



NOTICE OF MEETING

Planning Committee

Thursday 17 December 2015, 7.30 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Planning Committee

Councillor Dudley (Chairman), Councillor Brossard (Vice-Chairman), Councillors Angell, Mrs Angell, D Birch, Finnie, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips, Skinner, Thompson and Worrall

ALISON SANDERS
Director of Corporate Services

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- 4 Do not re-enter the building until told to do so.

If you require further information, please contact: Priya Patel
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Published: 8 December 2015



Planning Committee
Thursday 17 December 2015, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

Sound recording, photographing, filming and use of social media at meetings which are held in public are permitted. Those wishing to record proceedings at a meeting are however advised to contact the Democratic Services Officer named as the contact for further information on the front of this agenda as early as possible before the start of the meeting so that any special arrangements can be made.

AGENDA

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| 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 12 November 2015. | 5 - 32 |
| 3. Declarations of Interest
Any Member with a Disclosable Pecuniary Interest or an Affected Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days. | |
| 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.

- | | |
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| 5. Application 15/00445/FUL - 77-79 Deepfield Road, Bracknell
Erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79. | 39 - 56 |
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6. **Application 15/00718/FUL Jomar, 60 College Road, College Town**
Erection of 4 no 3 bed semi detached dwellings with associated access and parking. 57 - 74
7. **PS Application 15/00826/OUT The Hideout, West Road, Wokingham**
Outline application for the erection of 112 no. dwellings (Class C3), family respite, family treatment and outreach hub (Class C2/D1 Use), open space, SANG, new footpaths and new vehicular access off Old Wokingham Road. 75 - 98
8. **Application 15/00836/A Daruchini, Forest Road, Binfield**
Display of 4 no. illuminated fascia signs, 1 no. non illuminated projecting sign, 4 no. non illuminated poster signs, 4 no. non illuminated window signs and 1 no. replacement illuminated hanging sign on existing totem at the front of the site. 99 - 106
9. **PS Application 15/00855/FUL Brackworth, Broad Lane**
Erection of 6 no 2 bedroom and 2 no 1 bedroom flats with associated parking, cycle shed, amenity space, bin store and access following demolition of existing dwelling. 107 - 124
10. **Application 15/00856/FUL 33 Saffron Road**
Conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable sub-division of existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings. 125 - 136
11. **PS Application 15/00888/FUL Green Acres, Warfield Road**
The erection of 8 new dwellings with associated garages and parking with the access off existing bell mouth on Atte Lane following demolition of existing outbuilding. 137 - 154
12. **Application 15/00905/FUL Daruchini, Forest Road, Binfield**
Erection of 2 x three bed dwellings on land adjacent to former Daruchini and formation of new access onto Forest Road. 155 - 166
13. **Application 15/00955/FUL 6 Sherring Close**
Erection of two storey side extension with chimney, installation of dormer windows to front and rear and single storey rear extension with provision of balcony and s/s front extension following demolition of existing garage and utility room. Remove existing roof and provide new roof to main house with two rooms in roof space. New detached double garage with room over. Change materials of dwelling to have rendered walls with slate tiled roof. 167 - 174

14. **Application 15/01014/FUL Land at the Limes, Forest Road, Hayley Green, Warfield**
- Erection of 4 no. houses with new vehicular access to The Limes. 175 - 186
[Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002].
15. **Application 15/01095/RTD Land At Rear Of Shell Garage, Bagshot Road**
- Replacement of existing 12 metre pole supporting 3no. antennas (overall height 14.9 metres) with a new 16 metre pole supporting 3no. shrouded antennas (overall height 16 metres), replacement of 1no. equipment cabinet, installation of 1no. equipment cabinet, with ancillary development. 187 - 194

**PLANNING COMMITTEE
12 NOVEMBER 2015
7.30 - 10.30 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Finnie, Mrs Hayes MBE, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips, Skinner and Worrall

Also Present:

Councillors Leake, Turrell and Virgo.

Apologies for absence were received from:

Councillors D Birch and Heydon

77. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 15 October 2015 be approved as a correct record and signed by the Chairman.

78. Declarations of Interest

There were no declarations of interest.

79. Urgent Items of Business

There were no items of urgent business.

80. Application No 15/00004/FUL - Edenfield, Larges Lane, Bracknell

Erection of 48 no. dwellings (41 no. apartments and 7 no. terraced houses) with associated parking and vehicular access from Larges Lane following demolition of existing office building.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council and the grounds of their objections to the proposed development.
- Eight objections including a petition submitted by the Winterbourne Residents Association with 31 signatures. Objections raised concerns around:
 - Adverse impact upon surrounding residential amenity
 - Lack of parking, traffic and highway safety
 - Adverse impact upon the character and appearance of the area
 - Impact upon trees
 - Concerns regarding existing utilities

The Committee noted concerns around the disruption that would be caused during construction of this development to neighbouring residential properties and asked that condition 12 be amended to shorten the daily working hours of construction.

The Committee also asked that a condition be added to ensure that a car parking management scheme be put in place before any work commenced on this development.

The Committee agreed that an informative be added to recommend that consideration be given to the installation of a sprinkler system.

RESOLVED that;

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA
02. restricting new residents applying for parking permits in the controlled parking zone.
03. affordable housing.

