

Unrestricted

Date Published: 14 April 2015



PLANNING COMMITTEE

01 APRIL 2015

SUPPLEMENTARY REPORT CIRCULATED AT THE MEETING

This page is intentionally left blank

**BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
1st April 2015
SUPPLEMENTARY REPORT**

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
14/00575/FUL
336 Yorktown Road College Town Sandhurst Berkshire GU47 0PZ

ISSUE DATE: 01.04. 2015

Amendment to Recommendation

The Section 106 agreement to secure SPA contributions, the provision of a footpath to provide access to the rear gardens of the existing dwelling and proposed dwelling and to secure a shared parking and turning area has been completed and therefore the recommendation is to approve the application subject to conditions on pages 32 to 33 of the agenda and as amended by the Supplementary Report (condition 7 amended).

Amendment to Condition:

Condition 7 should read:

The dwelling hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.

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

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

Item No: 7
14/01075/FUL
37 Prince Consort Drive Ascot Berkshire SL5 8AW

ISSUE DATE 01.04.2015

Correction to Officer Report

p60 - Reason for reporting application to Committee: 3rd line should read "...the residents of No. 38 Prince Consort Drive..."

Correspondence Received

Additional comments have been received from the neighbouring residents at No.38 Prince Consort Drive, which have been circulated to the Councillors on the Planning Committee. The neighbours make additional comments with regard to the Bulk and Roof Height of the proposed dwelling, the difference in ground levels between No.37 and No.38 Prince Consort Drive and that the proposed balcony would result in a loss of privacy to the rear of the neighbouring property. A number of photos and an elevation comparison drawing were provided to support the comments.

[Officer comment: The comments have been noted, however it is considered that these issues are already covered within the Committee Report.]

**Item No: 8
14/01132/FUL
17 Anthony Wall Warfield Bracknell Berkshire RG42 3UL**

ISSUE DATE: 01.04. 2015

Correction to Officer Report

p80, 4th paragraph, 9th line - should read: "...window on the east gable wall..."

p81, 1st paragraph, 1st line - should read "...a side window on the west side gable wall elevation of No. 18..."

Correspondence Received

Further comments have been received from the occupants of 18 Anthony Wall concerning the impact of the proposal on their property. In summary these are:-

- The extension is 20cm inside the neighbour's boundary but this is 1.4m from the outside wall of No 18**
- The loss of light through the side window affects the kitchen /breakfast area. The door has been removed to improve light to this area.**
- This is a west-facing window and so most light comes through this window at key times when the kitchen /diner area is used.**
- it is not regarded as a functioning utility room as it is not separate from the kitchen as the door has been removed. Plans are in hand to remove the partition as part of a plan to modernise the kitchen.**
- due to the nature of the design light levels in the kitchen/diner are already below what would be ideal.**

[Officer comment: These concerns are noted and understood. As stated in the main report, however, the main impact will be on a utility which is not considered to be a habitable room. The kitchen at No. 18 is lit by a window which faces its back garden and will not be materially affected by the proposed extension at No. 17 as this will not extend beyond the back wall of No. 18].

**Item No: 10
14/01246/FUL
1 William Sim Wood Winkfield Row Bracknell Berkshire RG42 6PW**

ISSUE DATE: 01.04.2015

Correspondence Received

Two further representations have been received from the residents of 30 Carnation Drive, dated 23rd and 28th March. The representations received provide objections to the submitted amended plans on the grounds that they do not provide a more sympathetic impact of the proposal on the character of the surrounding area, when also considering the similar extension at 35 Merlin Clove, Winkfield Row is single storey in height. Furthermore the residents object to the proposal on the grounds that the amendments do not address the previously stated concerns over the impact on the residential amenity of 30 Carnation Drive.

[Officer Note: The impacts of the proposal on the character of the area and on the residential amenity of the surrounding properties are assessed in detail within the

Item No: 11

14/01335/FUL

Mayfield Light Industrial Estate Hatchet Lane Winkfield Windsor Berkshire

ISSUE DATE: 01.04.2015

Additional Officer Comments:

Additional officer comments regarding parking for retained building B1 (office) / B8 (storage) are as follows:

Given the retained building could still be lawfully used as B1 (office) / B8 (storage) it should be noted that Officers cannot impose any conditions relating to its use as it falls outside the application site.

The approximate floor area of the building (unit 20 & 21A) that will remain on the common boundary between Plot 1 and Mayfield Farm House is approximately 41 sqm. The Councils Car Parking standards would require 1 to 2 car parking spaces for the amount of floorspace if it were a new proposal (Ratios: B1 1:30sqm /B8 1:25 sqm). Whilst it is acknowledged that the retained building does not have any parking provision Officers consider it would be permissible for vehicles to park on the site access road due to its width without adversely impacting upon highway safety. However it is considered that the building and its lawful use is unlikely to offer a realistic commercial use in real terms to be retained as such.

Amendment to Recommendation

The Section 106 agreement has now been completed and therefore the recommendation is to approve the application subject to conditions on pages 110-114 of the agenda as amended by this supplementary report.

Reword Condition 16 as follows:

**No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved site layout drawing 101P received on 20.03.15.
REASON: In the interests of providing a safe vehicular access into the site and to ensure that the part of the retained building will be demolished.
[Relevant Policies: Core Strategy DPD CS23]**

Insert an additional condition (23) as follows:

**Prior to the demolition of part of the retained building to create the approved site access, details of the necessary remedial works required to the retained building's end elevation fronting the access road shall be submitted to and approved by the Local Planning Authority.
REASON: In the interests of visual amenity within the street scene.
[Relevant Policies: Core Strategy DPD CS7, BFBLP Saved Policy EN20]**

Item No: 12

14/01338/FUL

Inglemere Mews 58 Waterloo Road Crowthorne Berkshire RG45 7NW

ISSUE DATE: 01.04.2015

Amendment to Recommendation

The Section 106 agreement has now been completed and therefore the recommendation is to approve the application subject to conditions on pages 127-133 of the agenda.

**Item No: 15
15/00135/RTD
Telecommunications Mast New Road Ascot Berkshire**

ISSUE DATE: 30.3.2015

Additional Consultation Response

Royal Borough of Windsor and Maidenhead request that consideration is given to the increased height of the monopole and resultant impact on the amenities of the occupiers of nearby houses and highway safety in the vicinity of the site.

ISSUE DATE 01.04. 2015

Additional Informative

02. The applicant is recommended to use anti-graffiti paint on the equipment cabinets.
