issues for vehicles getting into and out of the site.

In terms of the parking layout, the garage is shown on the plans as being no longer available for vehicle parking. However, the scheme includes adequate on site vehicle parking space.

4 REPRESENTATIONS

Two objections have been received. The grounds of objection are:
- the appearance of the mock Tudor is not in keeping.
- precedent set in doing development prior to obtaining planning permission.

5 OFFICER REPORT

This application is reported to the Planning Committee as the Officer Recommendation is not consistent with the decision made previously on application 10/00643/FUL by the Planning Committee. Planning application 10/00643/FUL was refused for the following reason: *"The addition of cladding has changed the external appearance of the nursery so that it has become out of character and out of keeping with neighbouring properties in the locality and in the street scene, to the detriment of the visual amenity and local identity of the area. The development is therefore contrary to the aims of the Character Area Assessments SPD (chapter 3 Crowthorne), and to Policy EN20 of the Bracknell Forest Borough Local Plan, to Policy CS7 of the Core Strategy Development Plan Document, and to Policy CC6 of the South East Plan."*

i) PROPOSAL

Application 10/00643/FUL was refused planning permission. During the course of that application, work commenced on site and the nursery was open for business again prior to the application being refused. The proposal was amended (mainly involving the submission of more accurate plans) and resubmitted under the current application. As such, the proposal is retrospective. The proposal includes: raising of the ridge height of the roof of part of the existing building by 2.2m and to create various small extensions to the premises, totalling approximately 90sq.m. (including new floor area to the day nursery, including at ground floor level, a new W.C. room, a small front extension/porch, and at first floor level a roof garden, a small extension to provide a milk kitchen and a dormer extension to provide a multi-activity room). In addition, the proposal includes air conditioning units, external cladding of the building, provision of cycle and pram storage facilities and the laying of play area surfacing, re-organisation and surfacing of car park. A first floor balcony is included which faces into the site. No additional children were proposed as a result of the extensions.

ii) SITE AND RELEVANT PLANNING HISTORY

The site is on the south side of Dukes Ride at the junction with Heath Hill Road North. The plot is angular in shape and has two road frontages. Heath Hill Road is a private road with mainly residential properties. The location is generally characterised by trees and hedges which create a suburban environment. The landscaping at the site was cleared in many places to make way for a compound and for construction vehicles to enter and leave the site. Some of the trees on the site are covered by Tree Preservation Order 781A (dated 8 October 2010). A children's day nursery at number 59 Dukes Ride was extended into number 61 Dukes Ride under approval 01/01227/FUL in 2002. The number of children allowed (82 at any one time) and the car parking layout were the subject of planning conditions.

The garage conversion to residential was the subject of separate application referenced 11/00598/FUL for the “Change of use from garage to caretaker’s flatted accommodation”. This was refused planning permission in November 2011.

The application site falls within the Bracknell Forest Character Area Assessment SPD (Area B West Crowthorne). The National Planning Policy Framework (NPPF) was published recently, 27th March 2012, and is now a material consideration.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site has an existing planning permission for use as a children's nursery. The proposal is to extend the nursery building. The principle of extending the existing building is acceptable subject to normal development management criteria, including, highway, residential amenity and environmental issues, and subject to there being no other, over-riding material planning issues.

(2) Transport issues

The application shows a satisfactory parking layout and level of vehicle parking spaces. The spaces should be conditioned for retention. The proposed bonded paths around the areas of gravel is an acceptable method to provide safe access to the building for buggies and the disabled and is therefore an improvement over the previous application. Porous paving proposed for the spaces is also acceptable but the spaces should be delineated. A planning condition can secure this. Details of the porous construction will also be required by condition. The construction of the gravel areas should also be covered by the condition to ensure that there are no issues for vehicles getting into and out of the site.

The garage is shown on the plans as being for storage rather than for vehicle parking. This is acceptable.

(3) Impact on character and appearance of the area

The property is set in a location which is characterised by trees and hedges and established landscaping. A substantial landscaping scheme has been submitted. Whilst this proposed landscaping scheme is not yet entirely acceptable to the Landscaping Officer, it is considered that an improved landscaping scheme can now be achieved through planning conditions.

The car park has been surfaced in gravel which in turn is deep in areas. The gravel is out of character with the area and is not suitable for marking out of the car park. It was suggested that the gravel should be replaced with tarmac. However, the proposal now shows a lesser quantity of gravelled areas with vehicle parking spaces and pedestrian routes surfaced with bonded material including block paving.

One of the more noticeable and controversial amendments to the original planning application is the mock Tudor rendering which has been applied to the whole building. This been a cause for concern by some residents previously (on 10/00643/FUL), and again, two objections have been submitted on the current application, commenting that the appearance of the building is now out of keeping with the red brick vernacular and that the proposal is setting a precedent.

The Urban Design Officer has explained that the Character Area Assessments SPD states that "this area is predominantly red brick, with the odd use of yellow brick and render" and that "...the lack of a strongly distinctive character to the eastern part of the area makes it vulnerable to inappropriate design".

As such, the Urban Design Officer is concerned about the loss of the red brick and the use of a mock tudor as it appears as inappropriate in design in this location and provides a further erosion of character. However, it is considered that the site was in need of renovation and this has clearly been achieved. Mock tudor cladding has also been used at 54 Dukes Ride and the area is characterised by a mix of design. The Character Area Assessment SDP has identified "...the lack of a strongly distinctive character to the eastern part of the area...." and therefore whilst red brick would be preferable it is considered that a refusal on these grounds alone is not warranted.

(4) Impact on trees

There are a number of trees within site, some of which are protected by a Tree Preservation Order. Since the planning application was submitted two applications under Tree Preservation Order legislation have been submitted. Permission has been granted for the removal of several trees subject to conditions requiring replacement planting of 10 trees in total. Certain aspects of the proposed hard landscaping/ surfacing in the vicinity of the replacement trees are still not acceptable (on amended plan received 8.2.2012). It is considered reasonable therefore, to recommend that any approval of the extension includes conditions in respect of the protection/preservation of trees, proposed additional landscaping for the site and further details of hard landscaping.

(5) Effect on the amenity of neighbouring residential property

There is a gap in excess of 8m distance between the nursery building and the nearest residential dwelling (which shares a common boundary to the east of the site). There is an outbuilding in this gap. It is not considered that the extension will impact upon the residential amenities of the neighbouring dwelling at 55 Dukes Ride. A garden is annotated on the submitted layout drawing. It is recommended that, consistent with the previous approval 01/01227/FUL, a condition controlling the hours of use of the garden is applied to any approval.

An application for illumination (12/00848/FUL) for the extension is currently being considered by the LPA.

The signage is controlled under the Advertisement Regulations. Application 12/00847/A, was refused by officers and is currently the subject of an appeal.

(6) Access implications

The scheme should comply with Part "M" of the Building Regulations. This should include level entrance threshold, satisfactory door widths, toilets and vehicle parking spaces for disabled people, and footpaths which are of reasonable width and flat.

CONCLUSIONS

The principle of the extension and associated works is acceptable under the policies of the development plan. The landscaping scheme and car parking arrangements have been improved since the previous application and further improvements can be achieved via planning conditions. The impact of the proposal on protected trees and in

respect of the Character Area Assessment SPD (Area B West Crowthorne) have been considered. There are no over-riding material planning issues to warrant refusal of this application. The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 which were received and dates stamped by the Local Planning Authority on 18.01.2012:
PROPOSED ELEVATIONS LDP/253/C/07/D
PROPOSED FLOOR PLAN LDP/253/C/06/D
PROPOSED CYCLE AND PRAM STORE LDP/253/C/09/C
LANDSCAPING SCHEME 1095 (amended) received 08.02.2012
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The number of children at the nursery 59-61 Dukes Ride shall not exceed 82 pupils at any one time.
REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of the adjoining residents.
Policies: BFBLP EN20, M9, CSDPD CS7, CS23.

04. The hours of operation shall be restricted to 08.00 - 18.00 hours Monday to Friday and at no other times.
REASON: In the interests of the residential amenities of neighbouring properties.
[Relevant Plans and Policies: BFBLP Policy EN20, CSDPD Policy CS7]

05. Within one month from the date of this planning permission, a scheme and methodology for the associated vehicle parking and turning space to be surfaced and marked out on site, shall be submitted for approved in writing by the Local Planning Authority. In the event of the Local Planning Authority giving notice of refusal of the submitted scheme, the scheme shall be expeditiously amended and resubmitted so often as may be necessary to secure the approval of the Local Planning Authority. The approved scheme shall be implemented within two months of the date of the written approval of the Local Planning Authority. The plan shall include existing car park to the front of the site (off Dukes Ride) and the proposed car park to the rear of the site (off Heath Hill Road). The car park to the rear of the site (and shown on Amended drawing 1095 shall include 25 vehicle parking spaces. The spaces in both car parks shall be retained thereafter and shall not be used for any purpose other than parking and turning.
REASONS:
A) 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.
B) In the interests of visual amenity
C) In the interests of accessibility
[Relevant Policies: BFBLP M9, EN20, EN22, Core Strategy DPD CS23, CS7, and SEP T4]

06. The vehicle access gates shall be kept open between the times of 7.45 - 18.15 hours Monday to Friday, for vehicles to enter and exit the site, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To enable staff movement and for parents to drop off and collect children without creating traffic congestion on Heath Hill Road.
[Plans and policies: BFBLP EN20, CSDPD CS7]

07. Within two months of this permission, the access shall been surfaced with a bonded material across the entire width of the access for a minimum distance of 5m measured from the back edge of the carriageway and shall be maintained as such thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

08. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees following guidance contained in British Standard 5837:2012 'Trees In Relation To Construction Recommendations' guidance (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Details shall include the following: -
a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
b) Proposed location/s of 1.2m high (minimum) protective barriers, supported as a minimum by a sturdy, impact resistant wooden or metal scaffold framework.
c) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
d) All fenced off areas clearly annotated as Tree Protection Areas/ Construction Exclusion Zones.
e) Notes regarding restrictions which apply to Tree Protection Areas/ Construction Exclusion Zones.
f) Illustration/s of the proposed fencing structure/s to be erected.
The development shall be carried out in full accordance with the approved scheme.
REASON: - In order to safeguard trees considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1, EN20, Core Strategy DPD CS7]

09. The protective fencing and other protection measures specified by the previous condition shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
a) No mixing of cement or any other materials.
b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
f) Parking/use of tracked or wheeled machinery or vehicles of any description.
In addition to the protection measures specified above,
a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1, EN20, Core Strategy DPD CS7]

10. Within three months of the date of this planning permission, comprehensive details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: -
a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
b) Comprehensive 5 year post planting maintenance schedule.
c) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
d) Means of enclosure (walls and fences etc)
e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
f) Recycling/refuse or other storage units, play equipment
g) Other landscape features (water features, seating, trellis and pergolas etc)
h) Detailed method statement for the removal of existing play area located to the north of the Wetpur Safety Surface. The removal of this existing play area shall be undertaken under arboricultural supervision.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, within 6 months of this planning permission. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN1, EN2, EN20, Core Strategy DPD CS7]

11. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2, EN20, Core Strategy DPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies that have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies EN1, EN2, EN20 and it is considered that the development will not cause material planning harm to the character of the area or to the street scene or to the residential amenities of the neighbouring dwellings, and it is considered that there is adequate space for vehicle parking at the site; BFBLP Policies EN22, M9 and it is considered the proposal is accessible and that there will be adequate space for vehicle parking on site.
Core Strategy Development Plan Policies CS7, CS23 and again, it is considered that the development will not cause material planning harm to the street scene or to the residential amenities of the neighbouring dwellings, and it is considered that there is adequate space for vehicle parking at the site.
South East Plan: Policies CC6, T4 and it is considered that the development will not cause material planning harm to the street scene or to the residential amenities of the neighbouring dwellings, and that adequate space for vehicle parking is included, and there are no other over-riding planning policy issues.
(Please note that this is not intended to be an exhaustive list).

The following other material considerations have been taken into account:

The proposal is considered to comply with National Planning Policy Framework.

The proposal will not adversely harm the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. Trees on and adjacent to this site are/may be protected by Tree Preservation Orders and/ or Conservation Area legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable

to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

02. Please note that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides any Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.

03. With regards to the detached garage, and in accordance with the description on the planning application form and the details within the Design Statement, this decision is in respect of the external appearance only. Any conversion into an independent residential unit will require planning permission.

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

Unrestricted Report

ITEM NO: 7

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00137/FUL	Ascot	17 February 2012	13 April 2012

Site Address: **Innovation House Kingswood Kings Ride Ascot Berkshire SL5 8AD**

Proposal: **Change of use of Building C from office (B1a use) to 86 bed hotel (C1 use) with ancillary cafe and gym, and associated minor alterations to the elevations and landscaping.**

Applicant: UKCP Four Ltd

Agent: Boyer Planning

Case Officer: Margaret McEvit, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

621211 Validation Date: 01.01.1996
Erection three B1 buildings with associated plant/escape stairs and gatehouse, access road and car parking including demolition of existing industrial building at Blackbushe Engineering. Section 106. Part PD removed.
Approved With A Legal Agreement

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN8L	Dev On Land Outside Settlements
BFBLP	EN9	COU Adaptation etc OutsideSettlemts GB
BFBLP	EN20	Design Considerations In New Development
BFBLP	GB4	Reuse and COU Of Buildings Within GB
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS2	Locational Principles
BFBCS	CS9	Development on Land Outside Settlements
BFBCS	CS24	Transport and New Development
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS
(Comments may be abbreviated)

Royal Borough Of Windsor And Maidenhead

No objection.

Transportation Officer

Access and parking details acceptable. Peak hour trips likely to be lower than the current B1 use but information has been provided for budget hotels only rather than for general hotel use. This may result in higher trip levels requiring contributions towards highway measures. Travel plan should be secured site wide. Current Travel Plan was secured by condition and covers site as a whole.

Environmental Health and Safety

Advised condition restricting construction works associated with the refurbishment is included on any planning permission.

Planning Policy Section

Sequential assessment and impact assessment have been submitted as a hotel is a major town centre use. This does not cover sites that may be available in Windsor and Maidenhead or Surrey Heath. No policy objection to the change of use of the site in terms of its impact on the Green Belt.

Winkfield Parish Council

Recommend approval;
Winkfield Parish Council supports this application.

4 REPRESENTATIONS

2 letters of representation have been received raising the following considerations:

- plans do not show the location of the PHC unit and photovoltaic panels referred to in submitted documents. Units above the roof line could impair the design of the building.

-Outside dining areas would affect the external appearance of the building.
-concerns over how the cafe would be restricted to hotel and business park occupiers
-activity on the site may not increase overall but activity would extend outside the current office hours on the site
--impact of the more intensive use on Englemere nature reserve close by
- outside storage should not be permitted
-increased visitors to the site would increase noise and activity levels

5 OFFICER REPORT

i) PROPOSAL

This application proposes the change of use of Building C from B1 office use to a hotel providing 86 beds together with an ancillary café and gym. Parking provided on site to serve the existing B1 use of the building will be retained to serve the hotel. No changes are proposed to the vehicular access to the site.

ii) SITE

The site comprises three office buildings set within areas of landscaping. A total of 452 car parking spaces are available on site to serve the three buildings. Parking is split into 3 areas, to serve the individual buildings. Vehicular access to the site is provided from one access onto Kings Ride, serving all 3 buildings.

iii) PLANNING CONSIDERATIONS

(1) Principle of Development

The site is currently in B1 office use, with the building forming a 3 building office development. The building has been unoccupied since being built. The National Planning Policy Framework (NPPF) was approved on 27 March 2012.

The NPFF has at its heart a presumption in favour of sustainable development and advises that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities (para 22).

Bracknell Forest Employment Land Review (Dec 2009) concludes that there is a significant oversupply of office sites in both Bracknell and the wider sub-region. In the short and medium term, there appears to be no requirement for new office sites in the Borough, either on quantitative or qualitative grounds. The proposal is not in a defined employment area, as defined by the Proposal Map, therefore in terms of employment planning policy no concern is raised over the loss of B1 floorspace in this location.

The building has been unoccupied since it was constructed, and information in the Bracknell Forest Employment Land Review indicates that there is no requirement for new offices within the Borough. It would not be reasonable to retain the building in office use as there would not appear to be a reasonable prospect of the site being used for office purposes.

The site is within the Green Belt, as defined on the adopted proposals map. The main characteristics of Green Belts are their permanence and their openness. Para 90 of the NPPF explains that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within Green Belt. The re-use of buildings provided that the buildings are of permanent and substantial construction is not considered to be inappropriate development within the Green Belt.

The reuse of an office building within the Green Belt for use as a hotel would appear to be appropriate in terms of securing sustainable new development. The development represents the conversion of an existing building and would support the provision of tourist and visitor facilities.

Policy CS9 of the Core Strategy Development Plan Document (DPD) sets out the protection to be given to land outside settlements when considering development proposals.

The Council will protect land outside the settlement for its own sake, particularly from development that would adversely affect the character appearance or function of the land; and
i) protect the defined gaps within or adjoining the borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough; or
ii) maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development.

The change of use does not involve the extension of buildings already on the site or the significant alteration of the buildings. The use of the building as a hotel instead of an office building is not considered to adversely affect the character, appearance or function of the land, which is currently in a commercial use. The building is one of 3 office buildings on the site, with the other 2 remaining in office use. No changes are proposed to the level of car parking to be provided on the site, and it is considered that the hotel use will not generate higher vehicle trip rates than the currently permitted use.

There are no significant external alterations to the building other than changes to doors and windows therefore it cannot be considered that the proposed development would conflict with the existing open, rural and undeveloped character of the Green Belt. The café would be designed to permit outdoor eating, but this will take place within a defined area close to the building and it is not considered that this represents further intrusion into the Green Belt. The area is in front of the building and contained within the built footprint of the business park.

The NPPF recognises the importance of planning policies seeking to promote competitive town centre environments and set out policies for the management and growth of town centres. Where land uses are proposed for main town centre uses on sites outside of town centres, a sequential test should be applied to planning applications. Main town centre uses should be required to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

A Sequential Assessment has been submitted with the application. It states: "As part of the investigation of potential hotel development sites within Bracknell Town Centre and the wider Borough Area, contact has been made with Bracknell Forest Borough Council and over 15 commercial property agents who cover the area. No potential hotel development sites were identified and there are no sites for hotel use being marketed. In conclusion, there are no sites for budget hotel development that are suitable, available and viable in the town centre or in edge-of-centre locations."

Although sites within Bracknell Forest Borough have been assessed for availability, suitability and viability, other areas outside of Bracknell Forest should also be assessed for suitable, available and viable sites which are in a sequentially preferable location. The application site is located close to the Borough boundary with Royal Borough of Windsor and Maidenhead and Surrey Heath Borough, therefore an appropriate catchment for the Sequential Assessment should be established and units should be assessed for sequentially preferable sites. The Royal Borough of Windsor and Maidenhead have been consulted on the application but have raised no objection to the proposal.

a) Adjacent residential properties

The building is one of 3 office buildings which were constructed as the Kingswood Business Park. The likely vehicular trip rates to the hotel are likely to be lower than to an office building. A Transport Statement was submitted with the application which indicated that the hotel use would generate a lower rate of vehicular trips on a daily basis with trips to the hotel distributed throughout the day and fewer trips during the morning and evening peak rates. Local residents are not likely to experience increased vehicular movements from the site, although trips may take place for greater number of hours each day. However, given the general screening of the site and the distance from the access to the site to nearby properties, this change in pattern of use is not considered likely to disturb local residents.

The café would be provided with doors to allow tables to overflow outside the building. However, this area is some distance from residential properties and it is not considered that the use of this area will result in increased noise level.

(2) Impact upon the Character and Appearance of the Area

The site is well screened by trees and it is not considered that the physical changes to the building which involve the insertion of windows on the side elevations and provision

of doors into the café area will impact significantly on the appearance of the building. Internal changes to the building to permit the occupation as a hotel will not detract from the appearance of the building. Some form of signage of the building and entrance to the site will be required but no details have been formally submitted. Any signage will be subject to separate permission under advertisement regulations and are not considered as part of this application.

The submitted Design and Access Statement makes reference to providing a CHP unit and photovoltaic panels on the building. Details have not been included within the application and there is no requirement for an application for the change of use of an existing building to provide such measures. Such measures may require separate planning permission or may be permitted development. These details do not form part of this planning application.