That the Head of Planning 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 and documents:-

- AHR-AR-LL-10-001 - Existing Site Location Plan 13.01.15
- AHR-AR-LL-10-100 - Proposed Site Plan F 20.10.15
- AHR-AR-LL-20-100 - Ground Floor Plan E 16.09.15
- AHR-AR-LL-20-101 - First Floor Plan C 16.09.15
- AHR-AR-LL-20-102 - Second Floor Plan C 16.09.15
- AHR-AR-LL-20-103 - Third Floor Plan D 20.10.15
- AHR-AR-LL-20-104 - Fourth Floor Plan C 20.10.15
- AHR-AR-LL-20-105 - Fifth Floor Plan B 09.07.15
- AHR-AR-LL-20-106 - Sixth Floor Plan B 09.07.15
- AHR-AR-LL-20-107 - Housing Floor Plans C 16.09.15
- AHR-AR-LL-20-300 Proposed East Elevation Apartments C 20.10.15
- AHR-AR-LL-20-301 Proposed North Elevation Apartments C 20.10.15
- AHR-AR-LL-20-302 Proposed West Elevation Apartments B 09.07.15
- AHR-AR-LL-20-303 Proposed South Elevation Apartments D 20.10.15
- AHR-AR-LL-20-304 Proposed Housing Elevations B 09.07.15
- AHR-AR-LL-90-001 Landscape Site Plan 05 09.11.15
- AHR-AR-LL-90-002 Concept Planting Plan 04 09.11.15
- AHR-AR-LL-90-003 Tree Protection and Removal Plan
- Vehicle Tracking AHR-AR-LL-90-004
- Communal Space AHR-AR-LL-90-011
- AHR-AR-LL-90-021 Tree Pit Area 02

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: BFBLP EN20, Core Strategy DPD CS7]

04.The bathroom windows in the east facing flank wall elevation of the flats hereby permitted shall not have windows glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The windows shall be fixed shut with the exception of the top half being openable.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05.No windows at first floor level or above, other than those shown on the approved plans shall be inserted in the east flank elevation of the terraced houses and the east flank wall of the flats both facing Winterbourne Court.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06.The development hereby permitted shall not be begun until details showing the finished floor levels of the building the levels of the road and parking hereby approved in relation to a fixed datum point 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 character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

07.The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been 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) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

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 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 approved.

REASON: In the interests of good landscape design, visual amenity of the area and biodiversity. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

08.No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

09.The demolition shall not be begun until a scheme for the provision of bird (swift) and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

10.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

11.The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) control of noise

(ii) control of dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations (if applicable)

(v) Construction, demolition and piling (if applicable) working hours

(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenities of the area.

12. Demolition or construction work shall take place at the site only between 09:00hrs and 17:00hrs Monday - Friday, between 09:00hrs and 13:00hrs on Saturdays, and not at all on Sundays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme or public holidays.

REASON: In the interest of amenity.

13. No development shall take place until details of on-site refuse storage for any waste (arising from the legitimate use of the development) awaiting disposal have been submitted to and approved in writing by the Local Planning Authority. The details should include the method used to determine the size/capacity of the proposed covered bin store, and whether any additional bin storage areas will be required, and whether any such additional bin storage areas will be open air storage. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: In the interest of amenity.

14. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

15. 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%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

16. The development hereby approved shall be implemented in accordance with the approved Drainage Strategy submitted 25.06.15. The surface water drainage system shall thereafter be managed and maintained in accordance with the approved Drainage Strategy.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

17. 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. The access shall thereafter be retained.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

18.No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

19.No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked 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: BFBLP M9, Core Strategy DPD CS23]

20.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 (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

21. With the exception of the terraced houses (which have on-plot parking) there shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted,

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]

22. 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) (England) Order 2015 (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.

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]

23. The dwellings provided by the carrying out of the development shall not be occupied until adequate secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

24. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

25. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works relating to the access to the site with Larges Lane.

The buildings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

26. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including lighting units, levels of illumination and hours of use including lighting for the parking courts. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved details and the approved lighting shall be retained thereafter.

REASON: In the interests of the amenity of neighbouring property and the character of the area

[Relevant Policies: BFBLP EN20 and EN25]

27. 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.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

28. The development hereby permitted shall not be begun until a scheme for protecting the proposed flats from noise from London Road has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise.

[Relevant Policies: BFBLP EN25]

29. No dwelling shall be occupied until a plan for the management of the car parking on the site (excluding the on-plot parking serving the terraced houses) has been implemented in accordance with details submitted to and approved in writing by the Local Planning Authority. The car parking on the site shall thereafter be managed in accordance with the approved plan.

REASON: To ensure that sufficient off-street car parking is provided to serve the development in the interests of highway safety.

[Relevant Plans and Policies: BFBLP M9]

**81. Application No 15/00401/FUL - Jack O'Newbury, Terrace Road North, Binfield
Conversion of redundant listed barn and adjacent ancillary building to dwelling
including the construction of a new link and alteration and extension to parking
for the Jack O' Newbury public house.**

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.
- Four letters of representation raising material considerations as summarised below:
 - The development of the barn would be inappropriate and intrusive.
 - Concerns around car parking and highway safety.
 - Concerns around noise from the proposed development and access during building work.

