

Date Published: 18 December 2017



PLANNING COMMITTEE

14 DECEMBER 2017

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Alison Sanders
Director of Resources

Page No

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.**

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
14th December 2017
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
17/00753/FUL
Bewes Stud Prince Albert Drive Ascot Berkshire SL5 8AQ

ISSUE DATE: 12.12.2017

CORRECTION TO OFFICER REPORT

Paragraph 9.8 [p.33] should read:

Following the receipt of amendments, the proposed floor space would consist of 385.5 square metres for the dwellinghouse and 39.0 square metres for the garage, totaling 424.5 square metres. In terms of volume, the proposed dwelling would measure 1280 cubic metres, and the garage would measure 150 cubic metres, totaling 1430 cubic metres. This represents a 24.1% increase in floor space and a 4.5% reduction in volume.

Paragraph 9.13 [p.34] should read:

As per the above dimensions, the proposed dwelling would therefore be significantly taller than the existing buildings. However, the footprint of the dwellinghouse would be almost equal to the stable building to which it would replace, and the proposed garage would be significantly smaller in bulk and massing to the barn and residential building to which it would replace. Therefore the bulk and massing of the barn structure has been used to offset the increase in height of the dwelling. While the proposed dwelling would be significantly larger than the existing buildings when considering them individually, the proposal also represents a consolidation of built form through the dwelling.

Item No: 6
17/00524/FUL
Land Adjacent To 6 Parkland Drive Bracknell Berkshire

ISSUE DATE 12.12.17

AMENDMENTS TO OFFICER REPORT

Paragraph 9.7 should read:

Parking spaces are shown to the front of the existing dwelling which would also be a visible feature of the streetscene. Whilst on plot parking is not a feature of the adjacent dwellings, there are instances of hardstanding forward of dwellings nearby on Bullbrook Drive and a significant area of hardstanding is located forward of the garage block to the south. As such the additional hardstanding would not appear out of keeping with the streetscene. Furthermore this would be softened by the existing grassed areas to either side of the parking which would remain. Finally, the area forward of the existing dwelling at No.6 Parkland Drive is considered residential curtilage and as such the applicant could provide a hard surface here under 'Permitted Development' providing that the surface was made of porous materials or provision was made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Paragraph 9.10 should read:

It is noted that one of the reasons application 07/00270/FUL was refused was that it would result in an uncharacteristic design that would be detrimental to the character and appearance of the area. This was due to the dwelling incorporating windows and brick detailing that would have not been in keeping with the design of the adjacent dwellings. As set out above, it is not considered that this would be the case in respect of the current application. It is noted that tile hanging that was originally proposed on the dwelling has been removed due to concerns that this would have been out of keeping with the design of the adjacent properties.

AMENDMENT TO CONDITION

Condition 10 should read:

No dwelling shall be occupied until the associated vehicle parking for the proposed dwelling has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times for the use of the occupiers of the new dwelling and their visitors.

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.