(3) Transport Considerations

a) Access and Visibility

No alteration is proposed to the existing access which is acceptable. Visibility at the junction and road width into the site are adequate for the proposed use. There are areas to turn larger vehicles on site and although more larger vehicles may be expected, the amount is not considered to be excessive. There is a right turn lane on Kings Ride which can cater for the vehicles when accessing the site.

b) Parking Requirements

There appears to be in the region of 110 spaces available for the hotel use. This is just under the maximum required. However, the red line covers the whole site and the use of other parking areas on site could take place. The existing B1 uses on site could also use the hotel which would lead to shared parking so customers arrive and park in the business use parking but stay in the hotel. Disabled parking is not shown. This is recommended to be addressed by condition.

c) Vehicle Movements / per day:

The peak hour trips associated with the hotel would be expected to be lower than for the existing business use and over the day the number of trips may be similar. Information provided by the applicant relates to budget hotels. No restriction on the nature of the hotel would be applied to any planning permission so clarification has been sought on trip rates for unrestricted hotels to establish that there will be no increase in trip rates requiring contributions to be sought towards highway measures in the area.

The site is covered by a Travel Plan which was secured by condition. The site does not meet the threshold for a hotel travel plan but it is located in a non sustainable location where travel to the site by non car modes is very limited. The LID SDP does permit travel plans to be sought for areas which have poor accessibility by non car modes. The existing travel plan for the site should be altered to take account of the proposed hotel use.

iv) CONCLUSIONS

The change of use of the building from office use to hotel use is considered to be acceptable in principle. The site is located within the Green Belt, but no significant alterations to the building are proposed. Traffic and parking levels should not increase

as a result of the change of use. The building is currently unoccupied and information in the Bracknell Forest Employment Land Review indicates that there is no requirement for new offices within the Borough. A Sequential Assessment was submitted with the application which concluded that there are no sites for budget hotel development that are suitable, available and viable in the town centre or in edge-of-centre locations. The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 and other submitted details received by the Local Planning Authority on 13.2.11:-
(00)010 P01, (20)AP 01 P03, 25114 (20)AS 001 P01, 25114 (20) AE 001 P03, (20) AP 00 P03, (20) AP 050, (20) AP 051 P01, 25114 (20) AE 051 P01, 25114 (20) AS 051 P01, (20) AP 100 P01, (20) AP 150 P01,
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;
a) match those of the existing building, or
b) shall be as unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. The hotel shall not be occupied until the associated vehicle parking has been surfaced and marked out 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

05. The development hereby permitted shall not be begun until a plan showing 7 car parking spaces shall be designed for the use of people with disabilities. The parking shall be marked out, signed and provided in accordance with the approved plans prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that people with disabilities have adequate access to the development.
[Relevant Policy BFBLP M7]

06. The gym and cafe shall not be occupied at any time other than for purposes ancillary to the hotel use.
REASON: The site is located within the Green Belt where intensification of uses may be harmful to the rural character of the area.
[Relevant Policies: BFBLP GB4, Core Strategy DPD CS9]

07. Save as
a) with the prior written permission of the Local Planning Authority, and
b) in accordance with any conditions contained in any such permission
no goods, materials, plant or machinery shall be stored outside any of the buildings on the site without the prior written permission of the Local Planning Authority .
REASON: In the interests of visual amenity.
[Relevant Policies: SEP CC6, BFBLP EN20]

08. No noisy construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
REASON:To safeguard the amenities of the area and the occupiers of neighbouring properties.
Relevant Policies: SEP NRM10, BFBLP EN25

09. Development shall not be commenced until a travel plan has been submitted to, and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car, a scheme of monitoring and provide for periodic review. The travel plan shall be implemented as agreed, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To encourage the use of all travel modes.
[Relevant Policies: Core Strategy Development Plan Document CS23]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (saved policies).

EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

EN8 – which only permits development on land outside settlements where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality, or where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt.

EN9 – which permits change of use and adaptation of non-residential buildings outside settlements (and outside the Green Belt) where they are of permanent construction, in keeping with its surrounding, would not require extensive alteration or rebuilding, would not be detrimental to the character of the building or its landscaped setting, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.

GB4 – which permits re-use and change of use of buildings within the Green Belt where it would not impact upon the open, rural and undeveloped character of the Green Belt and not be materially greater than present use, they are of permanent construction, is in keeping with its surrounding, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.

M9 – which seeks satisfactory parking provision for vehicles and cycles.

R6 – which permits visitor accommodation where it would not result in environmental problems or inconvenience on the public highway.

Core Strategy DPD
CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS2 – which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links.

CS9 – which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

The South East Plan, Regional Spatial Strategy for the South East of England (May 2009).

SP5 - which seeks to protect the Green Belt.

CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

National Planning Policy Framework

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN8, EN9, EN20, GB4, M9, R6 Core Strategy DPD policies CS1, CS2, CS9, CS23 and South East Plan policies SP5 and CC6 and guidance in the National Planning Policy Framework. The proposal will not adversely affect the open, rural and undeveloped character of the Green Belt, significantly affect the amenities of neighbouring or result in any significant increase in traffic to the site. Third party representations have been received raising concerns that the proposal would adversely affect the Green Belt, result in noise and disturbance to residents and increase traffic levels at the site. These comments have been taken into consideration, however it is considered that the proposal would be in accordance with the development plan, and would not result in a form of development out of keeping with the character and appearance of the area, and would be designed and sited so as to avoid an adverse impact upon the residential amenities of neighbouring properties. The planning application is therefore approved.

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

Unrestricted Report

ITEM NO: 8

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00141/FUL	College Town	23 February 2012	19 April 2012

Site Address: **14 College Crescent College Town Sandhurst Berkshire GU47 0RF**

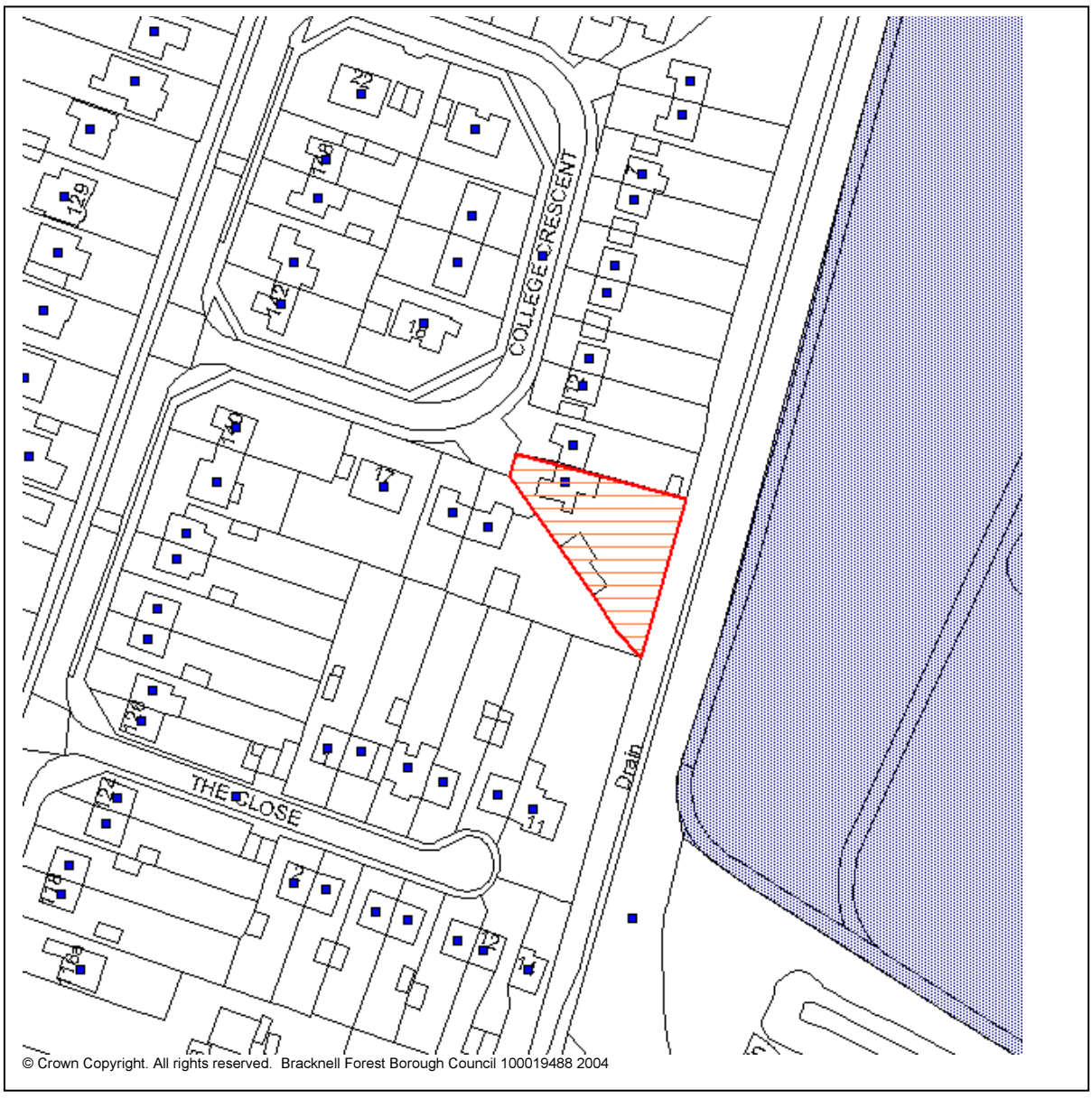
Proposal: **Erection of first floor rear & side extension and front dormer.**

Applicant: Mr & Mrs Green

Agent: Abracad Architects

Case Officer: Michael Ruddock, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

602929 Validation Date: 12.12.1977
Erection of single storey extension forming kitchen and WC.
Approved

7993 Validation Date: 18.09.1962
Application for dining room extension.
Approved

12467 Validation Date: 03.04.1967
Application for extension to form bedroom.
Approved

5601 Validation Date: 05.02.1960
30 houses and bungalows with garages.
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	T4	Parking

3 CONSULTATIONS
(Comments may be abbreviated)

Sandhurst Town Council

No objection.

Transportation Officer

Recommends that the application is refused for failing to provide an adequate level of parking.

4 REPRESENTATIONS

One letter of objection was received in respect of the proposed development. The reasons for objection can be summarised as follows:
- The proposed extension, due to its size, would be out of keeping with the character of the surrounding properties.
- The extension would result in a loss of light to the rear of the adjoining dwelling at No.13.

5 OFFICER REPORT

This application has been reported to the Planning Committee at the request of Councillor Dudley due to concerns that the proposed development would represent an overdevelopment of the site.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of a first floor extension over an existing single storey element to the rear and side of the property, and the erection of a dormer at the front of the property at first floor level. The extension would project 3.4m to the rear of the dwelling with a width of 7.4m, having an overall depth of 5.35m and a projection of 2.15m to the side of the dwelling. It would have a height of 6.8m and would be set in 2.3m from the boundary of No.13. The extension would form an additional fourth bedroom with en suite. Two side facing rooflights would be included on the south facing side elevation, serving the en suite and a bathroom.

The dormer would have a depth of 1.1m with a width of 2.1m and a height of 2.1m. It would enlarge an existing bedroom. It is noted that a rear facing rooflight would be included on the existing roof, however this element of the development is considered 'Permitted Development', thereby no requiring planning permission. Its planning merits will therefore not be considered further.

ii) SITE

No.14 College Crescent is a semi detached dwelling with parking areas to the front and side of the dwelling and a private garden to the rear. The site is bordered by the adjoining property of No.13 to the north and No.15 to the west.

iii) PLANNING CONSIDERATIONS

1) Principle of the Development

The site is located in a residential area that is defined as settlement on the Bracknell Forest Borough Proposals Map, and as such the proposed development is considered acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees etc.

2) Highways Considerations

The application would extend the property to provide four bedrooms, which would require three off street parking spaces in order to comply with the Bracknell Forest Borough Parking Standards. The parking plan provided only shows one parking space forward of the front elevation of the dwelling, however it is considered that there is sufficient space to the side of the dwelling to park two further cars. It is therefore

considered that an amended parking layout showing three spaces should be a condition of any approval given.

3) Impact on the Character and Appearance of the Area

Part of the two storey extension would project to the side of the existing dwelling and the dormer would project forward of the front elevation, therefore both elements of the development would be visible in the streetscene. In terms of the extension, as it would be set back from the front elevation of the dwelling by 6.1m and set 1.2m lower in height it is considered that it would be subordinate to the host dwelling. It is therefore not considered that it would result in a disproportionate addition to the dwelling that would appear incongruous in the streetscene. Furthermore as there are examples of similar extensions to the side at No.7, No.8 and No.9 College Crescent it is not considered that the extension would appear out of keeping with the existing streetscene.

With regard to the dormer, it is not considered that an addition of the size and scale of what is proposed would be an overly prominent feature in the streetscene. Furthermore there is an example of a similar addition at No.3 College Crescent, and as a result it is not considered that the dormer would appear out of keeping with the existing streetscene. Finally, as the proposed development would not result in any additional footprint at the property it is not considered that it would represent an overdevelopment of the site.

4) Effect on the Amenities of the Residents of the Neighbouring Properties

The rear element of the extension would project 3.4m beyond the original rear elevation at No.13, however as this property has previously been extended to the rear at single storey level with a similar depth to the existing single storey rear element at No.14 the extension would only be visible from the rear facing windows at first floor level. The extension would be set in from the boundary with No.13 by 2.3m, and as a result a 45 degree line drawn on the horizontal plane from the midpoint of the nearest rear facing window at No.13 would not intersect the extension. It is therefore not considered that it would result in an unacceptable loss of light to the rear facing windows at No.13.

As the extension would not project beyond the rear elevation of No.13 it is not considered that it would appear unduly overbearing when viewed from the private amenity area at the rear of the neighbouring property. As there would be no windows in the side elevation it would not result in a loss of privacy to the neighbouring property. A condition of any approval given should ensure that this remains the case.

In terms of No.15, although it may be visible from the nearest front facing window at ground floor level, as the closest point of the extension would be set approximately 9.5m from the neighbouring property it is not considered that it would result in any unacceptable loss of light to or unduly overbearing effect on that property. The side elevation of the extension would face towards the common boundary between the properties to the south, and two velux roof windows would be included in the roof of the side elevation. Although these window would be located only 7m from the boundary, as they would not overlook the private amenity area to the rear of the dwelling it is not considered that they should conditioned to be glazed with obscure glass and fixed shut.

The dormer would project forward of the front elevation of No.13 by 1.1m, and as it would be set off the boundary with the neighbouring property by 4.5m it is not considered that it would result in any unacceptable loss of light to or unduly

overbearing effect on that property. It would be set approximately 7m away from No.15 and although the window would face towards that property, as No.15 is set at an oblique angle to No.14 and the area it would overlook is visible from the public realm it is not considered that it would result in a loss of privacy to the neighbouring property.

CONCLUSIONS

It is not considered that the proposed extension would result in an adverse impact on the character and appearance of the area or on the amenities of the residents of the neighbouring properties. Subject to the submission of an amended parking layout it is not considered that the development would result in an adverse impact on highway safety. It is therefore not considered that the development would be contrary to BFBLP Policies EN20 and M9, CSDPD Policies CS7 and CS23 or SEP Policies CC6 and T4, and the application is recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 23rd February 2012:
GRE/02
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 be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: SEP CC6, BFBLP EN20]

05. Notwithstanding the submitted parking layout, no extension shall be occupied until the associated vehicle parking has been set out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Policy T4 which seeks an appropriate level of parking.

Guidance contained in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, and M9, CSDPD Policies CS7 and CS23 and SEP Policies CC6 and T4. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. The rear facing rooflight shown on the submitted plans is considered 'Permitted Development', thereby not requiring planning permission. It has therefore not been considered as part of the proposal.

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

Unrestricted Report

ITEM NO: 9

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00147/FUL	Winkfield And Cranbourne	22 February 2012	18 April 2012

Site Address: **23 Locks Ride Ascot Berkshire SL5 8RA**

Proposal: **Erection of detached five bedroom house following demolition of existing chalet bungalow.**

Applicant: Mr & Mrs Peters

Agent: The Bazeley Partnership

Case Officer: Sarah Horwood, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

2530 Validation Date: 19.07.1954
Application for garage.
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN1L	Protecting Tree And Hedgerow Cover
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design
BFBCS	CS10	Sustainable Resources
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS

(Comments may be abbreviated)

Winkfield Parish Council

Recommend refusal;

Winkfield Parish Council object on the grounds that it is out of character with the neighbouring properties and is detrimental to the local street scene.

Environmental Policy

Refer to officer report

Urban Design Officer

(No comments received at time of producing this report).

4 REPRESENTATIONS

8no. letters of objection received (2 from the same address) which raise the following issues:

- The design of the building is out of character with neighbouring properties and the surrounding area.
- The Borough has a policy that is designed to uphold the style of development sympathetic to the surroundings and that policy must be upheld.
- Development could start a precedent.
- Locks Ride has a landscape character assessment and this style of building is not conducive to the assessment.
- Although the style of housing along the road is varied, it is still traditional and this overtly modern design would stand out like a "glaring sore thumb".
- Design of house would be perfect on a cliff edge overlooking the sea but not in a semi rural area like Locks Ride.
- Architects need to look at the overall design of houses including 5 new homes built by Sutton Homes which are still traditional looking.
- Is there anything in Locks Ride that looks like this design?

A letter of representation has been received from the agent which raises the following:
- There is variation of designs of dwellings within the street scene and there is little consistency as noted in the character area assessment.
- Difficult to identify buildings that exist on Locks Ride that merit emulation.
- There is extensive tree screening that obscures views into the site.
- By creating something unique adds interest and unifies the street scene.
- Any view of the design not being in keeping is made with reference to more general areas of policy that refer to preserving local character in a broad sense and ignore more specific areas of policy that support a different approach.
- Scheme causes no harm in terms of scale, overlooking or materials used.
- The roof form cannot be an issue when 15% of buildings on Locks Ride display an element of flat roofing in some form.
- Key sections of the NPPF support the proposal - paras 58, 59, 60 and 63 all refer to innovation and outstanding designs.
- A contemporary scheme has been allowed in Cornwall in a street characterised by bungalows of the 1950's era based on its exceptional design qualities.
- Interpreting the wording of NPPF and BFBLP policies, a design can be different if it's good enough. The scheme should be judged on this basis as a refusal on the basis of the scheme not being in keeping misses the point of what the application is trying to achieve.

5 OFFICER REPORT

This application has been reported before the Planning Committee at the request of Councillor Virgo on the grounds that the proposal is of high quality design and due to the non-uniform street scene along Locks Ride, the proposal would not necessarily be out of keeping in the street scene.

i) PROPOSAL

Full permission is sought for the erection of a detached five bedroom house following demolition of existing chalet bungalow.

The replacement dwelling would be contemporary in design, modelled on the "white box" design. The building would be three stories high, with a flat roof. The walls of the replacement dwelling would comprise white render and timber cladding and the roof would comprise a liquid applied membrane. The total height of the dwelling would be 8.3m and it would be 12.9m wide and 9.6m deep.

On the ground floor there would be kitchen, lounge, dining room, day room, WC and utility room with 3 bedrooms, one with en-suite and dressing room and bathroom on the first floor. The second floor would contain 2 bedrooms, both with en-suites, a study and TV room.

A flat roofed detached garage is also proposed, sited close to the front boundary of the site. The garage would be 5m wide and 5.5m deep, with a height of 2.8m.

The proposal also includes a detached flat roofed studio, sited along the rear boundary of the site. The studio would be 7m wide and 4m deep, with a height of 2.8m and would have a roof overhang.

ii) SITE

23 Locks Ride is an existing white rendered chalet bungalow with detached garage located on the western side of Locks Ride. The surrounding area is residential, characterised by a mix of styles of dwellings. The adjoining properties at nos. 21 and 25 Locks Ride are both two storey dwellings. There is existing mature hedging along the front boundary of the site and a parking area to the front is laid to gravel.

iii) PLANNING CONSIDERATIONS

(1) Principle of development

23 Locks Ride is located within an area designated as "Defined Settlement" by the Bracknell Forest Borough Proposals Maps. Policy H1 of the Bracknell Forest Borough Local Plan states "residential development will be permitted within the defined settlement boundaries except where it would create environmental problems or result in inconvenience or danger on the public highway...where a development opportunity occurs, there will generally be a presumption in favour of such development, provided the proposal...is appropriate to the physical and visual character of the immediate locality, will not create highway problems and accords with siting, design".