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.
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 on 07.05.15.
 - J1103-003 SLP SITE LOCATION PLAN
 - J1103-003blkA Rev J Block plan 1-200
 - J1103-003 SCHEME 1 Rev F - PROPOSED SCHEME FLOOR PLANS & SECTION
 - J1103-003 SCHEME 2 Rev C - PROPOSED SCHEME BARN ELEVATIONS
 - J1103-003 SCHEME 3 Rev C - PROPOSED SCHEME BARN & SKITTLE ALLEY
 - J1103-003 SCHEME 4 Rev A - PROPOSED SCHEME ROOF PLAN
 - J1103-003 SCHEME 5 Rev D - PROPOSAL - BARN SECTIONS
 - J1103-003 DETAIL 1 Rev B - PROPOSED SCHEME CONSTRUCTION DETAILS 1
 - J1103-003 DETAIL 2 Rev A - PROPOSED SCHEME CONSTRUCTION DETAILS2
 - J1103-003-FR PROPOSED SCHEME FRAME REPAIR DETAILS
 - J1103-003-JD#1 PROPOSED SCHEME JOINERY DETAILS 1
 - J1103-003-JD#2 PROPOSED SCHEME JOINERY DETAILS 2
 - J1103-003-JD#3 PROPOSED SCHEME JOINERY DETAILS 3
 - J1103-003-JD#4 PROPOSED SCHEME JOINERY DETAILS 4
 - Structural Engineers Report by Sinclair Johnston & Partners Limited August 2011
 - Bat Survey by Wychwood Environmental September 2015
 - Bat Access Tile Set
 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 include brick sample panel, roof tiles, windows and doors 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 preserving the external appearance of the listed building and the visual amenities of the area.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
05. The development hereby permitted shall not be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked 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: BFBLP Saved Policy M9, Core Strategy DPD CS23]
06. The development hereby permitted 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. The building shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policy CS23]
07. The development hereby permitted shall not be begun until details of the wall and gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission and retained thereafter.
REASON: - In the interests of the setting of the listed building, visual amenities of the area and onsite parking and turning.
[Relevant Plans and Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]
08. 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 prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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 approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP Saved Policy EN2 and EN20, CSDPD Policy CS7]

09. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- details of methods to avoid killing, injury or disturbance to bats during development
- details of the provision of temporary roosts during construction
- details of the provision of replacement roosts
- details of habitat management and enhancement, e.g. suitable lighting and planting
- details of appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details,. An ecological site inspection report shall be submitted to the Local Planning Authority for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

12. The buildings shall not be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements, not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]
13. The barn skylight in the roof slope facing north of the proposed development shall be no less than 1.8 metres above internal floor level. Any alternative design shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the barn building.
REASON: The barn is a Listed Building and to prevent the overlooking of the neighbouring property.
[Relevant Policies: BFBLP Saved Policy EN20]
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is located outside of a settlement where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP Saved Policy EN8, Core Strategy DPD Policy CS9]
15. 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.
[Relevant Policies: BFBLP Saved Policy Saved Policy M9, Core Strategy DPD Policy CS23]

82. **PS Application No 15/00536/FUL - Post Office, 6 High Street, Bracknell
Erection of 7 storey building (with undercroft for parking/storage)
accommodating A1 (retail) use at ground floor (170sqm) and 14 residential
units over following demolition of Post Office building - resubmission of
14/01015/FUL.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council raising concerns around car parking provision and the loss of one of the few remaining old buildings in Bracknell.
- 23 letters of objection were received summarised as follows:
 - Loss of historic building would have a detrimental impact on the character of the town centre.
 - There would not be adequate parking provision and querying if more flats were needed.

The Committee expressed concern around the car free proposals for this development, particularly given the town centre location. The Committee asked that a planning obligation in the s106 agreement be added requiring any prospective buyers to be advised in their sale agreement that the development is strictly car free.

RESOLVED that;

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

- 01.Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).
- 02.Obligations for the owner/developer to inform any future occupiers of the ten flats with no on-site parking that their sale/tenancy stipulates that the development is strictly car free.

The Head of Planning be given delegated authority, subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted, to **APPROVE** the application subject to the following conditions:-

- 01.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

PL/05 Proposed Site Plan received 22.06.15.

PL/06 Proposed Ground Floorplan received 22.06.15.

PL/07 Proposed 1st and 2nd Floorplan received 22.06.15.

PL/08 Proposed 3rd and 4th Floorplan received 22.06.15.

PL/09 Proposed 5th and 6th Floorplan received 22.06.15.

PL/10 Proposed North and South Elevations received 22.06.15.

PL/11 Proposed West and East Elevations received 22.06.15.

PL/12 Proposed 3D Views received 22.06.15.

Drainage Assessment received 22.06.15.

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: BFBLP EN20, Core Strategy DPD CS7]

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the building and the levels of the roads 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: BFBLP EN20, Core Strategy DPD CS7]

05. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

06. 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.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

07. The on-site refuse store shall be implemented in accordance with the approved plans prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

08. The development shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

09. No part of the development shall be occupied until the associated vehicle parking and turning space 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: BFBLP M9, Core Strategy DPD CS23]

10. The development hereby permitted 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. The building shall not be occupied until the approved scheme has been implemented. The facilities thereafter shall be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11. No development shall take place until a scheme indicating the provision to be made for disabled people to gain access to the retail unit and flats has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building provided by the carrying out of the development is occupied.

REASON: To ensure that people with disabilities have access to the development
[Relevant Policy BFBLP EN22 and M7]

12. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

13. 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 (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

14. The development hereby permitted shall incorporate a surface water drainage system as set out in the drainage assessment (September 2014). The scheme shall be implemented and thereafter be managed in accordance with the approved drainage assessment (September 2014).