(2) Effect on residential amenities of neighbouring properties

The proposed replacement dwelling would be set between 5-6m from the flank wall of no. 21 Locks Ride. A 3no. panel window is proposed at ground floor level in the flank wall of the replacement dwelling serving the dining room and a further 3no. panel window at second storey level serving the hallway. It is considered that the window proposed at second storey level could be conditioned to be obscure glazed and fixed shut so as to prevent overlooking to side facing windows at no. 21 Locks Ride in the event of planning permission being granted.

There are windows in the flank wall of no. 21 facing the application site at ground floor and first floor level. According to planning permission approved and implemented for a replacement dwelling on site (LPA ref: 02/00137/FUL), the windows at ground floor level are not considered to serve habitable rooms, however there is a high level window at first floor level which is the only source of light to a bedroom. It is acknowledged that the replacement dwelling would infringe upon a 25 degree angle when drawn from this window and would therefore result in some loss of daylight to this window, however in view of the separation distance between the flank wall of no. 21 and the replacement dwelling of some 5-6m, the loss of daylight to this window would not be considered to be so adverse as to warrant refusal of the application for this reason.

Due to the separation distance between the flank walls of no. 21 and the replacement dwelling and that the footprint of the proposal would not extend beyond the front and rear elevations of no. 21, the proposal would not appear unduly overbearing to the detriment of the adjoining property at no. 21.

Windows are proposed in the side elevation of the replacement dwelling facing no. 25 Locks Ride, including 2no. high level windows. The windows are shown to be obscure glazed and would be conditioned to be obscure glazed and fixed shut so as to prevent overlooking to windows in the flank wall of no. 25 in the event of planning permission being granted. There are windows in the flank wall of no. 25 at ground floor and first floor level. From assessing plans for the extension that was approved and implemented on site at no. 25 (LPA refs: 09/00737/FUL and 10/00759/FUL), the windows in the side elevation of no. 25 are either secondary sources of light or serve a bathroom. As such, the proposed replacement dwelling would not result in a loss of daylight to any windows which are the primary source of light to habitable rooms.

The proposed replacement dwelling would be set approximately 4m from the flank wall of no. 25 Locks Ride. Due to the separation distance between the properties, the replacement dwelling would not appear unduly overbearing.

The proposed replacement dwelling would be set some 45 to 50m from properties opposite the site and would therefore not appear visually intrusive to these properties.

The proposed garage and studio would not have an adverse impact upon adjoining properties.

(3) Impact on character and appearance of surrounding area

FOOTPRINT AND HEIGHT OF REPLACEMENT DWELLING
The footprint of the replacement dwelling would be comparable to the existing chalet dwelling on site and the proposed height of the replacement dwelling would be comparable to adjoining residential properties.

DESIGN OF REPLACEMENT DWELLING
Locks Ride is characterised by a mix of styles of detached dwellings including bungalows, chalet style dwellings and two storey buildings and as such there is no uniform street scene in respect of the design of existing buildings in the immediate area. The Character Area Assessment SPD relating to this area itself states "generally development form and architectural language are of little consistency" though states that "Locks Ride is less urban in character and of lower density, with larger houses and more spacious plot sizes".

The buildings on Locks Ride are however of a similar era and include traditional features such as gable ends facing the highway. The adjoining property at no. 21 Locks Ride has gable ends facing the highway with a hipped main roof and no. 25 Locks Ride has recently been extended with hipped roof. The variety of styles/design of dwellings along Locks Ride is acknowledged, with dwellings having pitched roofs and hipped roofs. There are some examples of dwellings along Locks Ride with flat roofed dormer windows or hipped roofs which contain a flat roof element, however there is no design along Locks Ride which replicates the dwelling that is being proposed by this application. Because of the existing street scene, the proposed design of the replacement dwelling which would be contemporary based on the "white box" approach with full height flat roof would appear incongruous and discordant within the street scene, appearing out of character when viewed against surrounding residential properties which are more traditional in design.

It is acknowledged that the replacement dwelling would be set back from the highway by some 20m and views of the dwelling would be screened by existing hedging along the front boundary of the site, however due to the established residential character of the area based on traditional housing design, the replacement dwelling would be considered inappropriate in design, not typical of the surrounding area and would therefore be considered to have a detrimental impact upon the visual amenities of the area. If the site were isolated and not closely surrounded by existing residential properties, a more innovative design like that proposed would be more acceptable. However in this instance, the design of the dwelling with the proposed palette of materials of timber cladding and flat roof made of a membrane, viewed against the context of the surrounding area would exacerbate the visual prominence of the replacement dwelling within the street scene to the detriment of the surrounding area.

The design of the proposed replacement dwelling in isolation is innovative and considered to be of a high quality, contemporary design. The NPPF itself seeks to encourage high quality design, with paragraph 60 stating "planning policies and decisions...should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness". The LPA acknowledge the innovative design of the proposal in isolation, however the LPA must also consider the impact of the proposal in relation to its context i.e. the street scene as a whole and the design of surrounding residential dwellings which the proposal would be viewed against. Paragraph 60 of the NPPF recognises that "local distinctiveness" must be reinforced and in this instance, Locks Ride, due to the traditional style of existing housing stock, the proposed contemporary white box design of the replacement dwelling proposed would not respect the character of the immediate area, and in this particular location, the proposal is therefore considered to appear incongruous within the street scene.

PROPOSED GARAGE
The principle of a detached garage set forward of the front elevation of the dwelling is acceptable as there are other examples within the street scene of detached garages roofs sited in similar positions including nos. 25 and 27 Locks Ride. The existing detached garages located in the frontages of surrounding properties have in the majority pitched roofs. It is noted that the proposed garage would have a flat roof which would differ to other garages along Locks Ride, however this flat roof design would not be considered in isolation to appear so incongruous within the street scene to the detriment of the surrounding area. As such, the design and appearance of the garage will not be included in the reason for refusal of the application.

PROPOSED STUDIO
The proposed flat roof studio building would be set some 55m from the highway and would not appear visible within the street scene.

(4) Highway implications

The replacement dwelling would have 5 bedrooms. The second floor TV room and study could also be counted as bedrooms. In accordance with the Council's Parking Standards SPD, 3no. parking spaces would be required. The proposed garage at a depth of 5.5m would not comply with the 6m standard for the internal depth of a garage and therefore the garage cannot be considered as a parking space. However it is considered that there is sufficient space to the frontage to provide 3no. parking spaces.

(5) Tree implications

There are trees on and off the site. The replacement dwelling would sit on a similar footprint to that of the existing dwellinghouse, although would sit further forward than the existing front elevation of the dwelling on site by 2-3m. There are trees in the adjoining property which are considered to make a contribution to the visual amenities of the surrounding area and given these trees are located on land outside the control of the applicant, their protection is important. A tree survey has been submitted with the application. The most important trees are T1, T2 and T3 situated at the adjoining property. T1 - a cedar, is the tree closest to the proposed development. On the basis of the information submitted with the application, it is considered that there would be sufficient distance between the tree and the replacement dwelling so as to not impact upon the rooting area of the tree. Tree protection measures proposed on site are sufficient and would protect the trees at the adjoining property. It is advised that the demolition of the garage on site would be beneficial. It is acknowledged that this area maybe used for parking, however it would be advisable for this area to be returned to soft landscaping as there is sufficient space elsewhere to the frontage of the replacement dwelling to provide parking.

The proposal is therefore not considered to have an adverse impact upon trees on and off the site.

(6) Sustainability implications

Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. Code for Sustainable Homes Level 3. Formal assessment of dwellings against the Code for Sustainable Homes must be carried out by an accredited assessor (accredited by BRE). The assessment has several stages: Pre-assessment Estimator, Design Stage Assessment, and Post Construction Review. All stages should be covered, and the assessments submitted to the Council.

No Sustainability Statement has been submitted.

These matters can be addressed by the relevant conditions in the event of planning permission being granted.

Policy CS12 does not apply in this case as there would be no net gain in dwellings.

iv) CONCLUSION

The proposed replacement dwelling due to its design and appearance would be out of character and incongruous to the detriment of the surrounding area. The proposal is therefore considered unacceptable.

The application is therefore recommended for refusal.

6 RECOMMENDATION

That the application be **REFUSED** for the following reason(s):-

01. By reason of the design and appearance, the proposed dwelling would be incongrous within the street scene, out of keeping with the surrounding area to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Policy CC6 of the South East Plan,

Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.

Informative(s):

01. This refusal is in relation to drawing no. 11023 PL01A, Design and Access Statement received 22 February 2012 by the Local Planning Authority.

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

Unrestricted Report

ITEM NO: 10

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00160/FUL	Crowthorne	19 February 2012	15 April 2012

Site Address: **27 Alcot Close Crowthorne Berkshire RG45 7NE**

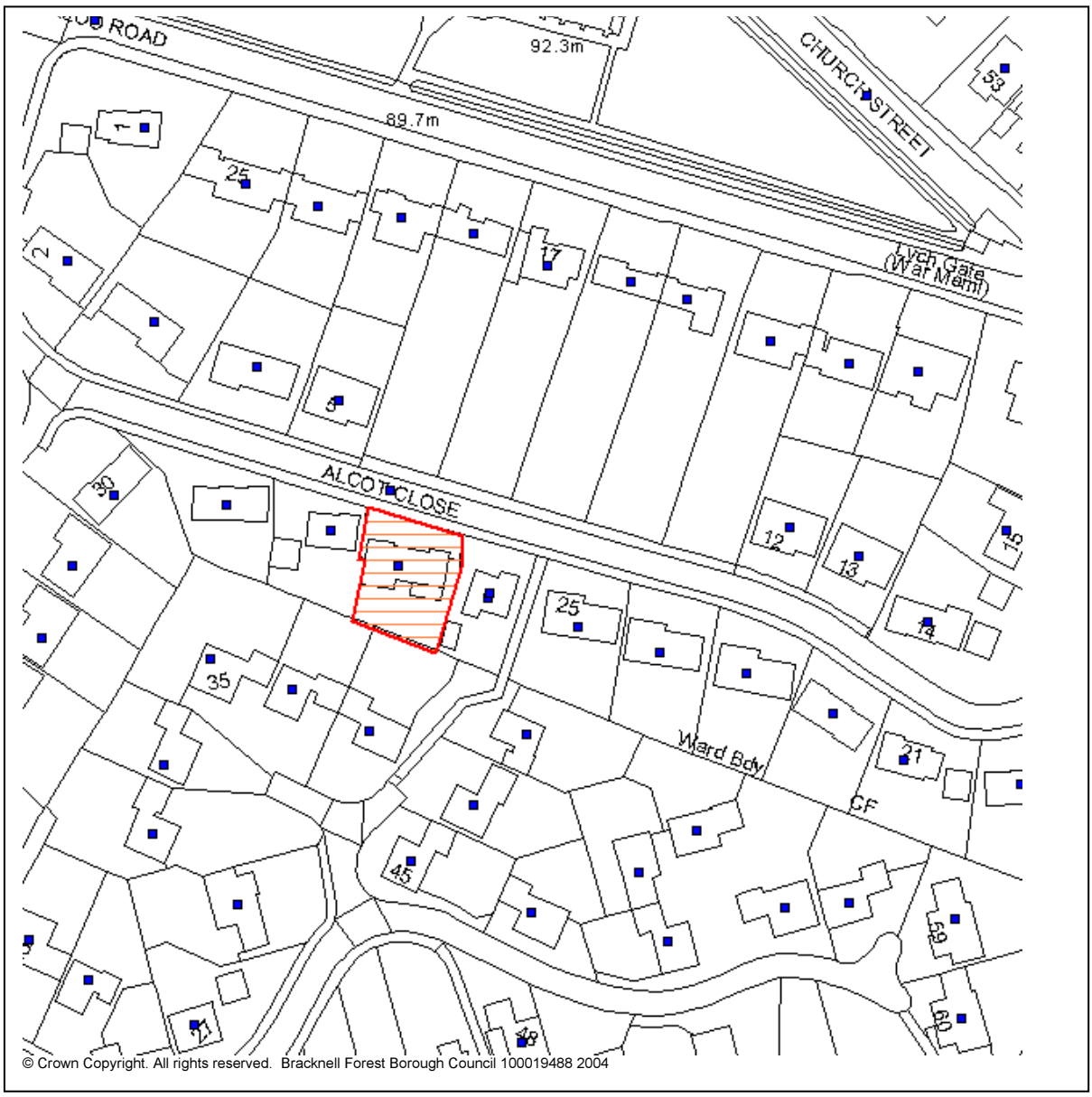
Proposal: **Erection of first floor side extension and alteration to garage roof.**

Applicant: Mr & Mrs Robinson

Agent: Greg Farrell

Case Officer: Michael Ruddock, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

613258 Validation Date: 30.03.1988
Single storey side and front extension forming utility room, enlarged garage and kitchen.
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS
(Comments may be abbreviated)

Crowthorne Parish Council

Recommend refusal;
Refusal is recommended on the grounds of loss of light, overbearing, out of keeping.

4 REPRESENTATIONS

Two letters of objection were received in respect of the proposed development. The reasons for objection can be summarised as follows:

- The proposed development would result in an unacceptable loss of light to and unduly overbearing effect on the neighbouring property at No.28.
- The proposed development would be out of character with the surrounding properties.
- An aerial at No.28 would have to be moved.

[OFFICER COMMENT: The impact on a television aerial at a neighbouring property is not a material planning consideration.]

5 OFFICER REPORT

This application has been reported to the Planning Committee at the request of Councillor Finnie, Councillor Wade and Councillor Dudley due to concerns that the proposed development would result in a detrimental effect on the amenities of the residents of No.28 Alcot Close.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of a first floor extension to the side of the property. The extension would project over an existing single storey garage with a width of 5.05m and a depth of 5.49m. It would have a height of 7.3m which would be lower in height that the existing dwelling height of 7.8m. The extension would be set in 1.5m from the side elevation of the existing garage and 1.0m from the rear elevation of the existing dwelling. It would form an additional bedroom, en suite and dressing room. A new pitched roof would be built over the part of the garage that that would not be covered by the extension, with a maximum height of 3.5m.

ii) SITE

No.27 Alcot Close is a detached dwelling with parking located forward of the front elevation of the dwelling with a private garden to the rear. The site is bordered by No.28 to the west and No.26 to the east. No.28 is set further forward than No.27, so that the garage as existing projects 6.2m beyond the rear elevation of No.28.

iii) PLANNING CONSIDERATIONS

1) Principle of the Development

The site is located in a residential area that is defined as settlement on the Bracknell Forest Borough Proposals Map, and as such the proposed development is considered acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees etc.

2) Highways Considerations

The application would extend the property to provide an additional fifth bedroom. However as the Bracknell Forest Borough Parking Standards for four and five bedroom properties are the same, the Highways Officer does not consider that any additional parking is required as a result of the proposed development. Furthermore the extension would not encroach over any existing parking areas. The Highways Officer is therefore satisfied that the proposed development would not result in an adverse impact on highway safety.

3) Impact on the Character and Appearance of the Area

The extension would be set back from the front elevation of the dwelling and set lower in height. It is therefore considered that it would appear subordinate to the host dwelling, and it would not result in a disproportionate addition to the property that would appear incongruous in the streetscene. As a gap of 3.3m would remain between the two storey elements of No.27 and No.28 it is not considered that it would bring the dwellings too close together resulting in an unacceptable terracing effect.

Furthermore, it is noted that a similar extension has previously taken place at No.23, and it is therefore not considered that such a development would appear out of keeping with the existing streetscene in this location.

4) Effect on the Amenities of the Residents of the Neighbouring Properties

The extension would project 3.35m beyond the rear elevation of No.28 and would be set in 1.5m from the side boundary with that property. A 45 degree line drawn on the horizontal plane from the midpoint of both the ground floor living room and first floor

bedroom windows would not intersect the extension, and it is therefore not considered that the proposed extension would result in an unacceptable loss of light to the rear facing windows at No.28.

Whilst it is acknowledged that the extension would be visible from the rear of No.28, it is not considered that an extension with a 3.35m rear projection and set in 1.5m from the boundary with the neighbouring property would appear unduly overbearing. Furthermore the hipped roof design would reduce the impact of the extension on the neighbouring property.

No windows are proposed in the side elevation of the extension, and a condition will be applied in the event of an approval to ensure that this remains the case, to ensure that there would be no unacceptable overlooking of the neighbouring property. Finally, it is not considered that the alterations to the garage roof would result in an unacceptable loss of light to or unduly overbearing effect on the neighbouring property.

CONCLUSIONS

It is not considered that the proposed extension would result in an adverse impact on the character and appearance of the area or the amenities of the residents of the neighbouring properties. It is therefore not considered that the development would be contrary to BFBLP Policy EN20, CSDPD Policy CS7 or SEP Policy CC6 and the application is recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 20th February 2012:
02 (D)
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 be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the west facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: SEP CC6, BFBLP EN20]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20, CSDPD Policy CS7 and SEP Policy CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. The Applicant is advised 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.

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

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Unrestricted Report

ITEM NO: 11

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00163/FUL	Ascot	14 February 2012	10 April 2012

Site Address: **26A New Road Ascot Berkshire SL5 8QQ**

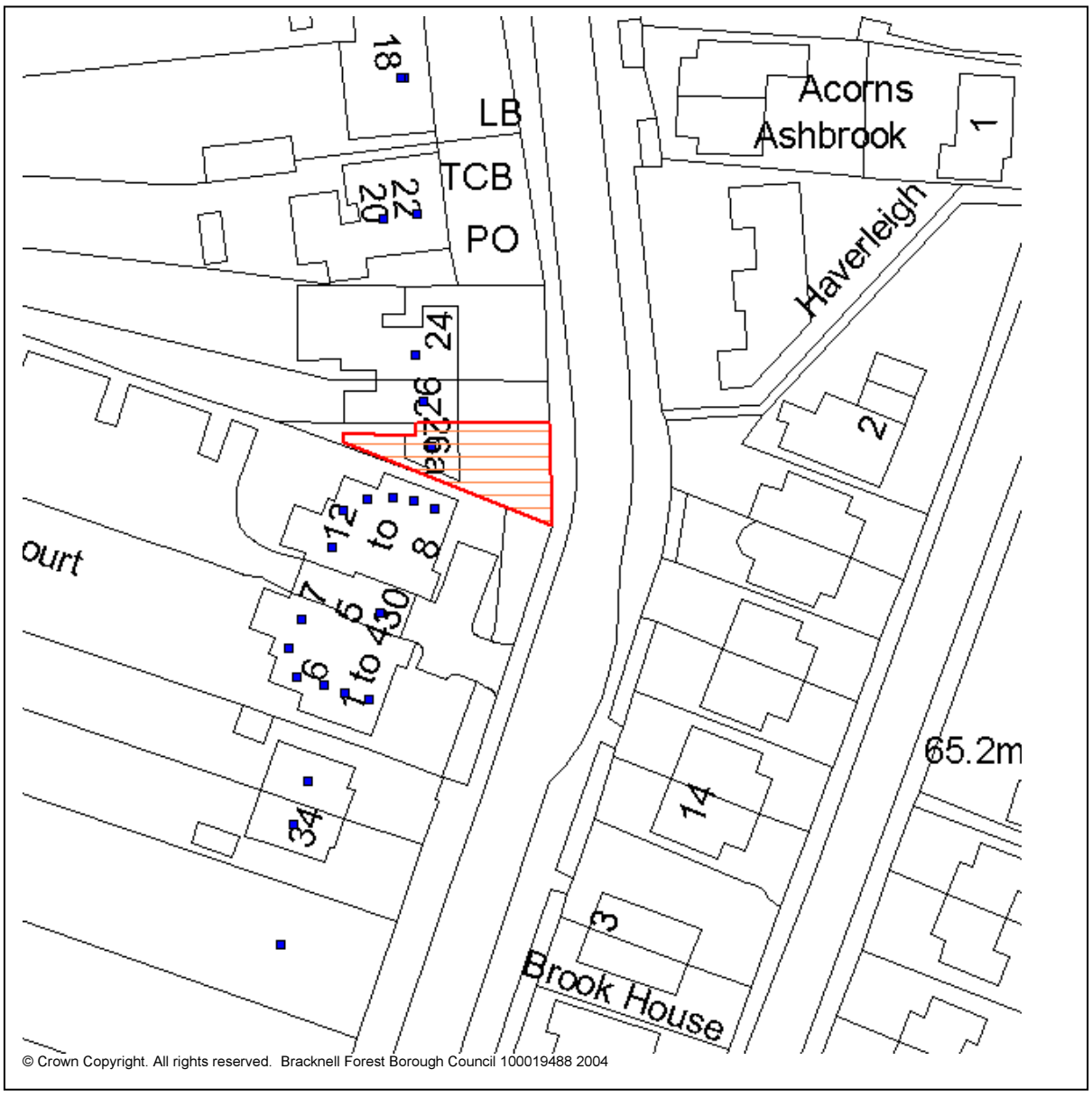
Proposal: **Erection of two storey office building (Class B1) following demolition of existing single storey building (Class A2).**

Applicant: Cover Homes

Agent: Mr Peter M Salmon

Case Officer: Michael Ruddock, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

7913 Validation Date: 14.09.1962
Application for one shop and flat at first floor
Refused

8785 Validation Date: 03.09.1963
Application for erection of new shop and flat over.
Refused

11496 Validation Date: 21.07.1966
Application for rebuilding of shop
Approved

03/00710/FUL Validation Date: 15.07.2003
Erection of a three storey building to provide 20no. 2 bedroomed flats, 2no. 1 bedroomed flats and 5 no. retail units with associated car parking and access from New Road, following demolition of existing buildings.
Deemed Refused

04/00026/FUL Validation Date: 08.01.2004
Erection of 17 no. 2 bedroomed and 7 no. 1 bedroomed flats and 5 no shop units with associated parking, access and landscaping following demolition of existing properties.
Refused

11/00785/FUL Validation Date: 14.11.2011
Erection of two storey office building (Class B1) following demolition of existing single storey building (Class A2)
Refused

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	E4L	Small Businesses
BFBLP	E11	Village Neighb hoodCentres LocalParades
BFBCS	CS7	Design
BFBCS	CS23	Transport

SEP	CC6	Sustainable Comms. & Character of Env.
SEP	T4	Parking
SEP	NRM4	Sustainable Flood Risk Management

3 CONSULTATIONS
(Comments may be abbreviated)

The Environment Agency

No objection.

Transportation Officer

Conditional Approval.

Winkfield Parish Council

Winkfield Parish Council are concerned about parking arrangements, highway access and that access must be maintained for the neighbouring property.

4 REPRESENTATIONS

None received.

5 OFFICER REPORT

This application is reported to the Planning Committee at the request of the Head of Development Management, as the proposal is contrary to Policy E11 of the Bracknell Forest Borough Local Plan.

i) PROPOSAL AND BACKGROUND

The proposed development is for the demolition of a vacant single storey building which was formerly used as a betting office (Class A2) and the erection of a two storey office building (Class B1).

The replacement building would be similar in terms of its position and footprint to the existing building; however it would be 0.4m wider with a width of 6.4m and 0.9m deeper with a depth of 6.8m. It would be situated against the boundary with No.30 and a gap of 1.0m would remain between No.26A and No.26. The replacement building would have a hipped roof, measuring 5.6m in height to the eaves and 8.0m in height to the ridge. It would also incorporate a two-storey gable to its front elevation.

Internally the building would comprise of an open plan office space with a cloakroom on the ground floor. Two off-street parking spaces would be provided to the site frontage, and cycle storage provided to the front and rear of the site. The cycle racks would have a height of 0.83m and a width of 0.8m. A side access would be provided between No.26A and No.26, and the applicant's agent has confirmed in an email dated 30th April 2012 that the applicant would have a right of access over land to the side within the ownership of the neighbouring property, following planning permission being granted.

Application 11/00785/FUL for the erection of a two storey office building (Class B1) following demolition of existing single storey building (Class A2) was refused in January 2012 for the following reasons:

1) The proposed development would result in a cramped form of development with insufficient space between the proposed and no. 26 New Road. Furthermore its close proximity to no. 26, along with its height and design would be incompatible with the adjacent parade and would appear incongruous when viewed from within the street scene. The proposed development is therefore contrary to Policy CS7 of the Core Strategy DPD, Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CC6 of the South East Plan.

2) The proposed development does not comply with the Council's adopted access, servicing and parking standards for commercial units. No bicycle parking and secure storage facilities have been shown as part of the scheme and the width of the proposed building and lack of side access means that it would not be possible to locate such facilities in a manner which would not have a negative impact upon the local highway network. The proposed development is therefore contrary to Policy CS7 of the Core Strategy DPD.

3) In the absence of an appropriate Flood Risk Assessment, it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not be at risk from flooding or increase the flood risk to people and properties in the site and the surrounding area. As such, the development would be contrary to Planning Policy Statement 25 'Development and Flood Risk'.

ii) SITE

The property as existing is a single storey flat roofed vacant commercial building located on the western side of New Road. Its previous use was as a betting office (Class A2). The existing building is attached to the end of a two storey 1930's style pair of semi-detached buildings, each with a cat-slide roof. All three properties (No.24, No.26 and No.26A) form a small parade comprising of three ground floor commercial units.

To the north of the site (no. 26) is a semi-detached property which has a commercial unit on the ground floor and residential accommodation above. To the south, the neighbouring property is a two to three storey block comprising of several flats. The site lies within an area defined as a 'Local Parade' by the Bracknell Forest Borough Proposals Map, and is located within Flood Zones 2 and 3. A Flood Risk Assessment has been submitted in support of the application.

iii) PLANNING CONSIDERATIONS

1) Principle of the Development

The site is located within a settlement boundary as defined by the Council's adopted Local Development Plan Proposals Map and also forms part of a designated Local Parade. The development would involve a change of use, as well as an increase in employment floorspace.

BFBLP Policy E11 resists the loss of existing shops including uses which falls under Class A2 (Financial and Professional Services). It states that the change of use of existing shops or the occupation of new premises for non retail use will only be permitted where the proposal:

(i) Would result in a change to uses within use classes A2 (financial and professional services) or A3 (food and drink); and

(ii) Would not adversely affect the standard of local retail provision; and

(iii) Would not adversely affect the amenities of neighbouring residents.

In the construction of the policy, each criterion is followed by the word 'and' which means that all the criteria must be met before an exception could be made to the policy.

The policy goes on to state, in Paragraph 3.102, that 'The change of shops to non-retail uses…will be resisted, in the centres defined in this policy, where this would adversely affect the level and standard of shopping provision. The Borough Council will be particularly concerned about the loss of important local shops, such as the only newsagent, small supermarket, grocers shop or post office available locally.'

The retail survey that is conducted annually shows that the unit at No.26A has been vacant for some time. Prior to becoming vacant the unit was a betting office. It is agued that such a use does not constitute "an important local shop" and would not be essential to the vitality and viability of the Local Parade.

Moreover New Road in general is not showing signs of vitality and viability, which many of the local policies seek to protect. The Local Plan expects that other parades and individual shops will continue to provide for the day to day needs of the locality, for example a grocers or a post office. This is unlikely to be the case at New Road and to perpetuate a use (retail) which market (recession) and other forces (change in shopping habits) do not support may be illogical. There are two other local centres as defined in the Local Plan in this area at Fernbank Road and Warren Row. As New Road is not currently performing as a local centre it is likely that Fernbank Road and Warren Row are performing this role for the neighbourhood.

The proposed development would result in the loss of an A2 unit to B1. However as the unit has been vacant for some time it is not considered that the development would adversely affect the standard of local retail provision. As it is considered that New Road is not performing as a local centre with no signs of vitality and viability, and that local centre functions in this area are being performed by Fernbank Road and Warren Row, it is not considered that the loss of this A2 unit would be unacceptable.

In regard to the creation of additional employment floorspace BFBLP Policy E3 states that within settlement boundaries, but outside defined employment areas and Bracknell Town Centre, development for business, industrial, distribution and storage uses will be permitted except where it would result in inconvenience or danger to the public highway or visual, other environmental of other problems or involve a net increase of floorspace exceeding 500 sq.m or have an adverse effect on the character of the area. Likewise CSDPD Policy CS19 also states that within settlements new employment generating development will only be permitted if there is a net increase of 500sq.m or less and would not give rise to unacceptable impacts.

At present the existing gross internal floorspace of the building is 23 sqm. The proposed development would have an internal floorspace of 73 sq.m, which represents a net increase of only 50 sqm which is significantly below the threshold stipulated in the above policies.

The small scale of the development is also consistent with BFBLP Policy E4 which encourages the provision small scale businesses, particularly within settlement boundaries. It is also noted that the development would involve the redevelopment of a site which has been vacant for some time.

Furthermore although the development would result in a net increase of office (Class B1) floor space, as the net increase is under 100 sqm a Section 106 agreement to secure contributions mitigating against the impact of the development is not required.

The National Planning Policy Framework states that 'When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).' As the proposed development would have an internal floorspace of 73 sq.m it is not considered that such an assessment is required, and the proposal is not contrary to the National Planning Policy Framework.

It is therefore considered that the proposed change of use of the site is acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees etc.

2) Impact on the Character and Appearance of the Area

The application site is a small, flat roofed extension to a 1930's two storey pair of semi detached buildings and therefore has no architectural merit. As a result its demolition would be acceptable. It is proposed to replace the existing structure with a two-storey building with a hipped roof. The eaves height would be greater than No.26 but similar to the flats to the south which also has a front gable feature. Although it would have a more residential appearance than the existing building, as this appearance would be similar to the flats to the south it is not considered that such a building would appear out of keeping with the existing streetscene.

A gap of 1.0 would be provided between the new building and No.26 to the north, and a gap of 1.3m to the property to the south. It is considered that the gaps provided would be sufficient to ensure that the proposed building would read as a separate stand alone, detached building. It is therefore not considered that it would result in a cramped and incongruous form of development when viewed within the street scene, and therefore the first reason for refusal of application no. 11/00785/FUL has been overcome.

Furthermore it is not considered that cycle racks with a height of 0.83m would appear overly prominent in the streetscene.

3) Effect on the Amenities of the Residents of the Neighbouring Properties

The proposed development would not project forward or rear of either of the neighbouring properties, and it is therefore not considered that it would result in an unacceptable loss of light to or unduly overbearing effect on the front or rear of these properties. Furthermore there are no side facing windows in either property that would be affected.

Two windows are proposed in the south facing elevation of the site at first floor level which would face directly towards the neighbouring flats, but not into the rear garden. It

is therefore not considered that the development would result in any unacceptable loss of privacy.

4) Highways Considerations

The proposal would provide two off street parking spaces, which would comply with the parking requirement for the site as set out in the Bracknell Forest Borough Parking Standards. In terms of activity, the levels of the proposal are likely to be comparable or less than the A2 use and therefore it is not considered that any S106 contributions would be required towards improvements to the local highway network. Furthermore due to the size of the proposed building it is not considered neccessary to restrict changes within the use class.

The applicant's agent has confirmed that the applicant would have a right of access over land to the side within the ownership of the neighbouring property, following planning permission being granted. A side access would therefore be provided between No.26A and No.26, the ability to access the rear of the site would not been removed and cycle and refuse storage can be provided to the rear. It is therefore considered that the second reason for refusal of application no. 11/00785/FUL has been overcome.

The Highways Officer has raised a concern that the access would be reduced in width, however the applicants agent has confirmed in an email dated 9th May 2012 that the access would not be altered.

Therefore subject to conditions regarding the front access and cycle storage, the Highways Officer is satisfied that the proposed development would not result in an adverse impact on highway safety.

5) Flood Risk

The site as lies within areas of medium and high flood risk (flood zones 2 and 3), and a Flood Risk Assessment should therefore be provided for such a development in this location. A Flood Risk Assessment has been submitted, and the Environment Agency have confirmed that they have no objection to the proposals, as the redevelopment of the site would not pose an unacceptable increase in flood risk than the existing building. Although the Environment Agency advise that the floor levels are lifted 300mm above ground floor level, as the floor levels would be the same as the existing building it is not considered that such a condition is necessary.

It is therefore considered that the third reason for refusal of application no. 11/00785/FUL has been overcome.

CONCLUSIONS

It is considered that the amendments that have been made to the proposal overcome the reasons for the refusal of the previous application. It is not considered that the proposed development would result in an adverse impact on the character and appearance of the area, a detrimental effect on the amenities of the residents of the neighbouring properties or any highway safety issues. The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 1st May 2012:
784/1 AB
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

05. No development shall be occupied until the associated vehicle parking has been set out 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

06. No development shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

Policy E4 which seeks to permit development involving a variety and size of buildings for new and small businesses.

Policy E11 which permits changes of use to A2 or A3 uses where it would not adversely affect local retail provision and amenities of neighbouring properties in Village and neighbourhood centres and local parades.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Policy T4 which seeks an appropriate level of parking.

Policy NRM4 which seeks to avoid inappropriate development within flood zones 2 and 3, areas at risk of surface water flooding (critical drainage areas) or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives, and require incorporation and management of Sustainable Drainage Systems (SuDS), other water retention and flood storage measures to minimise direct surface run–off.

Guidance contained in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, M9, E4 and E11, CSDPD Policies CS7 and CS23 and SEP Policies CC6, T4 and NRM4. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

Informative(s):

01. The Applicant is advised 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.

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

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Unrestricted Report

ITEM NO: 12

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00203/FUL	Crowthorne	29 February 2012	25 April 2012

Site Address: **21 Alcot Close Crowthorne Berkshire RG45 7NE**

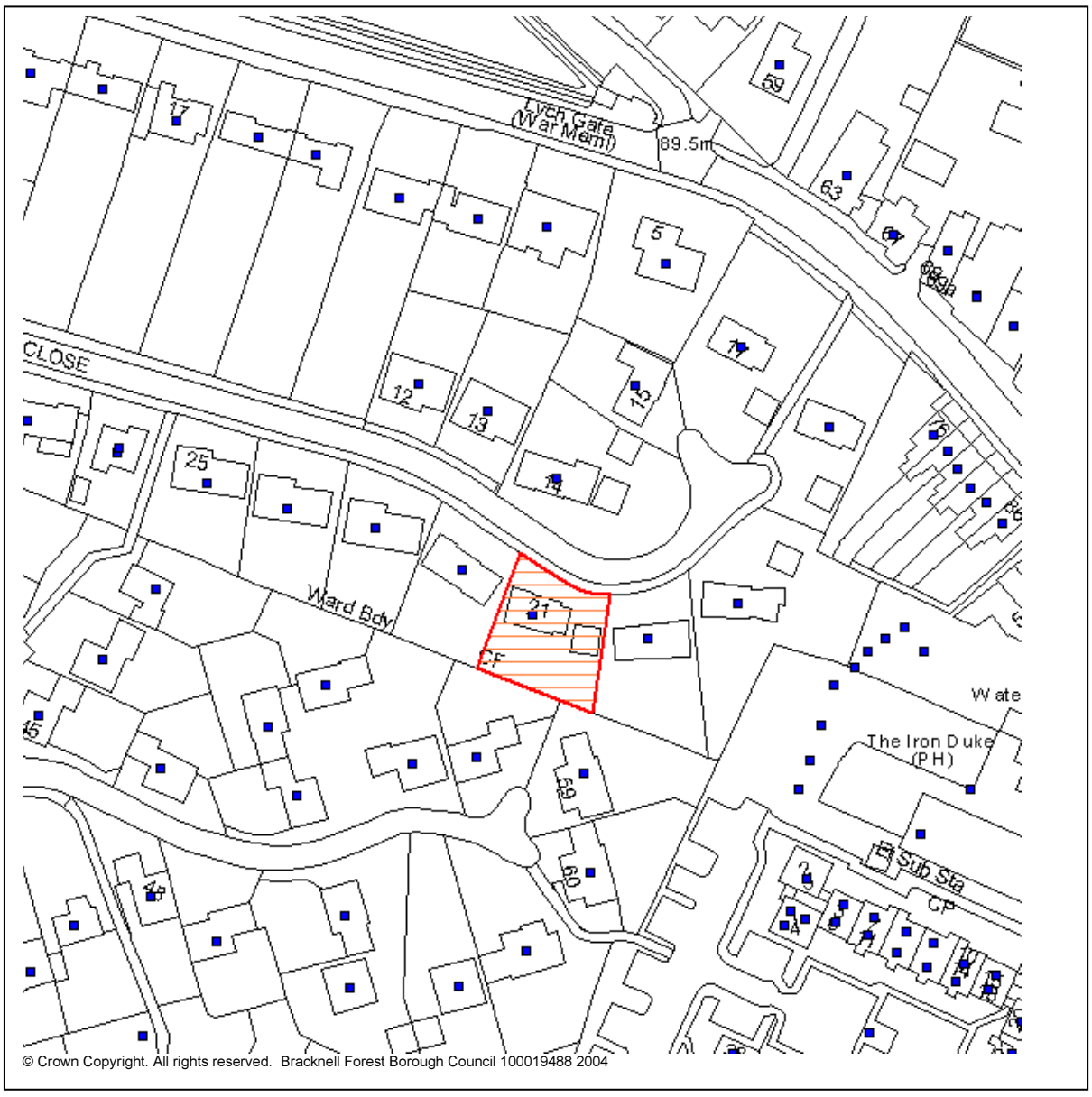
Proposal: **Erection of two storey rear extension and single storey front extension forming porch**

Applicant: Mrs Sarah Selby

Agent: Archcad Architectural Services

Case Officer: Michael Ruddock, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

No relevant planning history.
+

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
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SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS
(Comments may be abbreviated)

Crowthorne Parish Council

Recommend refusal,
Refusal is recommended on the grounds of overdevelopment and close proximity to the boundary of 57 Chaucer Road.

4 REPRESENTATIONS

One letter of objection was received in respect of the proposed development. The reasons for objection can be summarised as follows:
- The proposed development would result in the unacceptable overlooking of No.57 Chaucer Road.
- The proposed development would be out of character with existing properties on Alcot Close.

5 OFFICER REPORT

This application has been reported to the Planning Committee at the request of Councillor Finnie due to concerns that the proposed development would represent an overdevelopment of the site and concerns over the proximity of the extension to the boundary with No.57 Chaucer Road to the rear.

i) PROPOSAL AND BACKGROUND

The proposed development is for the erection of a two storey extension to the rear of the property and a single storey extension to the front of the property. The two storey rear element would project 3.9m to the rear of the dwelling with a width of 6.2m and a height of 7.3m. It would enlarge two existing bedrooms. The single storey front element

would have a width of 3.4m with a depth of 1.6m and a height of 3.7m, and would form a porch.

ii) SITE

No.21 Alcot Close is a detached dwelling with a double garage and parking to the side of the property with a private garden to the rear. The site is bordered by No.20 to the east, No.22 to the west and No.57 Chaucer Road to the south. The site is covered by woodland Tree Preservation Order TPO 24, and there are a number of trees to the rear of the site within the ownership of No.57 Chaucer Road.

iii) PLANNING CONSIDERATIONS

1) Principle of the Development

The site is located in a residential area that is defined as settlement on the Bracknell Forest Borough Proposals Map, and as such the proposed development is considered acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees etc.

2) Highways Considerations

The proposed development would not result in any additional bedrooms or encroach upon any existing parking areas. The Highways Officer is therefore satisfied that the proposed development would not result in an adverse impact on highway safety.

3) Impact on the Character and Appearance of the Area

The two storey element of the development would be located to the rear of the dwelling however it may be visible in the streetscene along the side of the property. As it would be set to the rear of the dwelling it is not considered that it would appear overly prominent in the streetscene. It would be of no greater height than the existing dwelling and it is not considered that such an extension set to the rear of the dwelling would result in a disproportionate addition to the property that would appear incongruous in the streetscene. Furthermore although it would leave a gap of only 6.9m between the rear wall and the property boundary to the south, as a significant proportion of the rear garden space would remain it is not considered that it would be an overdevelopment of the site.

The single storey front porch extension would be visible in the streetscene, however it is not considered that a development of the size and scale of what is proposed would result in a disproportionate addition to the property that would appear incongruous in the streetscene.