REASON: In the interest of amenity.

83. **Application No 15/00662/FUL - 27 Butler Drive, Bracknell**
Erection of a single storey rear extension.

This application has been withdrawn from the agenda papers.

84. **Application No 15/00717/FUL - Jomar, 60 College Road, College Town**
Erection of two semi detached 3 no bed dwellings following the demolition of the existing dwelling and outbuilding.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council.
- Five letters of objection were received summarised as follows:
 - Insufficient parking when considered cumulatively with the proposals for four houses.
 - The existing bungalow should be replaced with one house and the access road to the four house development should be alongside it
 - Access should be provided directly onto College Road for the larger four house scheme, and it therefore follows that this application should be refused.
 - What is the plan for asbestos in the current building
 - Highway safety concerns as there have been 3 serious rear-end collisions within the last 3 years due to poor visibility at the junction of College Road and The Breech
 - Consideration should be given to improved parking and vehicle access.
 - How will vermin be contained and removed during demolition
 - Biodiversity with regards to bats, barn owls, slow worms and reptiles.
 - Tree protection
 - Parking stress

RESOLVED that;

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning 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 15 July 2015:

2205 06 A Site Plans
2205 05 A Plans and Elevations

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: BFBLP EN20, Core Strategy DPD CS7]

04 The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings hereby approved and shall be retained as such thereafter.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

05 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 prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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 approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

06 No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

07 During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

08No dwelling shall be occupied until vehicular access as shown on drawing 2205 06 A has been constructed. The access shall be retained as such thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.

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

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

11No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The approved scheme shall be implemented prior to the occupation of any dwelling. The facilities shall be retained as such thereafter.

REASON: In the interests of accessibility of the development to cyclists.

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

12The 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.

REASON: In the interests of amenity and road safety.

13No site clearance or demolition shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

14The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The revised mitigation measures shall be implemented.
Reason: To ensure the status of bats on site has not changed since the last survey.

16The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: Core Strategy DPD CS10]

17The 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: CSDPD Policy CS12]

18The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

**85. Application No 15/00747/FUL - Victoria Cottage, 81A Binfield Road, Bracknell
Erection of a single storey rear and part side extension.**

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Brossard, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The comments of Bracknell Town Council recommending refusal, raising concerns around the proposed development being overbearing and unneighbourly.
- One objection from a neighbouring property, raising concerns around loss of light. No objections were raised around the rear element of the proposal.

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.

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:

Proposed Floor Plan, Elevations and Block Plan, Drawing number: D1564-02, received 17.09.2015

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in appearance those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

86. **Application No 15/00763/FUL - St Katherines, Church Lane, Warfield**

Erection of a two storey front extension following demolition of front porch and canopy, and single storey extension to detached garage (re-submission of withdrawn application 15/00055/FUL).

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The comments of Warfield Parish Council objecting to the proposal on the grounds that the substantial cumulative nature of the extension proposed when added to previous extensions to this dwelling, and representing an overall increase of greater than 40% on the original floorspace of the dwelling, would materially alter the scale and character of the dwelling within this Green Belt area and so would be inappropriate development in the Green Belt.

RESOLVED that the application be **REFUSED** for the following reason:

01. The proposed development by reason of its size and its cumulative increase when combined with existing enlargements would result in disproportionate additions to the original dwelling and garage outbuilding, which is by definition inappropriate development in the Green Belt, to the detriment of the open and rural character of the Green Belt, and the purposes of including land within it. The development would be contrary to the development plan and it is not considered that there are any 'very special circumstances' or other material considerations which indicate that planning permission should be granted for the development. The proposed development is therefore contrary to Policies CP1 of the Site Allocations Local Plan, CS1, CS2 and CS9 of the Core Strategy

Development Plan Document, 'Saved' Policies EN8 and GB1 of the Bracknell Forest Borough Local Plan, and Section 9 of the National Planning Policy Framework.

87. Application No 15/00765/FUL - 45 Wentworth Avenue, Ascot

iRetention of raised decking and handrail, with screen to the northern end, to enable disabled access to garden.

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle and Virgo.

The Committee noted:

- The comments of Winkfield Parish Council recommending refusal.
- An objection from a neighbouring property raising concerns around loss of privacy and views and that the proposed development would be unneighbourly in terms of its siting and design.

Committee members expressed concern around the proximity of the development to the neighbouring boundary. Concerns around residential amenity and the overbearing nature of the screen were also raised.

A motion to authorise the Head of Planning to approve the application subject to conditions as recommended in the Officer report was put to the vote and lost. An alternative motion to refuse planning permission was put to the vote and carried.

RESOLVED that planning application 15/00765/FUL be **REFUSED** for the following reason:

1. By reason of its size and position, the proposed screen and decking is considered to be unneighbourly, resulting in an overbearing impact to the detriment of the residential amenity of the occupiers of 47 Wentworth Avenue. The proposed screen and decking is therefore contrary to 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan.

88. Application No 15/00789/FUL - Land At Rear Of Oaklands and St Margarets, London Road, Binfield

Construction of 3 detached houses, garages and access road, together with alteration, rear extension and new garage at "Oaklands", following demolition of the dwelling known as "St Margarets"

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Brossard, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal.
- Three letters of objection were received summarised as follows:
 - Inappropriate to the Special Character and purpose of the Popeswood Triangle Residential Area with respect to backland development
 - Exceeds the density requirements of a designated Special Residential Area
 - Disturbance to wildlife & mature trees

- Result in two of the proposed properties (Plots 2 and 3) directly overlooking the house of 4 Lawrence Grove and the gardens of both 4 and 5 Lawrence Grove
- Over development
- Increase in traffic generation onto what is already a very busy road
- Reduce important transitional area between Bracknell town and Binfield village.
- The attraction of the houses in the Popeswood triangle is their relatively large gardens, which allow residents to carry out their normal activities without impacting their neighbours. Infilling is creating more people, more cars, more traffic, more pets, more music played through open windows, more lawnmowers, more bonfires, with less trees & less wildlife. All this contributes to the continual reduction in the quality of life.

RESOLVED that **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 August 2015:
drawing 07A
drawing 10A
drawing 17A
drawing 18
drawing 19A
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 at plots 2 , 3 and 4 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: BFBLP EN20, Core Strategy DPD CS7]
04. The materials to be used in the construction of the external surfaces of the single storey extension to Oaklands and the detached garage to Oaklands shall be similar in appearance to those of the existing building at Oaklands.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The first floor windows in the western elevations of plot 2 and plot 3 and the first floor windows in the eastern and western elevations of plot 4 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 shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 plots 2, 3 and 4 hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. The rooflight in the roof slope facing east on plot 4 shall at all times be no less than 1.7 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
08. No development shall take place until comprehensive details of both hard and soft landscaping works have been 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) Details of semi mature tree planting.
 - c) Comprehensive 5 year post planting maintenance schedule.
 - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
 - e) Means of enclosure (walls and fences etc)
 - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
 - g) Recycling/refuse or other storage units, play equipment
 - h) Other landscape features (water features, seating, trellis and pergolas etc).

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. All hard landscaping works shall be carried 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 approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

09. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained. 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.
REASON: In the interests of good landscape design and the visual amenity of the area.
10. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Polices: CSDPD CS10]
11. 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
12. The development shall be undertaken in accordance with the details of the finished floor levels of the buildings as shown on drawing no. received 27 August 2015 by the Local Planning Authority.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
13. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
14. All ecological measures and/or works shall be carried out in accordance with the details contained in AA Environmental Ltd's report dated 13th March 2015 as already submitted with the planning application.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
15. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
16. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any

subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing 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) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2.4m high protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.

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 and EN20, CSDPD CS7]

17. The protective fencing and other protection measures specified by condition 16 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. 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 and EN20, CSDPD CS7]

18. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the Local Authority following each visit.

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 and EN20, CSDPD CS7]

19. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

20. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the

minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

- 21. No dwelling shall be occupied until the existing access to the site has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The footway/verges shall be retained thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
- 22. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
- 23. No dwelling shall be occupied until the associated vehicle parking and turning space 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: BFBLP M9, Core Strategy DPD CS23]
- 24. The garages 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]
- 25. The garage door on plot 4 hereby approved shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
REASON: To ensure that the garage is still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars comprising the communal access road.
[Relevant Policy: BFBLP M9]

26. No dwelling shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
27. 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.
REASON: In the interests of amenity and road safety.

89. **Application No 15/00835/FUL - Daruchini, Forest Road, Binfield**

Installation of 3 no. air conditioning units, plant equipment and fan condenser unit (Re-submission of 15/00572/FUL).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.
- Seven objections were received summarised as follows:
 - Concerns that the air conditioning units would result in an unacceptable increase in noise and disturbance, to the detriment of the amenities of neighbouring residents.
 - Parking and traffic concerns that relate to the change of use of the shop.
 - Concerns that a retail unit would attract crime.
 - Concerns regarding the need for an additional retail unit in Binfield.

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.
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 September 2015:
DN17881-1 (Revision B) – Refrigeration Plant and AC layout for Planning 15-XXX-101 (Revision A)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The level of noise emitted from the approved plant equipment shall not exceed the existing background noise level, in accordance with the document 'Environmental Acoustic Test' dated July 2015.
REASON: In the interests of the amenity of the residents of neighbouring properties.
[Relevant Policies: BFBLP 'Saved' Policy EN20, EN25]

90. **Application No 15/01038/RTD - Telecommunications Mast, Savernake Way, Bracknell**

Replacement of existing 11.7m phase 3 monopole with 12.5m phase 5 monopole and 1no. additional equipment cabinet.

This application was withdrawn from the agenda.

91. **Application No 15/01060/RTD - Telecommunications Mast (T-Mobile 51470), London Road, Bracknell**

Replacement of 12M phase 3 monopole with 12M phase 4 monopole and additional equipment cabinet.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council.

RESOLVED that the application be delegated to the Head of Planning to grant Prior Approval following the expiration of the consultation period for the siting and appearance of the development subject to compliance with the following conditions:

1. Drawing no. BRF005 01 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 002 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 003 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 004 Rev A received by Local Planning Authority on 23 October 2015

2. The 1no. additional cabinet hereby approved shall be painted Green RAL 6009.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

92. **Confirmation of TPO 1192 - Land At The Royal Hunt Public House, New Road, Ascot**

RESOLVED that the Tree Preservation Order 1192 as detailed in the report attached to the agenda be confirmed.