4) Effect on the Amenities of the Residents of the Neighbouring Properties

In terms of the two storey rear element, it would be set 5.6m off the boundary to the west with No.22, and set 13.6m off the rear elevation as there is a double garage under the ownership of No.22 between the two dwellings. As a result, a 45 degree line drawn from the midpoint of the nearest rear facing window at No.22 would not intersect the extension, and it is not considered that the extension would result in an unacceptable loss of light to the rear facing windows at No.22. Furthermore it is not considered that an extension with a rear projection of 3.9m, set 5.6m off the boundary with the neighbouring property would result in an unduly overbearing effect on the neighbouring property.

The extension would be set approximately 10m off the boundary with the neighbouring property to the east at No.20 and would not project beyond the rear elevation of that property. It is therefore not considered that the extension would result in any unacceptable loss of light to or unduly overbearing effect on that property.

No side facing windows would be included at first floor level, therefore it is not considered that the extension would result in any overlooking of the neighbouring properties to the east and west.

In terms of the neighbouring property to the south at No.57 Chaucer Road, the extension would leave a gap of approximately 6.95m between the rear wall of the extension and the common boundary with No.57 to the south. The rear facing windows in the extension would be set over 18m from the rear facing windows at No.57. No.21 Alcot Close is set at an oblique angle to No.57 Chaucer Road, and it is therefore not considered that the rear facing windows at the neighbouring property would be unacceptably overlooked. The nearest point of No.57 is an integral garage and the most private amenity area at the rear of No.57 would be set further away from the rear of the extension, approximately 16m from the rear of the extension at its closest point. Whilst it is acknowledged that there would be an element of overlooking, it is not considered that this relationship warrants refusal of the application.

Furthermore, four protected trees are situated between the two dwellings, on land under the ownership of No.57. While their screening is more limited during the winter months, aerial photos of the site show the trees to provide greater screening during the summer months, when the residents of No.57 would be more likely to use their private amenity area at the rear.

With regard to the single storey front porch, due to the nature of the development and that would be set off approximately 5m from the property to the west and 12m from the property to the east it is not considered that it would result in any unacceptable loss of light to or unduly overbearing effect on the neighbouring properties.

5) Effect on Trees

The extension would project closer to the protected trees at the rear of the site than the existing dwelling, however as it would be a similar distance away from the trees than the existing dwelling at No.57 Chaucer Road it is not considered that this relationship would be unacceptable.

CONCLUSIONS

It is not considered that the proposed extension would result in an adverse impact on the character and appearance of the area or on the amenities of the residents of the neighbouring properties. It is therefore not considered that the development would be contrary to BFBLP Policy EN20, CSDPD Policy CS7 or SEP Policy CC6 and the application is recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 29th February 2012:
12006-02
12006-03
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 be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the west or east facing side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: SEP CC6, BFBLP EN20]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20, CSDPD Policy CS7 and SEP Policy CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

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

Unrestricted Report

ITEM NO: 13

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00208/FUL	Owlsmoor	7 March 2012	2 May 2012

Site Address: **Land At Whitmore Close Whitmore Close Owlsmoor Sandhurst Berkshire**

Proposal: **Erection of 6no. three bedroom houses with garages and parking accessed from Whitmore Close.**

Applicant: Bancroft Developments

Agent: The Edwards Irish Partnership

Case Officer: Ken Lusted, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

No relevant planning history.

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	EN3L	Nature Conservation
BFBCS	CS6	Limiting the Impact of Development
BFBCS	CS7	Design
BFBCS	CS10	Sustainable Resources
BFBCS	CS12	Renewable Energy
BFBCS	CS14	ThamesBasinHeaths SpecialProtectionArea
BFBCS	CS24	Transport and New Development
BFBCS	CS2	Locational Principles
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	CC7	Infrastructure and Implementation

3 CONSULTATIONS

(Comments may be abbreviated)

Environmental Health and Safety

The Environmental Health Team have identified the following issues as being important. The proximity of Sandhurst School; the access to the site is via a quiet cul-de-sac off Owlsmoor Road; dust and noise from the construction/demolition phase should be minimised as far as is reasonable. Measures should be adopted to ensure that local residents and school children are protected from vehicles entering/leaving the site during the construction/demolition phase.

The Environmental Health Team recommend that a condition is added to required that no demolition or construction work shall take place outside the hours of 08:00 and

17:00 Monday to Friday; 09:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

Additionally the Environmental Health Team recommend that before demolition/construction commences, the applicant is requested to contact the Environmental Protection team within Regulatory Services to agree the precautions to be employed to minimise the environmental impact of these activities including addressing health and safety concerns as outlined.

Transportation Officer

Any permission granted should include the following conditions relating to Pedestrian/cyclist access, Parking and the Retention of garages and S106 to secure contributions towards transportation.

Landscape Officer

No objection to the proposed development subject to a detailed landscape scheme. A landscape condition should be attached to any approvals.

Native species should be used in the planting scheme to promote biodiversity and to better link the development to surrounding landscape. The proposed laurel hedge along the amenity area fence should be replaced with a native species hedge.

Biodiversity Officer

The design of the development retains existing mature trees and provides a small area of retained habitat that could provide a valuable stepping stone as part of green infrastructure. The remaining areas of the gardens are likely to be of relatively low value to biodiversity

Sandhurst Town Council

Recommend refusal;

(a) Plot no.1 would restrict light to the bedroom in no.7 Whitmore Close;
(b) The proposed development would be detrimental to the amenities of the adjoining properties (2002);
(c) We are concerned that this is an overdevelopment of the site as it would mean vehicles cannot enter or leave the site in a forward direction. There is also a constriction on the vehicle access to Plots 2, 3 and 4 and would recommend that Highways review the on road parking at the entrance to the site;
(d) Concern was raised that the garage sizes would not meet the standards as set out in Residential Parking Guidelines 3.3 "Design of Spaces".

4 REPRESENTATIONS

Representations have been received from 13 addresses expressing concerns on the following matters:

- The development is out of character with existing development.
- The development will result in a loss of light and overlooking.
- There is insufficient parking. The proposed development will exacerbate existing parking problems.
- The proposed development will result in addition traffic and congestion.

• The proposed development will cause a hazard to child safety and children who can currently play in relative safety in Whitmore Close.
• The development will result in mess and disturbance during construction works.
• Existing gardens and allotments should be retained.
• The proposed development will put pressure on doctors and other local facilities.
• The position of the 400m buffer for the SPA that is shown on the application drawings is questioned.

5 OFFICER REPORT

Proposed site area: 0.23ha
Proposed number of parking spaces: 10
Proposed number of residential units: 6
Net gain: 6
Proposed density 26 dwellings per hectare

This application is reported to Committee because more than 3 objections have been received.

i) PROPOSAL

It is proposed to erect six 3 bedroom dwellings with garages on land that previously formed part of the rear gardens of 1 – 9 Owlsmoor Road, Sandhurst. The development will be served by a vehicular access from the southern end of Whitmore Close.

ii) SITE

The application site previously formed part of the rear gardens of 1 – 9 Owlsmoor Road, Sandhurst but has now been fenced off from those properties. The site is relatively flat and it contains a number of shrubs and hedges. There are some mature trees at the western end of the site and on the adjoining land to the west. The northern side of the application site is adjacent to a turning head at the end of Whitmore Close and it is bounded by a chain link fence. The southern side of the application site is adjacent to a footpath/cycle way that links Owlsmoor Road to Snaprails Park. There is a chain link fence along this boundary. The land at the western end of the site, that is within 400metres of the Thames Basin Heaths SPA will not be developed. This land is to be retained by the owners of 7 and 9 Owlsmoor Road and maintained and managed as a private garden. The area surrounding the application site is predominantly residential.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site is within the settlement as identified on the Bracknell Forest Borough Proposals Map. The surrounding area is predominantly residential. A residential development is in accordance with CSDPD Policy CS2.

The application site is capable of accommodating the proposed development.

(2) Transport considerations

Vehicular access to the site will be gained over a 5.2m wide dropped kerb access off the end of the turning head on Whitmore Close. Pedestrian visibility splays of 2.0m x 2.0m, which are shown on the amended plan, will be provided.

The application proposes 6 three bedroom dwellings requiring 2 parking spaces each to comply with Bracknell Forest Borough Parking Standards (July 2007). Each dwelling has an integral garage and a 6.0m parking space, which is an acceptable level of parking. 4 additional parking spaces for visitors have been provided. The parking will be acceptable but a condition should be attached to any permission requiring the parking to be retained.

Cycle and refuse storage for each dwelling can be accommodated within the garages.

A bin store should be provided at the rear of the footway to the turning head on Whitmore Close which should not be within visibility splays. The development will generate approximately 42 additional vehicle movements/day and impact on the transport infrastructure should be offset by a S106 agreement

(3) Impact on character and appearance of the area

It is considered that the proposal will provide an acceptable development on vacant land at the southern end of Whitmore Close. It is considered that the development is acceptable and will complement the character of neighbouring properties in Whitmore Close and the wider surrounding area. The proposed development backs onto the footpath/cycleway. The existing chain link fence will be replaced by 1.8 metre high close boarded fence on gravel boards with concrete posts. It is considered that the proposed development will not unduly detract from the character of the footpath cycleway or the adjoining area to the south.

(4) Effect on the amenity of neighbouring residential property

The proposed dwelling on Plot 1 is about 1 metre from the boundary with 7 Whitmore Close and about 2 metres from the side of that dwelling. It is also about 2.5 metres further forward than the front of the existing dwelling at 7 Whitmore Close. That property has an integral garage adjacent to the application site with a bedroom above that is served by a high level secondary window. It is considered that the proposed dwelling on Plot 1 will not cause an undue loss of light or unduly affect the living conditions of the neighbours at 7 Whitmore Close or other neighbouring residents.

The rear of the proposed dwelling on Plot 1 is about 11 metres from the boundary with 9 Owlsmoor Road and about 23 metres from the rear of that dwelling. It is considered that the proposed development will not cause an undue loss of light, undue overlooking or otherwise detract from the living conditions at 9 Owlsmoor Road or other neighbouring residents.

The side of the proposed dwelling on Plot 2 is about 1 metre from the boundary with properties at 3 and 7 Owlsmoor Road. There is a secondary window at ground floor level that serves living/dining room. It is considered that this will not cause undue overlooking of the neighbouring properties as the properties are separated by a 1.8 metre high close boarded fence. To ensure there is no future overlooking it is considered that any permission should be subject to a condition to prevent the insertion of other doors, windows or openings in the side elevation of the dwelling on Plot 2 at first floor level and above.

The rear of the proposed dwellings on Plots 3 – 6 are about 10 metres from boundary of the application site and about 27 metres from the rear of properties in Theal Close, which are on beyond the footpath cycleway. They are also well away from the existing dwellings in Whitmore Close and other surrounding roads. It is considered that the

proposed development will not cause an undue loss of light, undue overlooking or otherwise detract from the living conditions of neighbouring properties.

(5) Landscape

The Landscape Officer raises no objections to the proposed development. It is recommended that native species should be used in the planting scheme to promote biodiversity and to better link the development to surrounding landscape. The proposed laurel hedge along the amenity area fence should be replaced with a native species hedge. This can be covered by conditions on an approval.

(6) Sustainability

To accord with the Sustainable Resource Management SPD and CSDPD policies CS10 and CS12 conditions are recommended to be attached to any permission requiring a Sustainability Statement and an Energy Demand Assessment

(7) Thames Basin Heaths SPA

The 400m buffer line cuts through the site, however, all the proposed dwellings are more than 400m from the SPA.

The Council, in consultation with Natural England, has formed the view that that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

The proposed development is located approximately 401 metres from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

In line with the Council's Special Protection Area Technical Background Document (June 2007) and Chapter 11 of the Limiting the Impact of Development SPD (July 2007) (LID), the project as proposed would not adversely impact on the integrity of the site provided that prior to the permission being granted an applicant enters into a Section 106 Agreement for money to be paid to the Council towards the cost of works and measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Avoidance and Mitigation Strategy. The open space works at Shepherds Meadow is the most appropriate to this proposal (although it may be necessary to allocate the contribution to another SANG). The Template S106 also requires occupancy to be restricted until the works and measures are in place.

The Council has also signed a legal agreement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which will is calculated on a per bedroom basis. This application for 6 X 3 bedroom dwellings will require an additional financial contribution.

(**8) Infrastucture, Services and Amenities**

In line with the Borough Council's policies of seeking to limit the impact of development and make it more sustainable, at this point in time the following obstacles to the development going ahead should be addressed. Contributions are to be secured by Planning Obligations (created by S106 Agreement).

An agreed financial contribution towards:

Transportation - £13,440
Open Space and recreation - £12,000
Built Sports Facilities - £4,000
Secondary Education – £10,590
SPA mitigation and SANGS - £11,940

iv) CONCLUSIONS

It is considered that the proposed development is an acceptable development that will complement existing development and make use of existing vacant land.

The proposal has been considered in the light of the National Planning Policy Framework. It is considered this does not alter the recommendation to approve this application.

6 RECOMMENDATION

(i) Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. a) Transport facilities
b) Open space and recreation facilities
c) Built Sports
d) Secondary education facilities
e) Thames Basin Heath Special Protection Area

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

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 received by the Local Planning Authority on 18 April 2012:
Drawing no's 05B, 06B, 07B and 08A
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. The development hereby permitted shall not be begun until:
1) a scheme depicting hard and soft landscaping, including any landscaping to be retained, and
2) a three year post planting maintenance scheme have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approve.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the east facing (side) elevation of the dwelling on plot 2 at first floor level and above.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

06. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

07. No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

08. 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.
[Relevant Policy: BFBLP M9]

09. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
(a) Parking of vehicles of site personnel, operatives and visitors
(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development
(d) Wheel cleaning facilities
(e) Temporary portacabins and welfare for site operatives
and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.

10. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

11. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

12. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:
(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (BFBLP) Policies:
EN3 - which seeks
EN20 – which seeks to ensure that the design of the proposed development is in sympathy with the local environment.
M9 – which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan (CSDPD) Policies:
CS6 – which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment.
CS7 – which seeks to ensure that developments are of high quality design.
CS10 - which requires development proposals to be accompanied by a Sustainability Statement.
CS12 - which requires development proposals to be accompanied by an Energy Demand Assessment.
CS14 - which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area.
CS23 - which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan (SEP) Policies:
CC6 - Sustainable Communities. & Character of Environment - which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.
CC7 which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposed development will provide an acceptable development that does not detract from the living conditions of neighbours. It will also provide acceptable accesses and parking provision.
The proposal is considered to comply with BFBLP Policies EN20 and M9 CSDPD Policies CS6, CS7, CS10, CS12, CS14 and CS23 and SEP policies CC6 and CC7.
The proposal will not adversely affect the area of special housing character, neighbouring property or significantly affect the amenities of neighbouring property.
The planning application is therefore approved.

The proposal has been considered in the light of the National Planning Policy Framework. It is considered this does not alter the recommendation to approve this application.

Informative(s):

01. Before construction, the applicant is requested to contact the housing and pollution team in the Environment and Leisure Department to agree the precautions to be employed to minimise the environmental impact of these activities.

02. The landscaping for the proposed development should use native species to promote biodiversity and to provide a better link between the development and surrounding landscape. The proposed laurel hedge along the amenity area fence should be replaced with a native species hedge.

(ii) In the event of the S106 planning obligation(s) not being completed by 30 June 2012 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community and outdoor recreation facilities, secondary education facilities and the Thames Basin Heath Special Protection Area. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures the proposal is contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

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

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Unrestricted Report

ITEM NO: 14

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00211/FUL	Priestwood And Garth	12 March 2012	7 May 2012

Site Address: **Christine Ingram Gardens Bracknell Berkshire RG42 2LY**

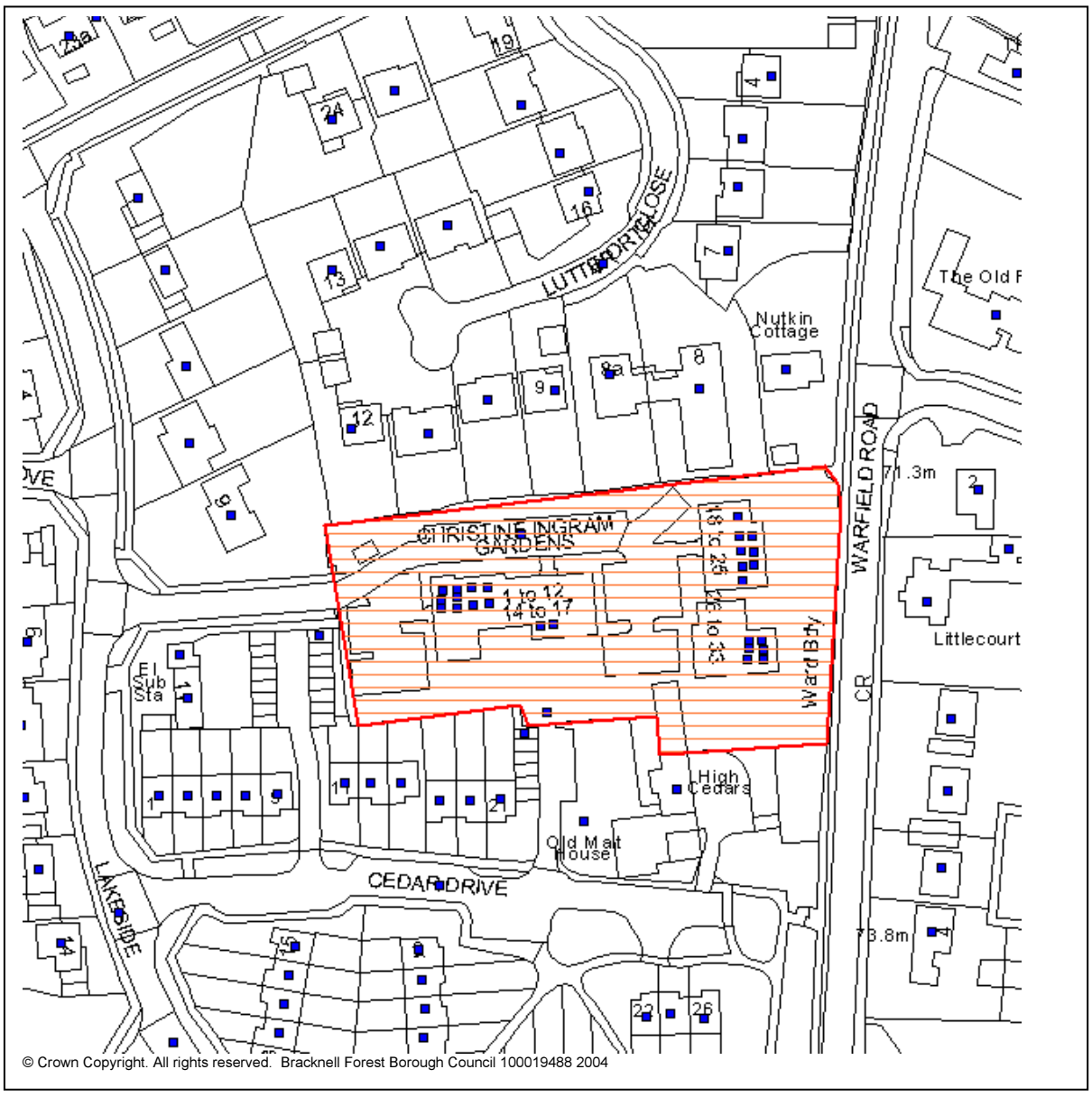
Proposal: **Installation of 6no. dormer windows in roof of Block B.**

Applicant: Cover Homes Ltd

Agent: Mr Peter M Salmon

Case Officer: Margaret McEvit, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

03/01129/OUT Validation Date: 25.11.2003
Outline application (including details of siting and means of access) for the erection of 2no. two storey buildings each accommodating 6 flats and 1no. building accommodating 12 flats with associated parking and access onto Lakeside.
Refused

05/00069/REM Validation Date: 26.01.2005
Submission of details of design, external appearance, landscaping and means of access for the erection of 2 x two storey blocks of 6 flats and 1 x block of 12 flats pursuant to outline planning 03/01129 approved under appeal.
Approved

05/00707/OUT Validation Date: 28.07.2005
Outline application (including details of siting, landscaping and means of access) for the erection of 1no. block of 8 flats with associated parking and bin storage following demolition of existing dwelling (this application provides for 2no. additional flats in Building C - to be built in the roofspace - over and above those approved under 03/01129/OUT and 05/00069/REM with 2no. additional car parking spaces and revised bin store locations).
Refused

06/00210/REM Validation Date: 06.03.2006
Submission of details of design, external appearance and landscaping for the erection of 1no block of 8no. flats with associated parking and bin storage pursuant to outline planning permission 05/00707/OUT.
Approved

06/00517/FUL Validation Date: 07.06.2006
Erection of wrought iron gates supported by brick piers (max height 2.325m) with associated wing walls/railings at entrance to site from Lakeside.
Refused

06/00849/FUL Validation Date: 18.09.2006
Erection of wrought iron gates supported by brick piers (max height 2.325m) with associated wing walls/railings at entrance to site from Lakeside (revised proposal with pedestrian gate).
Approved

08/00511/FUL Validation Date: 20.05.2008
Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.
Refused

09/00180/FUL Validation Date: 24.03.2009
Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.
Refused

11/00015/FUL Validation Date: 29.12.2010
Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.
Refused

11/00630/CLPUD Validation Date: 08.09.2011
Application for a certificate of lawfulness for the proposed use of roof space of Block B for residential purposes ancillary to Nos: 29 and 31 and the insertion of 4 velux windows.
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS7	Design
SEP	CC6	Sustainable Comms. & Character of Env.