CHAIRMAN

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

**PLANNING COMMITTEE
17th December 2015**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
5	<p>15/00445/FUL 77-79 Deepfield Road Bracknell Berkshire (Bullbrook Ward) Erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Paul Corbett	Basia Polnik
6	<p>15/00718/FUL Jomar 60 College Road College Town (College Town Ward) Erection of 4 no 3 bed semi detached dwellings with associated access and parking. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Katie Walker	Basia Polnik
7	<p>15/00826/OUT The Hideout West Road Wokingham (Great Hollands South Ward) Outline application for the erection of 112 no. dwellings (Class C3), family respite, family treatment and outreach hub (Class C2/D1 Use), open space, SANG, new footpaths and new vehicular access off Old Wokingham Road. Recommendation: Refuse.</p>	Sarah Fryer	Martin Bourne
8	<p>15/00836/A Daruchini Forest Road Binfield (Binfield With Warfield Ward) Display of 4 no. illuminated fascia signs, 1 no. non illuminated projecting sign, 4 no. non illuminated poster signs, 4 no. non illuminated window signs and 1 no. replacement illuminated hanging sign on existing totem at the front of the site.</p>	Michael Ruddock	Basia Polnik

Recommendation: Conditional Advertisement Consent

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|----|---|--------------------|---------------|
| 9 | <p>15/00855/FUL
Brackworth Broad Lane Bracknell
(Harmans Water Ward)
Erection of 6 no 2 bedroom and 2 no 1 bedroom flats with associated parking, cycle shed, amenity space, bin store and access following demolition of existing dwelling.
Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p> | Katie Walker | Martin Bourne |
| 10 | <p>15/00856/FUL
33 Saffron Road Bracknell Berkshire
(Wildridings And Central Ward)
Conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable subdivision of existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings.
Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p> | Matthew Miller | Basia Polnik |
| 11 | <p>15/00888/FUL
Green Acres Warfield Road Bracknell
(Warfield Harvest Ride Ward)
The erection of 8 new dwellings with associated garages and parking with the access off existing bell mouth on Atte Lane following demolition of existing outbuilding.
Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p> | Katie Walker | Basia Polnik |
| 12 | <p>15/00905/FUL
Daruchini Forest Road Binfield
(Binfield With Warfield Ward)
Erection of 2 x three bed dwellings on land adjacent to former Daruchini and formation of new access onto Forest Road.
Recommendation: Approve.</p> | Michael
Ruddock | Basia Polnik |
| 13 | <p>15/00955/FUL
6 Sherring Close Bracknell Berkshire
(Priestwood And Garth Ward)
Erection of two storey side extension with chimney, installation of dormer windows to front and rear and single storey rear extension with provision of balcony and s/s front extension following demolition of existing garage and utility room.
Remove existing roof and provide new roof to main house with two rooms in roof space.
New detached double garage with room over.</p> | Charlotte Pinch | Basia Polnik |

Change materials of dwelling to have rendered walls with slate tiled roof.

Recommendation: Approve.

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|----|--|-----------------|--------------|
| 14 | 15/01014/FUL
Land At The Limes Forest Road Hayley Green Warfield
(Winkfield And Cranbourne Ward)
Erection of 4 no. houses with new vehicular access to The Limes. [Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002].
Recommendation: | Margaret McEvit | Basia Polnik |
| 15 | 15/01095/RTD
Land At Rear Of Shell Garage Bagshot Road Bracknell
(Old Bracknell Ward)
Replacement of existing 12 metre pole supporting 3no. antennas (overall height 14.9 metres) with a new 16 metre pole supporting 3no. shrouded antennas (overall height 16 metres), replacement of 1no. equipment cabinet, installation of 1no. equipment cabinet, with ancillary development.
Recommendation: Approve. | Matthew Miller | 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 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National 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

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

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.

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ITEM NO:

Application No.
15/00445/FUL
Site Address:

Ward:
Bullbrook

Date Registered:
12 June 2015

Target Decision Date:
11 September 2015

77-79 Deepfield Road Bracknell Berkshire RG12 2NU

Proposal:

Erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79.

Applicant:

Radial Property Group

Agent:

Peter Taylor Associates

Case Officer:

Paul Corbett, 01344 352000

development.control@bracknell-forest.gov.uk

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

OFFICER REPORT

1.SUMMARY

1.1 The Planning Committee of the 14th February 2013 resolved to approve outline consent (12/01001/OUT) for a similar scheme comprising the erection of 9 no. 3 bedroom dwellings to the rear of 77-83 Deepfield Road.

1.2 The previous scheme due to expire on 8th October 2016 resulted in the demolition of 4 dwellings fronting Deepfield Road and the reconstruction of 2, however the current scheme results in the demolition of 2 dwellings and the reconstruction of one to accommodate the new access road.

1.3 This proposal would contribute to the Council's current need to meet its 5 year housing land supply where such small sites assist in providing a variety of homes that are in need across the borough.

1.4 The proposal would not adversely impact upon the character of the area, its surroundings, landscape setting, highway safety or the amenities of the adjoining properties or protected species.

RECOMMENDATION
Planning permission be granted subject to conditions and a S106 agreement in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Land within settlement
Within 5km of SPA

3.1 The site is located to the north-east of Bracknell Town Centre on the north side of Deepfield Road on land to rear of no's 77-83 Deepfield Road and has an area of 0.18ha.