3 CONSULTATIONS
(Comments may be abbreviated)

Bracknell Town Council

Recommend refusal,
The 6 proposed dormer windows in the second floor roof elevations will adversely impact the amenities and cause overlooking for neighbouring residents. It is unclear why the developer wishes to install dormer windows at this level and without clear details plans of the proposed used of the roof space Bracknell Town Council recommend refusal of this application.

4 REPRESENTATIONS

10 letters of objection have been received raising the following material considerations:

-the appearance of the building would change to 3 storey which is out of keeping with the area
-dormer windows would result in overlooking of nearby properties
-concerns over the future use of the roof space

5 OFFICER REPORT

This application has been referred to the Planning Committee because more than 3 letters of objection have been received.

BACKGROUND

This site has been the subject of 6 previous applications to provide residential accommodation in the roof spaces of existing blocks of flats:-

05/00707/OUT. Addition of 2no. additional flats in Building C with 2no. additional car parking spaces and revised bin store locations).

Allowed on appeal. Inspector did not consider that the proposal would result in overlooking of neighbouring properties or unacceptable increase in traffic.

08/00511/FUL. Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.

Dismissed on appeal. The inspector considered that there would be no harm to residential amenity as a result of the insertion of velux windows or dormer windows and that changes to the parking area would have little overall effect on the visual amenity of the area. The inspector considered that the additional 6 units would result in a net increase of 30 residential units on the site. This exceeds the threshold where affordable housing should be provided as part of the development and no affordable housing provision had been made.

08/00789/FUL. Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.

Application refused. The decision was made before the appeal decision for the previous application 08/00511/FUL and was on the basis of loss of landscaping on the site to accommodate additional car parking, failure to provide affordable housing on the site and failure to enter into a S106 Agreement to secure infrastructure contributions.

09/00180/FUL. Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.

Appeal dismissed. The inspector agreed with the inspector determining application 08/00511/FUL that there would be no harm to the character or appearance of the site or wider area and no significant overlooking or loss of privacy for neighbouring properties. The inspector considered that the contribution offered by the applicant towards affordable housing provision was inadequate and that the Council's approach to considering viability in assessing the proposal and the affordable housing requirement.

11/00015/FUL. Conversion of roof space of blocks A and B to provide 6no. additional flats (3no. one bedroom flats and 1no. two bedroom flat in Block A, 2no. one bedroom

flats in Block B). Provision of 9 additional car parking spaces and 10 additional cycle spaces and relocation of visitor cycle store.

Members will recall that this application was refused by the Planning Committee at the 16 February 2012 meeting on the grounds of overdevelopment of the site, failure to secure adequate levels of affordable housing and failure to secure contributions towards local services and infrastructure.

(i) PROPOSAL

This full application proposes the installation of 6 dormer windows in the roof of block B. The roof space does not contain living accommodation, but a recent Certificate of Proposed Lawful Use or Development (CLPUD) established that works to convert the roof space of Building B into ancillary living accommodation for units 29 and 31 and the insertion of 4 velux windows are not development as set out in S55 (2) of the town and Country Planning Act 1990. Planning permission for such works is not therefore required. The installation of dormer windows would serve ancillary accommodation linked to units 29 and 31 in block B, Internal stairs have been shown on floor plans that link the roof space accommodation to flats 29 and 31.

(ii) SITE

The 0.42 ha site was originally occupied by two dwellings but has now been developed as 3 blocks of flats giving a total of 26 flats. Block C includes 2 flats within the roofspace. The original application to develop the site 03/01129/OUT and a subsequent application 05/00707/OUT to add to flats within the roofspace of block C were allowed on appeal.

The site is relatively flat and contains a number of trees covered by a TPO. It is bounded by the A3095 Warfield Road to the east, on the other side of which lies Littlecourt (a listed building). A further listed building, Old Malt House, lies to the south. The northern edge of the site is bounded by the back gardens of properties fronting on to Lutterworth Close. Vehicular access to the site is via a road linking to Lakeside.

(iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site lies within a defined settlement boundary where residential development will be acceptable in principle.

Policy CS7 of the Core Strategy DPD seeks a high quality of design for all developments in Bracknell Forest. The dormer windows are designed to replicate the dormer windows already included in building C and are sympathetic in size to the windows in building B.

The dormer windows will serve second floor accommodation to flats 29 and 31 and can be accessed from internal staircases from these flats. The proposal will not permit the roof space to be occupied as self contained flats, for which separate planning permission would be required.

(2) Transportation considerations

The proposal relates only to the insertion of dormer windows and does not increase the number of residential units on the site. No increase in vehicle trip rates or requirement for additional parking spaces is likely as a result of this proposal.

(3) Impact on character and appearance of the area

The dormer windows are positioned with 2 windows on the north and south elevations and 1 window on the west and east elevations. The positions of the dormer windows are the same as shown in the 6 planning applications referred to above where permission was sought to convert the roof space of the block to provide additional living units.

In considering a subsequent appeal on the site for the provision of a further 6 units within the roof spaces of blocks A and B (09/00180/FUL) the inspector agreed with the conclusions in the earlier appeal that there would be no harm to the character and appearance of the site or wider area.

"I agree with the previous Inspector that there would be no harm to the character and appearance of the site or wider area and no significant overlooking or loss of privacy for neighbouring occupiers if the proposal went ahead" (para. 5).

The proposals do not involve raising the roof height of the building. Building C includes dormer windows in the roof and it is considered that this proposal would replicate the design and appearance of building C in the provision of dormer windows at roof height. When considering the appeal for the proposal to include flats and dormer windows within the roof space of Block C (05/00707/FUL), the inspector considered the impact of the dormer windows on the character of the area and concluded that, "I see no reason why the design of the building should not reflect the character and appearance of the area with the formation of the additional flats within the roofspace and with the use of dormer windows. I see no conflict with Policy EN20 of the Local Plan for this reason."

(4) Effect on the amenities of neighbouring residential properties

Concerns have been raised regarding overlooking from the proposed dormer windows onto properties immediately adjoining the application site.

In considering an appeal against the Council's refusal of application 08/00511/FUL, the inspector considered concerns that the proposed dormer windows in buildings A and B would impact on the residential amenities of properties close to the site.

The eastern elevation of Block B faces across Warfield Road towards Littlecourt, which is a listed building. The proposal does not include raising the height of this block, and it is considered that the inclusion of 2 dormer windows in this elevation facing towards Littlecourt will not have an adverse impact on the listed building.

The dormer windows in the south facing roof slope of Block B towards High Cedars would have views down into the front garden of this house. However, the inspector considered that this is not a particularly private area as it is open to views from the street. The inspector considered that there would be no material harm to residential amenity resulting from these dormer windows and possible overlooking or loss of privacy.

The dormer in the western elevation of block B is approximately 22-24 metres away from the side elevations of block A at roof level. Given the existing relationships between windows in this elevation and these buildings, this is not considered likely to result in any unacceptable increase in overlooking.

The dormer window in the north elevation is positioned approximately 8m from building C. These elevations have existing windows and the insertion of the dormer window on this elevation is not considered to raise new issues of loss of privacy.

This application proposes the same relationship between proposed dormer windows and existing properties and is considered to be acceptable, given Inspectors' previous comments on this matter.

(iv) CONCLUSIONS

The proposed development would not result in an increase in the footprint of the buildings or an increase in the number of flats. The use of the roof space as ancillary accommodation for flats 29 and 31 which are on the first floor of block B can take place without requiring planning permission. The works required to insert staircases into the roof space are internal works only and velux windows can be inserted without significantly altering the appearance of the building. The insertion of dormer windows, the only element requiring planning permission is not considered to result in unacceptable levels of overlooking of nearby properties. Any occupation of the roof space as self contained residential units would require specific planning permission.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 12.3.12 _ 5.4.12:
719/1, 1A, 783/A4, 567/16e12
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;
a) match those of the existing building, or
b) shall be as unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (saved policies):

EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy DPD

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS7 – which seeks to ensure that developments are of high quality design.

South East Plan

CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

NPPF

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Third party representations have been received on the grounds that the proposal would be out of keeping with the area, result in overlooking and loss of amenities for residents of nearby properties and questioning the future use of the roof space to be served by the proposed dormer windows. These comments were taken into consideration, however it is considered that the proposal would comply with BFBLP Policy EN20, Core Strategy DPD Policies CS1 and CS7 and SEP Policy CC6. The proposal will not adversely affect the character of the building, or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

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

Unrestricted Report

ITEM NO: 15

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00232/3	Great Hollands North	13 March 2012	8 May 2012

Site Address: **Street Record Vandyke Bracknell Berkshire**

Proposal: **Formation of 3 no. parking bays on landscaped area within parking court (Regulation 3 application).**

Applicant: Bracknell Forest Council

Agent: (There is no agent for this application)

Case Officer: Katie Parsons, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBCS	CS7	Design

3 CONSULTATIONS

(Comments may be abbreviated)

Transportation Officer

Comments included in main report.

Landscape Officer

Comments included in main report.

Bracknell Town Council

Considered no objection.

4 REPRESENTATIONS

No representations were received.

5 OFFICER REPORT

i) PROPOSAL

The proposal would involve the removal of a planted area within an existing parking area, with three parking spaces (one for disabled users) marked in its place. The new spaces would align with the existing car parking spaces adjacent, which would also be re-marked to allow best use of the available space. A section of wall would be demolished and a dropped kerb installed to allow convenient access to the disabled space from the adjacent houses. An existing lamp column would also be relocated as a result of the proposals.

ii) SITE

The proposed parking area is located adjacent to an existing parking area to the side of 98 and 101 Vandyke and currently contains an area of planting in between existing car parking spaces.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The proposed development would provide additional parking bays in an area where there is a demand for additional parking to serve the existing residential properties. The principle of the proposed development would therefore be in accordance with BFBLP Policies EN20 and M9 and BFBCS Policy CS7.

(2) Impact on character and appearance of surrounding area

The site is within an existing car parking area at the end of a cul-de-sac. The planted area would be removed and replaced with hard-standing to match the adjacent car parking spaces, with kerbs lowered and part of the brick wall behind the parking area removed to allow convenient access to the disabled parking space from the adjacent houses.

The Landscape Officer has commented that she cannot support the loss of the planted area as it is the only substantial area of soft landscaping in this area of Vandyke and she considers that the existing evergreen shrubs make a significant contribution to the amenity of the area by softening the impact of the extensive hard surfacing, garages, brick walls and fences. It is her advice that the planted area should be retained for the amenity of the area.

Whilst it is recognised that the verges and planted areas in the local streets soften the appearance of the area, observations at the site show that there is pressure on on-street parking provision in the local area and cars are often parked adjacent to or on verges and around junctions. This leads to a cluttered and congested appearance. Furthermore the planted area is not considered to contribute to the wider streetscene, although it is of amenity value in the immediate locality.

It is not therefore considered that the loss of the planted area would have a significant impact on the character of the local area and there are other verges in the parking areas where compensatory planting could be introduced, with knee-rail fencing to prevent damage to the landscaping through unauthorised parking. No such planting is currently shown on the submitted plans and the submission and implementation of a suitable scheme should be secured by condition.

In summary, the impact of the proposal on the character and appearance of the surrounding area is considered to be acceptable, taking into account the need for additional car parking in the local area.

(3) Impact on the amenity of neighbouring residential property

It is not considered that the proposed car parking area would be sufficiently close to existing dwellings to have any significant impact on neighbouring residential amenity, as the parking spaces would be adjacent to existing car parking spaces. It is not

therefore considered that the proposal would detract from the living conditions of adjacent residents.

(4) Transport considerations

Vandyke is a residential area with several small car parking areas serving residents. On-site observations indicate that parking occurs on the road and verges in the local area due to the demand for parking outstripping availability of spaces.

Additional spaces would remove on-street parking and would reduce congestion. The proposed additional and re-marked car parking spaces would be of sufficient size and would provide adequate manoeuvring space. As the proposal is to provide additional parking to an existing residential area rather than to serve a new development, no minimum number of spaces is required. The proposal is therefore considered acceptable in relation to transport considerations.

The Highways Officer has advised that there may be a better location for the lamp column, but that the principle of relocating it is acceptable, therefore it is recommended that the details for moving the lamp column are secured by condition so that suitable alternative positions can be considered. It is also recommended that a replacement low wall or other means of enclosure such as bollards be provided to the immediate rear of the new car parking spaces to prevent vehicles driving onto the footway. Again this can be secured by condition.

(iv) CONCLUSION

The proposed development would enable additional parking bays to be provided without a significant loss of visual amenity or local character. The proposed development would not detract from the living conditions of residents. It is therefore considered acceptable, subject to conditions to secure replacement planting, relocation of the lamp column and provision of a barrier to the rear of the car parking spaces, as outlined in the report above.

6 RECOMMENDATION

That the application be **APPROVED** 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 received by the Local Planning Authority on 13 March 2012:
Drawing number 4817/093 (Residential Street Parking Improvements - Vandyke 98-101)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following:
i) New planting on remaining grass verges near to the approved car parking spaces with knee-rail fencing to protect the landscaped and grassed areas as appropriate; and

ii) Details for the relocation of the lamp column on the site; and
iii) Details for the position, type, design and type of a physical barrier to the rear of the car parking spaces to prevent parking on the footway; and
iv) A 3 year post-planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to commencement of the development or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed in accordance with the approved scheme prior to the approved parking spaces first being brought into use and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.
Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of good landscape design and the protection of residential amenity for nearby occupiers and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, BFBCS CS7]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (BFBLP):
EN2 – which seeks to supplement tree and hedgerow cover
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking
Core Strategy Development Plan Document (BFBCS)
CS7 – Design

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20 and M9; BFBCS Policy CS7; and SEP Policy CC6. The proposal would provide additional parking facilities in an area where there is currently a shortfall of parking. Notwithstanding the concerns of the Landscape Officer it is not considered that the proposal would not unduly detract from the character of the area and it would not significantly affect the amenities of neighbouring property. The planning application is therefore approved.

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

Unrestricted Report

ITEM NO: 16

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00261/REM	Great Hollands North	19 March 2012	18 June 2012

Site Address: **Land Parcel H20 and H21 Peacock Lane Bracknell Berkshire**

Proposal: **Submission of details of scale, layout, appearance, access and landscaping for the erection of 78no. dwellings with associated parking pursuant to outline permission 98/00288/OUT (623523) (affects land parcel H20 (part) and H21).**

Applicant: Redrow Homes (Southern) Ltd and Persimmon Homes Ltd

Agent: Mr Mark Hamilton

Case Officer: Martin Bourne, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

623523 Validation Date: 09.03.1998
Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane.
Approved With A Legal Agreement

07/00189/REM Validation Date: 19.02.2007
Submission of details of layout, scale, appearance, access and landscaping for a 20m. wide buffer zone lying between Queens Wood/West Garden House and land parcel H21, including footpaths, planting, earthworks and associated drainage, pursuant to outline planning permission 98/00288/OUT.
(Affects Parcel H17)
Approved

10/00086/REM Validation Date: 06.02.2010
Reserved Matters application pursuant to outline permission 625623 for the regrading of Land Parcels H20 and H21

10/00249/REM Validation Date: 19.04.2010
Submission of details of scale and layout for the regrading of land, using fill from elsewhere on Jennett's Park site, pursuant to outline planning permission 98/00288/OUT (623523) (affects land parcels H17, 19, 20 and 21 and wildlife corridor to east of Queens Wood and West Garden House).
Approved

10/00457/REM Validation Date: 13.07.2010
Submission of details of scale, layout, appearance, access and landscaping for installation of foul pumping station, in fenced compound, with associated sewers (forming part of drainage strategy associated with the phase 3 infrastructure works) pursuant to outline permission 98/00288/OUT (623523).
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	EN3L	Nature Conservation
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	PH12	New Housing Development
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS7	Design
BFBCS	CS14	ThamesBasinHeaths SpecialProtectionArea
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	H5	Housing Design and Density
SEP	T4	Parking
SEP	NRM6	Thames Basins Heaths SPA

3 CONSULTATIONS
(Comments may be abbreviated)

Transportation Officer

Comments incorporated in main report.

Parks and Countryside Officer

Detailed comments provided which have been addressed in amended plans.

Environmental Health and Safety

No objection subject to a condition to control the environmental effects of the construction work. *[Officer comment: The outline planning permission includes such a condition (no. 27) which still applies].*

Biodiversity Officer

No objection subject to a standard condition for a ground nesting bird survey.

Bracknell Town Council

Observations,
Bracknell Town Council have no objection in principle to this application as long as the number and size of the dwellings match the original agreed plan

4 REPRESENTATIONS

A letter of objection and further representations have been received from the owners of Queens Wood objecting to the application for the following reasons:-

- the current proposals include a design and orientation of houses that are 3 storeys in height and thus hugely intrusive into both our garden and, more importantly, into all of our principal living rooms and bedrooms.
- The Master Plan requires low density housing to the western edge – not considered that it is within the spirit of that Plan, to allow 2.5 or 3 storey properties in the specific location.

Reference is also made to the Planning Committee meeting of the 9 June 2005, at which the Masterplan Design Statement was approved subject to some further amendments the Members required to be made. The objectors draw attention to the following passage in their contemporaneous notes made at the Planning Committee:-

"Piasecki raised the issue of heights alongside buffer zones, saying the plan only shows low density so there must be no 3 or 4 storey buildings. The Chairman confirmed this was the case and anything else must come to committee."

[Officer Comment: This is noted but the Masterplan Design Statement, as approved, does not contain such a restriction. For this part of the site it states: '- Storey heights to vary from 2, 21/2, and 3'].

Relevant matters set out in the Master Plan include:

1. Figure 06 – Sets out 'Soft landscape edge' on the western boundary of Parcel 21. Such soft landscape is intended to enhance the outlook for properties adjoining the buffer zone, but also to provide some protection to our property from overlooking from the buffer zone. The landscape edge will instead be overwhelmed by 3 storey buildings. [Officer comment: The tallest houses on the western side of the application site are two-storey (with a ridge height of about 9m). Some have widows lighting rooms in the roof space – such houses are generally referred to as being two and a half storey. The proposed layout is considered to be in accordance with the approved Masterplan Design Statement – it is actually more spacious than the illustrative layout shown on figure 25a].

2. Paragraph 5.2.iv calls for the retention of the openness of the country park area. Again, the south eastern part of the Country Park will be dominated by the proposed 3 storey houses, which will be visible even from the far side of the park. [Officer comment: The application site is separated from the Country Park by the curtilages of West Garden House and Queens Wood and the 20m wide buffer].

3. Paragraph 5.3.8 calls for natural landscape features and important wildlife areas to be conserved and enhanced. Does the building of 3 storey houses seriously 'conserve and enhance' such an important landscape feature and, indeed, wildlife area? [Officer comment: The proposed development is considered to be acceptable in this regard – no objection has been raised by the Council's Bio-Diversity Officer].

4. Paragraph 6.1 calls for locating less dense development on the landscape edges to provide a transition to open space. 3 storey structures will achieve exactly the opposite, creating a dominant series of tall houses immediately alongside the buffer zone. [Officer comment: The proposed development – in the form of detached houses - is less dense than elsewhere. See also comment on (1) above].

5. Paragraph 6.3 refers to the massing, height and scale of buildings creating the appropriate character and distinctiveness. Given that figure 15 clearly indicates low density on the western edge of Parcel 21, it is difficult to see how 3 storey buildings create 'an appropriate character' in such a sensitive location. [Officer comment: The proposed development is considered to comply with the relevant section of the Masterplan Design Statement which deals with the Character Area within which the application site lies].

6. Figure 09 of the Master Plan sets out the need for sensitive edge treatment, again highlighting the need to treat this edge with far more care than the current application. [Officer comment: The edge treatment is similar to that approved on other land parcels (H17, H15, H13 and H10) on the western edge of the housing at Jennett's Park and is considered to be acceptable in this regard].

Of specific concern is:

Plot 64 – This 'Hampstead' is orientated to face directly onto our property. On the 3rd floor there are 2 large dormer windows as well as 2 'Velux' type windows. It is interesting to note that the 'Hampstead' design on Parcel 15/17 had no such Velux windows in the front elevation. [Officer comment: The velux windows have been removed in amended drawings – see also Section 7 below].

Plot 53 – Although orientated sideways on to our property, this 'Hampstead' is the one house that is located immediately on the edge of the buffer zone and therefore at the closest point to our property and garden. We will look out on a sheer 3 storey brick wall. There is also a first floor bedroom window in the side elevation that will look directly into our property. [Officer comment: See Section 7 below].

Plot 54 – Like Plot 64, this 'Hampstead' will look into our garden and house, albeit from a more acute angle. Regardless of the more acute orientation, it will still allow direct overlooking. [Officer comment: See Section 7 below].

Plots 51 and 41 – Although these 'Hampsteads' are located such that overlooking of our house should be minimised; they will nonetheless overlook a large part of our garden. [Officer comment: These houses look towards the land bounding the drive to Queens Wood and West Garden House rather than the garden areas adjoining the houses. Because of the intervening 20m buffer the minimum distance from a 2nd floor window to the boundary is in excess of 30m. The Council's guidance figure for a normal minimum separation in this instance is 15m].

All of these significant 3 storey houses will also risk creating a 'corridor' type appearance between the protected trees in our garden, the tall houses and the buffer zone, detracting from the pleasant landscape and walks originally contemplated. In our view, even 2.5 storey properties are not acceptable on Plots 64, 53 and 54 as they will have a similar impact to 3 storeys.

5 OFFICER REPORT

This application is reported to committee at the discretion of the Head of Development Management in view of the comments by the objectors in relation to the committee consideration of the Masterplan in 2005.

(i) PROPOSAL

The application seeks reserved matters approval, pursuant to outline planning permission 98/00288/OUT, covering the details of scale, layout, landscaping, access and appearance for 78 dwellings on land parcel H20 and part of land parcel H21. The proposed density is 26 dph. The proposal provides for detached, semi-detached, linked-detached and terraced houses, and a single flat, of two and two and a half storeys in height. Associated car parking is in the form of attached, detached and integral garages, on drives and in a parking court together with lay-by visitor parking.

A small children's play area (LAP – local area of play) is proposed on the northern edge of the site and the site includes a pumping station in a compound on the site's southern boundary which already benefits from planning permission (reference 10/00457/REM).

The residential accommodation sought comprises:

20no. 5 bedroom houses
37on. 4 bedroom houses
19no.3 bedroom houses
1no. 2 bedroom house
1no. 2 bedroom coach house

A number of amendments have been made to the application in the course of its consideration.

(ii) SITE

The 3.0 ha site lies in the south-west corner of that area at Jennett's Park which is being developed for housing. It was fairly low-lying land and its levels have been raised by land-filling using material arising from development elsewhere at Jennett's Park under reserved matters approval 10/00086/REM. As a result of this it is fairly flat with a ditch running along the western part of its southern boundary, with trees beyond. Otherwise the site does not contain any trees.

The site is bounded to the south by the grounds of Easthampstead Park School within which a caretaker's bungalow and a floodlit all-weather playing field lie close to the boundary with the application site. Land which is under construction for housing lies to the east (land parcel H19) and to the north (land parcel H17). A broadly square area of land forming the central part of land parcel H19 has been omitted from the present application.

The site's western boundary is formed by a 20m wide landscaped buffer, containing a footpath/cycleway, beyond which lies the drive to two houses, Queens Wood and West Garden House. These two houses lie to the north-west of the application site.

(iii) PLANNING CONSIDERATIONS

(1) Principle of the Development

The principle of development has been established by the grant of outline planning permission 98/00288/OUT (623523). The detailed reserved matters submissions, of which the current submission forms a part, fall to be assessed against national planning guidance, the development plan policies set out above and the Masterplan Design Statement approved in June 2005.

(2) Transportation Considerations

Access:

The parcel will be accessed via a new road network accessed from the spine road built under phase 2 and 3. The roads have been designed to adoptable standards. The locations of the access points off the internal road are acceptable in terms of geometry and position. The internal road layout also joins up to the adjacent development parcel creating a system of linked roads. The design of the roads within this parcel has followed the same pattern as the parcel adjacent with junctions being highlighted by a change in material.

The main road that links into the parcel is 5.5m wide and has footways on either side with areas of verge. This road contains public utility apparatus and there are easements running along its length. The roads that branch off this road are shared surface in design and are 4.8m in width. The roads connect together making access through the parcel for all road users, especially pedestrians, more accessible. Visibility from the junctions is acceptable and will form part of the adoptable area. Forward visibility around bends is also acceptable.

The width of the access to the parking court behind plots 1 -11 is acceptable and will be adequate for the number of parking spaces it serves. Pedestrian access from the parking court to the frontages of the buildings has been provided in the appropriate locations. Rear access has also been provided.

Bin collection from properties can be made within 25m of the highway to be adopted, however a bin collection point for plots 1 -11 will need to be provided.

The applicant has indicated some private drive areas serving the parking courts and these areas have been designed to accommodate the amount of traffic expected and the available space to turn is adequate.

Two pedestrian links have been shown onto the informal footpath in front of plots 42-51, this route leads towards the country park and towards Easthampstead Park School. These links are acceptable as they form easy access onto a route that is likely to get well used by residents.

Further to this link is a new pedestrian link that adjoins the existing surfaced path that runs parallel to the southern boundary. This link will provide a link to the school and out towards Ringmead providing access to Great Hollands and the bus route. Similar links were created on the adjacent parcel (H18/19).

Parking Requirements:

The applicant has provided parking in a variety of ways, with the majority on-plot parking but with some parking within areas behind the houses or in a parking court. Visitor parking has been indicated in the layout and there are other spaces located within the Southern Square, to the east of the site, which can be used by visitors to the proposed houses facing this area.

The Highways Officer is concerned that the integral garages in the Richmond and Salisbury house types do not comply with the Council's standards which require garages to be 6m deep.

Drawings have been provided which show that the integral garages in these house types can accommodate a medium sized car (such as a Ford Mondeo) with space for cycle parking and bin storage to the side.

Looking at the parking accommodation overall (integral garage plus 2no. external spaces) for these house types your planning officers' view is that, whilst the garages do not meet the minimum depth standards, the provision overall is acceptable for these dwelling types and should not lead to problems of overspill parking.

Access paths to the front of properties have been provided from the parking courts and these will help residents gain access to their properties, the parking courts and access paths should be lit for safety. Details of the lighting of these areas are recommended to be covered by condition.

It is advised that car ports be provided for plot 1 as this will help ensure the parking is well used. The reduced use of garages for parking in recent years could lead to parking being displaced into the square in front of the units, reducing its use by the wider public such as visitors.

Cycle parking for houses without garages can take place in sheds within gardens; this needs to be indicated on the site plan.

Vehicle Movements / per day:

The site is likely to generate around 650 trips per day with about 10% of this figure occurring in the morning and evening peak hours. The applicant has provided an improvement to Peacock Lane as well as proposals for a new junction onto the A329. Contributions towards improving other junctions in the area have also been set out in the original S106 agreement. The proposed road network has previously been tested to establish the capacity requirements of the entire development and it has been demonstrated that the road network can accommodate the increased level of traffic in the area.

(3) Siting

Masterplan Design Statement - Character Area 5

The application site lies within Character Area 5 as identified in the Masterplan Design Statement. This Character Area is divided into three smaller areas relating to the local topography. Two of the areas are relevant to this application: 'central southern area, including the southern square' – this affects the eastern parts of the application site; and 'southern quarter of the character area' – this affects the reminder of the application site.

Constraints and opportunities relevant to the part of the 'central southern area, including the southern square' covered by this application include:-

- continuous building form along primary streets and around the crescent creates important sense of arrival and focal point at the southern part of the development;

- 2, 21/2, 3, 31/2 and 4 storey buildings appropriate;

- parking in mews courts to maintain continuous street frontages

Density: Medium high density of 35-45 dwellings/hectare

Constraints and opportunities relevant to the part of the 'southern quarter of the character area' covered by this application include:-

- Dwellings fronting onto Queens Wood and West Garden House may be accessed from private drives outside the 20m Woodland Buffer Zone. A 3m shared Cyclepath/Footpath will run within the buffer zone. A footpath link with the southern boundary is to be provided. Tall grasses and Bramble planting to be included within the POS adjacent to the existing boundary with Queens Wood and West Garden House;

- Area conceived as a network of interconnecting streets created by a series of residential blocks. Each block is different in size and shape to provide variety within a defined framework;

- Parking to be a mixture of in-curtilage and mews court parking;

- Storey heights to vary from 2, 21/2, and 3;

- Landmark buildings will be used at key locations;
Corner buildings will define spaces.

Density: Medium density between 30-40 dwellings/hectare.

Assessment

Proposed houses lying close to the southern edge of the site back onto the grounds of Easthampstead School. Otherwise the development is in the form of four 'perimeter blocks'. Houses generally have their parking on-plot apart from the town houses on the eastern edge of the north-eastern block which front onto the landscaped 'southern square' and have their parking behind them in a court. This form of development is in accordance with the Masterplan Design Statement.

The proposed siting relationships between proposed houses within the layout are considered to be acceptable and are considered to avoid cramped relationships or those leading to unacceptable degrees of overlooking or loss of sunlight or daylight.

Houses on the eastern part of the site's southern boundary will back on to the floodlit pitches at Easthampstead Park School. This is a similar relationship to that already approved on land parcel H19 to the east. There is a restriction on the hours of illumination of the pitches which will limit the impact of the lighting on future residents.

The siting relationships between the proposed houses and those being built on adjoining plots are also considered to be acceptable as is the relationship with existing nearby properties. The latter matter is considered further below.

The LAP lying on the site's northern boundary will enjoy natural surveillance from houses being built on land parcel H17 to the north as well as houses proposed on the current application site. It lies a minimum of 5m away from the nearest houses as required to avoid it having an unacceptably adverse impact on the living conditions of residents of these properties.

Access to the proposed houses for pedestrians, cyclists and vehicles is via a network of footpaths, roads and shared accessways. These are considered to provide safe and convenient access to the dwellings and to the wider network of routes on the site.

With a density of 26 dph the proposal lies below the range for Character Area 5 included in the Masterplan Design Statement. The part of land parcel H20 excluded from this application includes 3 storey development, probably in the form of flats, facing the southern square. It is likely that adding in this area, when approved, will bring the average density for the Character Area up to lie within the range quoted above.

The relationship of the proposed development with both the 20m buffer to the west and the east-west footpath running along the site's northern boundary is considered to be acceptable and in accordance with the Masterplan Design Statement.

Overall the siting details of the dwelling units, parking arrangements and pedestrian/cycle/vehicle access are considered to be satisfactory.

(4) Design

A total of 11 house types are proposed together with a coach house (flat over a garage). The houses are all two or 21/2 storeys (i.e. two storey but with accommodation within the roof space) varying in height from about 8m to 10m. A pair of semi-detached houses and two terraces each of four houses front towards the southern square to give the continuous building form required in that location by the Masterplan Design statement. Elsewhere houses are predominantly detached or link-detached.

The house types, and the garage designs employed, have been built elsewhere at Jennett's Park and the designs are considered to be acceptable.

(5) External Appearance

For the houses and flat three facing bricks from the red range are proposed, two of them multis, with a red feature brick. In addition to these a number of houses, particularly those in prominent locations, are proposed to be finished with white rough cast render. The use of this latter finish has been successfully employed on previous parts of the development.

Five colours of tile are proposed with clusters of houses having the same coloured tile to avoid too much of a 'patchwork quilt' effect.

For the roads and drives, black and red tarmac is proposed together with paviours and blockwork on some of the shared accessways and junctions.

Overall it is considered that the selection of external finishes for the buildings and hard surfaces is acceptable and would complement those used on adjoining land parcels.

(6) Soft Landscaping and boundary treatments

Shrub planting is proposed for front garden areas together with some tree planting, particularly on the site's northern and western boundaries. Tall timber fences are proposed to bound back gardens except where the boundaries will be prominent in the streetscene in which case brick walls, or dwarf walls with brick piers and timber infill panels are to be used.

The planting and boundary treatments proposed are considered to be acceptable.

(7) Effect on the amenity of neighbouring residential property

Caretaker's bungalow

The nearest existing property is a caretaker's bungalow on the Easthampstead School site. This lies about 20m from the back of the nearest proposed houses with a footpath running along the northern edge of the school site in between. This relationship is considered to be acceptable.

Queens Wood

This house lies to the north-west of the application site from which it is separated by a 20m wide landscaped buffer. It is a two-storey house which faces south south-east and has a conservatory on its eastern side. Its main garden area, comprising a lawned area with mature trees and shrubs, lies to the south and east of the house.

The letter of representation received from the owners of this property express concerns regarding overlooking from houses proposed on the applications site's western edge. These houses are 'two and a half' storey with windows at second-floor level serving accommodation in their roof spaces.

The applicant has responded to these concerns by removing proposed rooflights from these houses and resiting the houses slightly so that windows look less directly towards Queens Wood and its garden.

As a result, no windows now look directly towards the house or the part of the main garden lying closest to the house. The closest house is that proposed on plot 53. It is a two and a half storey house. It has ground and first-floor windows on its side (north-west facing) elevation which face towards Queens Wood and its garden. The separation between the two dwellings is in excess of 55m (the minimum first-floor window to first-floor window separation in Council guidance is 22m) and the minimum distance from the first-floor window to the boundary of the garden of Queens Wood is just over 20m (the minimum distance from a first-floor window to a neighbouring boundary in Council guidance is 10m). Views between the two properties are also partly screened by existing vegetation in the garden of Queens Wood.

Given these factors – the distance involved and the presence of some screening – this relationship is considered to be acceptable.

Other proposed houses referred to in the representations lie further away (plot 64 – minimum distance from Queens Wood 61m, minimum distance to boundary of Queens Wood's garden 28m; plot 54 - minimum distance from Queens Wood 71m, minimum distance to boundary of Queens Wood's garden 33m) and again it is considered that these relationships are acceptable and will not give rise to any unacceptable overlooking of loss of privacy, or sunlight or daylight or any visually overbearing impact.

The houses on plots 41 and 51 are also referred to. They lie a minimum of 88m from Queens Wood. They face towards the land bounding the drive to Queens Wood and West Garden House rather than the garden areas adjoining the houses. Because of the intervening 20m buffer the minimum distance from a 2nd floor window to the boundary is in excess of 30m. The Council's guidance figure for a normal minimum separation in this instance is 15m. It is not considered that this relationship would lead to any unacceptable impact on the living conditions of the residents of Queen Wood or West Garden House.

Impact on Thames Basin Heaths Special Protection Area (SPA)

Reserved matters approvals are required to be assessed under Article 6(3) of the Habitats Directive and Regulation 48 of the Habitats Regulations.

Taking into account the avoidance measures provided within the Section 106 Agreement dated 17 May 2004 and the Supplementary Unilateral Undertaking dated 5 June 2007, the Council is able to form the view that there is no risk that this project for which authorisation is sought through the reserved matters application is "likely to have a significant effect" on the SPA on its own. In addition as there is not likely to be any negative impact there is no risk the application will have a significant impact in-combination with other plans or projects.

(iv) CONCLUSION

The details contained in this reserved matters application are considered to be acceptable and in line with the approved Masterplan Design Statement for the site as it applies to this part of the development.

This land parcel is one of the few at Peacock Farm which lies close to existing dwellings. The relationship between the proposed development and the caretaker's bungalow at Easthampstead School, Queens Wood and West Garden House are considered to be acceptable.

The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following plans:
Planning Layout 26-1768-001 R
Location Plan 26-1768-002
Storey Heights 26-1768-003 A
External Enclosures 26-1768-004 A
External Enclosure Details 26-1768-005
External Finishes 26-1768-006 A
Richmond Elevations 26-1768-RI-001 A
Richmond Elevations 26-1768-RI-002 A
Richmond Floor Plans 26-1768-RI-003
Hampstead Elevations 26-1768-HA-001 A
Hampstead Elevations 26-1768-HA-002 A
Hampstead Floor Plans 26-1768-HA-003
Salisbury Elevations 26-1768-SA-001 A
Salisbury Floor Plans 26-1768-SA-002
Cambridge Elevations 26-1768-CA-001 A
Cambridge Elevations 26-1768-CA-002 A
Cambridge Floor Plans 26-1768-CA-003
Stratford Elevations 26-1768-ST-001 A
Stratford Elevations 26-1768-ST-002 A
Stratford Floor Plans 26-1768-ST-003
Pembroke Elevations 26-1768-PM-001 A
Pembroke Floor Plans 26-1768-PM-002
Pembroke Elevations 26-1768-Pm-003 A

Pembroke Floor Plans 26-1768-PM-004
Kenilworth Elevations 26-1768-KN-001 A
Kenilworth Elevations 26-1768-KN-005
Kenilworth Floor Plans 26-1768-KN-002
Kenilworth Elevations 26-1768-KN-003 A
Kenilworth Floor Plans 26-1768-KN-004
Warwick Elevations 26-1768-WK-001 A
Warwick Elevations 26-1768-WK-002 A
Warwick Floor Plans 26-1768-WK-003 A
Broadway, Evesham 26-1768-BR-001 A
Broadway, Evesham 26-1768-BR-002
Coniston Elevations 26-1768-CO-001 A
Coniston Floor Plans 26-1768-CO-002
Garage Floor Plans & Elevations 26-1768-GAR-001
Garage Floor Plans & Elevations 26-1768-GAR-002
Garage Floor Plans & Elevations 26-1768-GAR-003
Garage Floor Plans & Elevations 26-1768-GAR-004
Garage Floor Plans & Elevations 26-1768-GAR-005
Typical Pergola Detail 26-1768-PER-001
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street parking which would be a danger to other road users.
[Relevant Plans and Policies: BFBLP M9]

03. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking court to the rear of plots 3-11, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of that area and the lighting retained in accordance therewith.
REASON: In the interests of the amenity of the neighbouring property and the character of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

04. No works shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless:
i) a survey of the application site, conducted by an independent qualified ecologist, has been undertaken to establish whether any birds are nesting on the site and,
ii) a scheme to minimise the impact of the works on birds nesting on the site has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with for the duration of the regrading works.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1, CS7]

05. The following windows in the houses hereby approved shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight:-
Plot 20 - west facing window at first-floor level

Plot 50 - west facing window at first-floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:
EN2 - which seeks to supplement tree and hedgerow cover.
EN20 - as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
EN22 - which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities
M9 - which seeks satisfactory parking provision for vehicles and cycles

Bracknell Forest Core Strategy
CS1 - which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.
CS7 - which seeks to ensure that developments are of high quality design.
CS23 - which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan
CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.
H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land
T4 – which seeks an appropriate level of parking.
NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

NPPF

The following material considerations have been taken into account.

Third party representations were received on grounds that houses proposed on the western boundary of the application site, particularly because of their windows at 2nd floor level, would lead to unacceptable levels of overlooking of Queens Wood and its garden and have a harmful effect on the character of the buffer area, contrary to the Masterplan Design Statement and the views of councillors who considered the Masterplan at committee in June 2005. These comments have been taken into consideration, however it is considered that the proposal would be in accordance with the Masterplan Design Statement and, by reason of the orientation of the proposed houses and the distance between their windows and Queens Wood and its garden, no

unacceptable overlooking or loss of privacy would occur nor would the propose development have an unacceptable impact on the character and appearance of the area.