3.2 Deepfield Road is characterised by a uniform building line of semi detached housing with extremely generous rear gardens extending some 55m in length.

3.3 To the rear of the site is a large site comprising a number buildings used as a care home for the elderly known as Montgomery of Alamein Court which has a line of mature conifer trees within its own boundary screening it from the site.

3.4 Either side of the site are nos 75 and 85 Deepfield Road and their long gardens abutting the site.

4. RELEVANT SITE HISTORY

4.1 12/01001/OUT Status: Approved (with Legal Agreement) Permission expires 8 October 2016.

Outline permission with all matters reserved for the erection of 9 no. 3 bedroom dwellings with ancillary parking and access facilities following demolition of 4 existing houses and garages to the land rear of 77-83 Deepfield Road

5. THE PROPOSAL

5.1 In summary this application seeks to erect a total of 10 new dwellings (9 net) following the demolition 2 dwellings 77 and 79 Deepfield to enable the creation of a new access road.

5.2 The application has been amended from that originally submitted.

5.3 This proposal comprises the erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79.

5.4 This proposal comprises the following mix:

Plot 1 3 bed (2 storey detached dwelling to replace no.77 demolished)

Plot 2; 3 bed (2.5 storey semi-detached)

Plot 3; 3 bed (2.5 storey semi-detached)

Plot 4; 4 bed (2.5 storey semi-detached with attached carport)

Plot 5; 4 bed (2.5 storey semi-detached with attached carport)

Plot 6; 3 bed (2.5 storey semi-detached)

Plot 7; 3 bed (2.5 storey semi-detached)

Plot 8; 3 bed (2.5 storey semi-detached)

Plot 9; 3 bed (2.5 storey semi-detached)

Plot 10; 3 bed (1.5 storey detached chalet bungalow)

6. REPRESENTATIONS RECEIVED

6.1 Bracknell Town Council:

Bracknell Town Council recommends refusal:

The proposal is representative of overdevelopment of the site, cramped out of character with surrounding houses. Concerns regarding traffic and access to the site. Concerns about the lighting of the car park will this be intrusive to adjacent properties. There is already parking issues in Deepfield Road but only three visitor spaces are allowed for on the development.

The proposed access will cause problems in an already congested road. This development would have a detrimental impact on the area, inadequate provision for parking in an area that already suffers from congestion the addition of 11 new properties would be disproportionate in terms of the detrimental impact. [Officer Comment: The scheme has been reduced by 1 dwelling and the layout has been improved]

Refuse Collection and emergency vehicles already experience difficulties manoeuvring in this road. As vehicles leave the proposed site at night headlights will shine directly into a residential property.

6.2 Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.

Thames Water would advise that with regard to sewerage infrastructure capacity, that they do not have any objection to the proposal.

Other representations:

6.3 Three letters of representation have been received raising the following material considerations:

- Overdevelopment
- The dwellings will overlook the rear gardens within Deepfield Road.
- Highway safety and parking concerns
- Drainage/flooding concerns
- No 71 is concerned the development will undermine their garage foundations
- Loss of trees

[Officer Comment: The above concerns are addressed within the report.]

2 letters of support was also received.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer:

No objection subject to conditions

7.2 Biodiversity Officer:

No objection subject to conditions

7.3 Drainage Officer

No objection subject to conditions

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent

Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Landscape	Saved Policies EN1 & EN2 of BFBLP	Consistent
Sustainability (resources)	CS10 and CS12 of CSDPD	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
SPA	Retained SEP Policy NRM6 and CS14 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Thames Basin Heath Special Protection Area (SPD)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
Non-statutory technical standards for sustainable drainage systems (2015)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of proposal
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Waste Implications
- vi Biodiversity Implications
- vii Tree and Landscape Implications
- viii Impact on Accessibility
- ix Impact on SPA
- x Sustainability (resources)
- xi Drainage Implications
- xii Community Infrastructure Levy

i. PRINCIPLE OF THE PROPOSAL

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. In addition, the proposals would provide net increase of 9 dwellings, boosting the supply of housing within the Borough in line with the objectives of CSDPD policy CS15. Therefore, the principle of development on this site is acceptable subject to no adverse impact upon the character of the area, living conditions of the neighbouring occupiers, highway safety or protected species.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.3 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area.

9.4 It is considered that the site layout plan demonstrates that the proposed development can be accommodated on this site taking into account the associated private amenity space afforded for each dwelling, the buildings scale and siting relative to the adjoining properties and other site constraints, parking and turning provision and soft landscaping.

9.5 It is not considered given the scale of development proposed within the existing urban context that the development would adversely impact upon the existing pattern of development.

9.6 It is therefore considered that this proposal accords with the principles of Core Strategy Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.7 BFBLP 'Saved' Policy EN20 and EN 25 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, require the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. These requirements are considered to be consistent with the general design principles in paras. 56 to 66 of the NPPF.

9.8 There would be no loss of light created by the proposed two and half storey dwellings (heights 9m), nor would they would appear unduly overbearing when viewed from the surrounding properties due to the fall in the land to the rear of Deepfield Road as shown on the applicants cross-section plan submitted.

9.9 The existing two storey development to the rear boundary of the site, namely Montgomery of Alamein Court to the north, is set off the boundary by approximately 13m and is screened by a line of mature conifer trees within its own boundary.

9.10 In order to avoid overlooking, the Council considers that any first floor windows should not overlook an adjoining boundary less than 10m away or bring properties closer than 22m.