The proposal is considered to comply with the policies listed above. The proposal will not unacceptably affect the character of the area or the living conditions of nearby residents. The impact of the development upon local infrastructure and the Thames Basin Heaths SPA has been satisfactorily mitigated by s106 agreements linked to the wider Jennett's Park development. The details are considered to comply with the approved Peacock Farm Masterplan Design Statement. The application is therefore approved.

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

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Unrestricted Report

ITEM NO: 17

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00268/FUL	Hanworth	19 March 2012	14 May 2012

Site Address: **The Teepee Day Nursery Pembroke Bracknell Berkshire RG12 7RD**

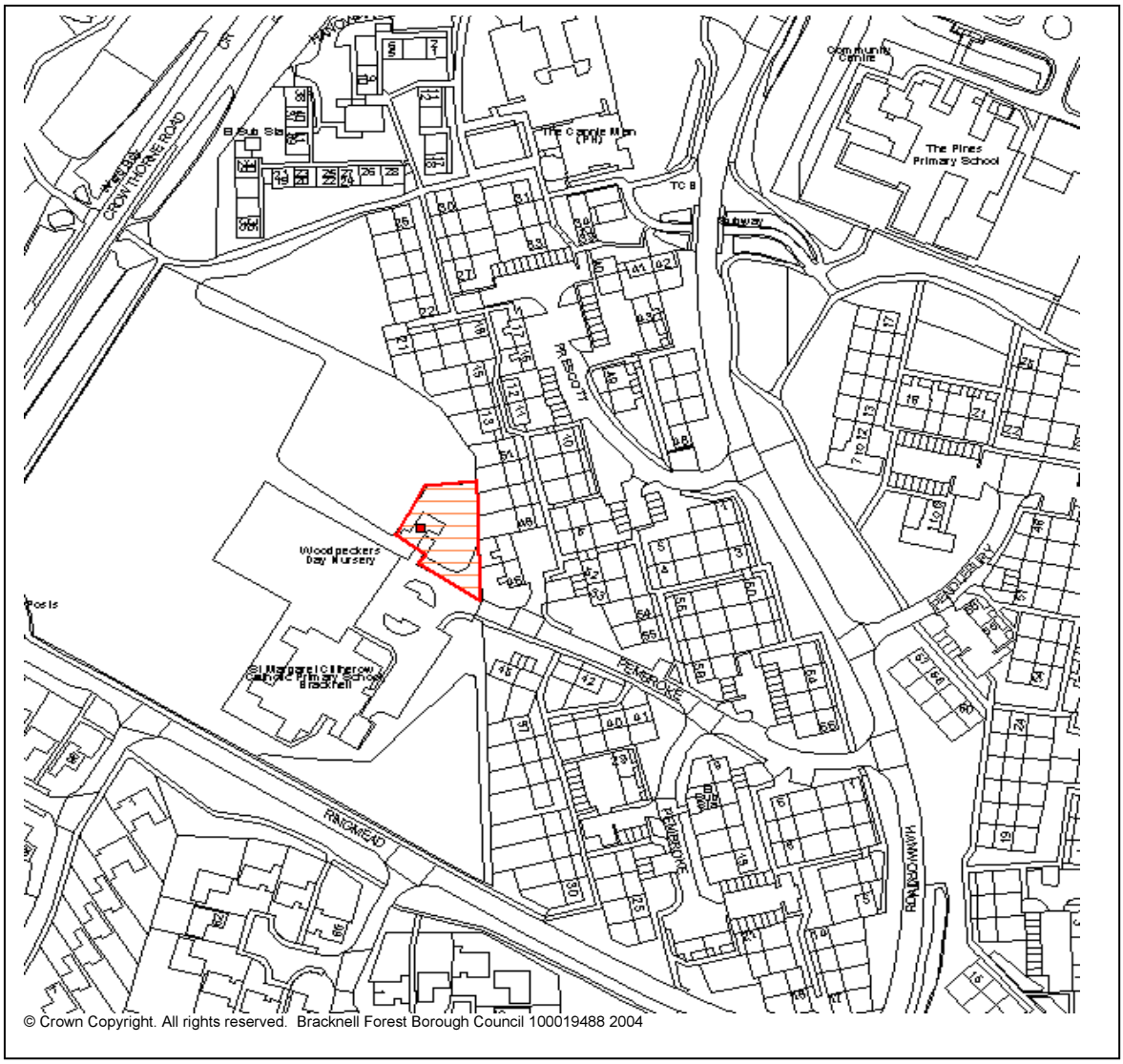
Proposal: **Section 73 application to vary condition 3 of planning permission 08/01059/FUL (The garden shall not be used by more than 28 children or babies between the following times 09:00 to 18:00 hours Monday to Friday and not at all outside these hours, except for no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday) to allow up to 49 children to use the garden area at any one time.**

Applicant: The Teepee Ltd

Agent: (There is no agent for this application)

Case Officer: Sarah Horwood, 01344 352000
environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

616725 Validation Date: 26.03.1991
Change of use from Residential to Day Nursery.
Approved

01/00487/FUL Validation Date: 10.05.2001
Erection of single storey side extension to nursery and increase in maximum number of children or babies (a) present in the garden at any one time from 12 to 14 and (b) receiving nursery services at any one time from 40 to 49, without compliance with conditions 04 and 07 of planning permission 623345.
Approved

04/01178/FUL Validation Date: 09.12.2004
Section 73 application to allow increase of daily nursery opening hours (to 07.00 to 19.00 hours) and to allow premises to be used for ante natal classes (upto 21.30 hours on weekday evenings and between 10.00-16.00 hours at weekends) without compliance with condition 02 of full planning permission approval 616725. (This condition limits hours of operation to 08.00 to 18.00 hours, Monday to Friday).
Refused

06/00714/FUL Validation Date: 01.08.2006
Section 73 application to allow increase of daily nursery opening hours (to 07.00 to 18.00 hours) without compliance with condition 02 of planning permission 616725. (This condition limits hours of operation to 08.00 to 18.00 hours, Monday to Friday).
Approved

08/01059/FUL Validation Date: 28.11.2008
Variation of condition 3 of permission 06/00714/FUL which states "There shall be no more than 14 children or babies in the garden area at any one time." to increase numbers in the garden at any one time, " and condition 4 which states "After 1 April 2008 the hours of operation of the nursery shall be restricted 08.00 to 18.00 hours Monday to Friday and at no time at all on Saturdays and Sundays or Public Holidays." to extend hours to 0700hrs to 1800hrs.
Approved

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN25	Noise And Other Pollution

3 CONSULTATIONS

(Comments may be abbreviated)

Bracknell Town Council

Recommend refusal:
The original conditions should be adhered for the amenity of the local residents.

Environmental Health and Safety

Refer to officer report.

4 REPRESENTATIONS

1no. letter of objection received which raises the following concerns:
- An increase in pupil numbers would lead to additional staffing levels which would require increased parking
- The nursery has access to 10 parking spaces, more than what they are entitled to in their lease
- At drop off times, there is chaos in the school car park with insufficient space for the nursery and school
- The school does not have capacity for an increase of 75% of nursery places
- Nursery parents already cause issues with parking - parking in school parking bays and in front of emergency exit gates
- The nursery and car park cannot cope with a 75% increase in numbers
- Increase will put additional pressures on Pembroke residents
- Health and safety of all children on site is paramount

5 OFFICER REPORT

This application has been reported to the Planning Committee at the requests of Councillors Dudley and Baily in the interests of the residential amenities of neighbouring properties.

i) PROPOSAL AND BACKGROUND

The proposal is a Section 73 application to vary condition 3 of planning permission 08/01059/FUL (which states the garden shall not be used by more than 28 children or babies between the following times: 09:00 to 18:00 hours Monday to Friday and not at all outside these hours, except for no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday) to allow up to 49 children to use the garden area at any one time.

Planning permission 08/01059/FUL was approved in February 2009 to increase the number of children that could use the garden area of the nursery from 14 to 28 (this restriction was originally imposed by planning permissions 616725 and 06/00714/FUL). This permission was approved subject to time restrictions:
- no more than 28 children or babies between the following times 09:00 to 18:00 hours Monday to Friday and not at all outside these hours,
- no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday.

For information, there is a restriction on the number of children that can attend the nursery at any given time - this number being 49 (condition 1 of permission 08/01059/FUL).

This application seeks permission to increase the number of children that can be in the garden area at any given time from 28 to 49 (the total capacity of the nursery) during opening hours.

There is a supporting letter accompanying the application which states that due to government guidance, children of all ages must have free flow access between the indoor and outdoor environment at all times. Due to the current restrictions, the nursery cannot fulfil the requirements set by the governing body.

The guidance followed by the nursery is the Early Years Foundation Stage (EYFS).

ii) SITE

The Teepee Nursery is located within the grounds of St Margaret Clitherow Primary School, accessed from Pembroke. The surrounding area is residential, characterised predominately by terraced properties.

iii) PLANNING CONSIDERATIONS

(1) Principle of development

The Teepee Nursery is located within "Defined Settlement" as designated by the Bracknell Forest Borough proposals maps whereby the principle of development is acceptable, subject to no adverse impacts upon the residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc.

(2) Effect on residential amenities of neighbouring properties

The current application would not result in an increase in the number of children/babies attending the nursery at any given time - this would remain at 49 (restricted by condition 1 of permission 08/01059/FUL).

However, the proposal would result in an increase in the number of children that can use the outdoor garden at any given time from 28 to 49 - an increase of 21 children. The primary consideration of this application is whether any additional adverse impact would be incurred to the amenities of surrounding residential properties at Prescott and Pembroke, by virtue of noise and disturbance, as a result of this increase in the number of children using the outdoor garden over and above that currently experienced.

The Council's Environmental Health Officer was consulted on the application and recommended that a temporary permission be granted for a minimum of 1 year to allow effective monitoring of the situation (to assess whether any neighbouring residents complain about increased noise and disturbance).

In order to strike a balance between the needs of the day nursery regulated by the requirements set by the Early Years Foundation Stage (EYFS) and the amenities of the neighbouring residents, it is considered reasonable to grant a temporary permission of 12 months in accordance with the advice from the Council's Environmental Health Officer to increase the number of children in the garden area at any given time from 28 to 49 to monitor whether any additional noise and disturbance is caused to surrounding residential properties at Pembroke and Prescott.

No complaints have been received by the Council's Environmental Health section about noise at the nursery since 2008 when the number of children in the garden area was increased from 14 to 28 (by virtue of permission 08/01059/FUL) and therefore it is considered reasonable to assess this proposed increase from 28 to 49 children in the garden area for a temporary period.

Following this temporary period, the Council could then assess the acceptability of a permanent permission being granted thereafter.

It is further noted that the nursery is located adjacent to a primary school with associated play ground and playing fields. It is noted that the nursery is located closer to residential properties on Pembroke and Prescott than the primary school, however the school would have a higher number of children that utilise the outdoor areas at the same time for breaks and lunch time and therefore subject to monitoring the increase in the use of the outdoor play area at the nursery for a temporary period, the proposal is considered acceptable.

(3) Highway implications

The proposal would not result in an increase in the number of children attending the nursery at any given time or the hours of attendance and therefore the proposal would not result in any highway implications.

iv) CONCLUSION

The grant of a temporary planning permission for a period of 12 months would allow the Council's Environmental Health section to monitor whether any additional adverse impact arises to the residential amenities of neighbouring properties from an increase in the number of children using the garden area from 28 to 49 at any given time.

The application is therefore recommended for approval on a temporary basis of 12 months.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. No more than 49 children or babies shall receive nursery services at the premises at one time.
REASON: In the interest of residential amenities of neighbouring properties and adequate car parking.
[Relevant Plans and Polices: BFBLP EN25, M1, M9]

02. The nursery use hereby permitted shall not operate outside the following times 07:00 to 18:00 hours Monday to Friday and at no time at all on Saturdays and Sundays or Public Holidays.
REASON: In the interests of amenities of the adjoining properties.
[Relevant Plans and Polices: BFBLP EN25]

03. The use of the garden hereby permitted for 49 children shall be discontinued on or before 24 May 2013. After this time the garden shall not be used by more than 14 children or babies between 08:00 to 18:00 hours Monday to Friday and not at all outside these hours and at no time at all on Saturdays and Sundays or Public Holidays.

Reason: To allow Local Planning Authority to monitor any potential impact upon the residential amenities of the occupiers of the neighbouring dwellings. [Relevant Plans and Polices: BFBLP EN25]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies
EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
EN25 which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, EN25. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The proposal will be granted permission on a temporary basis of 12 months in which the increase in the number of children that can use the outdoor play area at any given time from 28 to 49 can be assessed to determine whether any additional impact is caused to the residential amenities of neighbouring properties. The planning application is therefore approved for a temporary period.

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

Unrestricted Report

ITEM NO: 18

Application No.	Ward:	Date Registered:	Target Decision Date:
12/00313/3	Crown Wood	6 April 2012	1 June 2012

Site Address: **Street Record Nuthurst Bracknell Berkshire**

Proposal: **Conversion of 3 areas of Nuthurst into residents parking giving 12 additional spaces.**

Applicant: Bracknell Forest Council

Agent: (There is no agent for this application)

Case Officer: Ken Lusted, 01344 352000
environment@bracknell-forest.gov.uk

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

1 RELEVANT PLANNING HISTORY (If Any)

No relevant planning history.

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	*Core Strategy Development Plan Document*
BFBLP	*Bracknell Forest Borough Local Plan*
RMLP	*Replacement Minerals Local Plan*
WLP	*Waste Local Plan for Berkshire*
SPG	*Supplementary Planning Guidance*
SPD	*Supplementary Planning Document*
MPG	*Minerals Planning Guidance*
DCLG	*Department for Communities and Local Government*
NPPF	*National Planning Policy Framework*
SEP	*South East Plan*

Plan	Policy	Description (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CS7	Design

3 CONSULTATIONS

(Comments may be abbreviated)

Transportation Officer

The Transportation Officer has previously said the proposals are acceptable.

Landscape Officer

The proposed additional parking spaces would create large continuous areas of car parking, especially by house No 106 and No 41.

Tree planting should be located within the parking courts where the additional spaces are proposed to soften the impact of the hard surfaces. Trees should be planted in the grass areas outside No's 21, 30, 47and 59. Some shrub planting should also be included to the side of the proposed parking spaces to screen the cars and soften the impact in the streetscene.

A landscape condition should be attached to possible approvals.

Bracknell Town Council

No objection.

4 REPRESENTATIONS

One objection has been received from a local resident who says there is normlly adequate parking in this area and she is concerned about the removal of the "appreciated" green space.

5 OFFICER REPORT

This application is reported to Committee because the application has been submitted by the Planning and Transport Division of the Council.

i) PROPOSAL

It is proposed to provide 12 parking bays in Nuthurst. The proposed parking bays will all be adjacent to existing parking bays. Three of the parking bays will be located to the north of 14 and 15 Nuthurst, 4 of the parking bays will be located to the north of 107 Nuthurst and 5 of the parking bays will be located to the north of 41 and 42 Nuthurst

ii) SITE

The sites of the proposed parking bays are currently grassed areas between the carriageway and the foot way. There are currently small trees to the north of 15 and 41 Nuthurst.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The proposed development would provide additional parking bays in an area where there is a demand for additional parking to serve the existing residential properties.

The proposed development is in accordance with BFBLP Policies EN20 and M9 and CSDPD Policy CS7.

(2) Transport considerations

The Transportation Officer has previously stated that the proposed additional parking bays are acceptable in principle.

(3) Impact on character and appearance of the area

The proposed development will result in the loss of small parts of the grassed areas and two small trees. The Landscape Officer has raised concerns about the large continuous areas of car parking that would be created which she considers would be too dominant in the street scene.

Whilst the development will result in the loss of some of the grassed areas and the two small trees there are extensive grassed areas alongside the road and footways in Nuthurst and several trees and other planted areas, It is considered the proposed development will not result in a significant change to the character and appearance of Nuthurst and the surrounding area. Additional landscaping could mitigate the impact of the development and it is considered any permission should be subject to a condition requiring new landscaping.

(4) Effect on the amenity of neighbouring residential property

It is considered that the proposed development will not unduly detract from the living conditions of people living in Nuthurst and the surrounding area.

(5) Access implications

There are no accessibility issues for disabled people relating to this application

iv) CONCLUSIONS

The proposed development will enable additional parking bays to be provided to within Nuthurst which will benefit local residents. The proposed development will not unduly detract from the street scene and character of Nuthurst or the living conditions of residents.

6 RECOMMENDATION

That the application be **APPROVED** 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 plan received by the Local Planning Authority on 10 April 2012
Drawing no. 103
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or as may otherwise be agreed in writing by the Local Planning Authority. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (BFBLP):
EN1 – which seeks to protect tree and hedgerow cover
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking

Core Strategy Development Plan Document (CSDPD):
CS7 – Design

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposed development will provide additional parking in an area where there is currently a shortfall of parking. It will not unduly detract from the character of the area.

The proposal is considered to comply with BFBLP Policies EN1, EN20 and M9 and CSDPD Policy CS7. The proposal will enable additional parking facilities to be provided and it will not have an undue adverse impact upon the existing grassed and landscaped areas, the character of neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

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

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Unrestricted item

PLANNING COMMITTEE
24 May 2012

MISCELLANEOUS ITEM

PLANNING APPLICATION 11/00743/FUL
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne, Berkshire

Head of Development Management

1 PURPOSE

To seek clarification as to whether Members wish details submitted in respect of the discharge of condition 11 (Construction Traffic) of planning application 11/00743/FUL to be brought to this Committee insofar as they relate to the enabling works for the development.

2 RECOMMENDATION(S)

That Members resolve that the discharge of details submitted in respect of condition 11 (Construction Traffic) of planning application 11/00743/FUL, be delegated to the Head of Development Management insofar as they relate to enabling works only.

3 REASONS FOR RECOMMENDATIONS

3.1 At its meeting on 15 March 2012 the Planning Committee resolved to approve the above planning application subject to the completion of a S106 agreement and confirmation from the Environment Agency that its concerns have been addressed.

3.2 At the meeting Members requested that details submitted for the discharge of condition 11 (construction traffic) be brought back to this Committee for decision. The condition states:

> *No Phase of the development hereby permitted shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for that Phase, to show construction traffic routes to and within the site; and how the following facilities/operations will be accommodated:*
> *(a) Parking of vehicles of site personnel, operatives and visitors*
> *(b) Loading and unloading of plant and vehicles*
> *(c) Storage of plant and materials used in constructing the development*
>
> *(d) Wheel cleaning facilities*
> *(e) Temporary portacabins and welfare for site operatives*
>
> *Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.*

REASON: In the interests of amenity and road safety.
[Relevant Policies: Core Strategy DPD CS23; BFBLP M4]

3.3 The applicant has advised that the construction will be carried out as a phased operation. Ahead of the main construction phase which will include the creation of the access onto Foresters Way and a haul route linking this to the hospital site, the Trust need to carry out a number of enabling works. The first of these consist of the construction of the new energy centre to free up the site of the existing energy centre and the formation of a temporary secure perimeter.

3.4 It is proposed that these works would be subject to the following restrictions:

Working hours are restricted to the following:
Mon – Fri: 8am to 5:30pm
Sat (If Applicable) – 8am to 1pm

No deliveries before 8am or after 5:30pm

As these works would be carried out before the new haul road to Foresters Way is complete the preferred delivery access to site is via Sandhurst along Crowthorne Road, Sandhurst Road, and Lower Broadmoor Road. This avoids Brookers Corner and Upper Broadmoor Road. However for vehicles accessing site from the M3 & M4 there may be occasions where access via Upper Broadmoor Road is more appropriate.

3.5 In view of the urgent need to carry out these enabling works in order to prevent slippage in the main construction programme the applicant has requested that the discharge of these details in so far as they relate to the enabling works only, be dealt with under delegated powers, with only details of the construction traffic for the main build programme (when access will be from Foresters Way) coming before this Committee.

4 SUPPORTING INFORMATION

None

5 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

None

Background Papers

Planning application 11/00743/FUL