The intervening distances between the properties to the rear varies between 22.8m at its closest point at plot 9 increasing to 29.8m. The proposed rear garden depths measure between 9.5m and 15m in depth and still maintain a back to back building distance to the adjacent building to the rear of the site of at least 22m which is acceptable.

9.11 Whilst it is acknowledged that there is a number of rear facing roof lights at second floor level serving bathrooms only. It is considered that in order to safeguard any potentially to overlooking of the adjacent Montgomery of Alamein Court to the north it is considered that these windows should retain an internal cil height of at least 1.8m above the finished floor level. A condition is recommended to secure this requirement.

9.12 In respect of the intervening distances between the frontages of the 8 new dwellings proposed and that of the backs of the properties in Deepfield Road the distances exceed 30m, these distances are similar for 51 - 63 Bay Road which is acceptable.

9.13 The only potential point of conflict from direct overlooking would result from the relationship of the bedroom window at second floor level on plot 9 and that of the chalet bungalow's rear garden on plot 10. It is to be expected that in urban areas there is often a degree of overlooking. However on balance it is considered that given the bungalow has been designed with some private amenity space immediately to the south elevation it is not considered to be so adverse as to warrant a reason for refusal.

9.14 A resident at no.71 Deepfield Road raised a concern that the positioning of plot 2 so close to their existing shed would undermine the raft foundations of this outbuilding. Only part of the dwelling proposed on plot 2 would be nearest the boundary and this is shown to have an offset of 1.5m increasing to 2.5m from the outbuilding. Given the intervening distances it is not considered that the construction of plot 2 would adversely impact upon the foundations of the said outbuilding. Furthermore this is a civil matter.

9.15 It is not considered that any lighting normally attributable to urban areas such as this comprising new streeting lighting and normal domestic lighting would not be considered to be unduly unneighbourly within this context.

9.16 The proposal would not therefore be considered to conflict with CSDPD Policy CS7, BFBLP Policy EN20 and the NPPF.

iv. IMPACT ON HIGHWAY SAFETY

9.17 CSDPD CS23 states that the Local Planning Authority will use its powers to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. Saved Policies M4 and M9 of the BFBLP ensure that development provides satisfactory highway measures and parking provision. To supplement this policy, the Local Planning Authority's Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for residential dwellings so can be afforded significant weight. The NPPF allows for LPAs to set their own parking standards for residential development. The quoted policies are considered to be consistent with the NPPF.

9.18 The development is estimated to generate about 7-8 movements in each peak hour an increase of around 6-7 movements. Over the day the level of traffic is expected to be around 77 movements with a net increase of around 70 movements per day.

9.19 The Highways Officer is satisfied that proposed access road and level of private parking complies with the Council's Car Parking Standards and includes 2 visitor spaces. The proposed trip rates as a result of this development are to be expected and as such would not adversely impact upon highway safety.

9.20 The proposed access road is to be adopted and as such is designed as such it will be secured through a s38/278 agreement.

9.21 This proposal is considered to accord with Saved Policies M4 and M9 of the BFBLP, Policy CS23 of the Core Strategy DPD and the NPPF in respect of highway related matters.

v WASTE IMPLICATIONS

9.22 The design and layout of this site has include appropriate storage capacity so that each householder can store their bins away from the street frontage, as well as, incorporate bin collection areas when the bins are put on the kerb-side for collection.

9.23 The access road is designed to be adopted by the Council and makes provision to enable the site to serviced by the Council's 10m Refuse Collection Vehicle.

9.24 Therefore there is no waste or recycling issues arising from this proposal.

vi TREES AND LANDSCAPING IMPLICATIONS

9.25 BFBLP Saved Policies EN1 and EN2 state that the LPA will seek to protect tree and hedgerow cover. This is also supported by CSDPD Policy CS1 which seeks to protect the character of the local landscape. These policies are considered to be consistent with the NPPF section 11 which encourages LPAs to conserve and enhance the natural environment by protecting and enhancing valued landscapes.

9.26 A number of the low quality trees within the site will be removed however a number of the boundary trees are shown to be retained primarily to the rear of the site.

9.27 The proposed retention of the existing trees on the boundaries of the site and proposed soft landscaping are considered to comply with Saved BFBLP Policy EN1 which make an important visual contribution to the area overall.

9.28 The proposed landscaping is considered acceptable in principle and this will be secured by condition.

9.29 Therefore, subject to conditions, the proposal would comply with the relevant policies quoted and the NPPF.

vii BIODIVERSITY IMPLICATIONS

9.30 CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to "minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

9.31 The applicant's Preliminary Ecological Appraisal identifies that the site might support small numbers of reptiles. Therefore it is considered reasonable to impose a condition to secure such mitigation for the site to protect biodiversity. The bat survey found that bats are unlikely to be present in the dwellings due for demolition.

9.32 A non-native species (Three-cornered Garlic) is noted to be growing on site. It is an offence under the Wildlife & Countryside Act 1981 (as amended) to introduce, plant or cause to grow any plant listed in Schedule 9 Part 2 of the Act. Three-cornered Garlic is included within this Schedule. Therefore a plan to ensure its removal and legal disposal is also required to be secured by condition.

9.33 Conditions are also recommended to avoid site clearance during the bird nesting season, no external lighting, installation of bat and bird boxes.

9.34 As such the proposal, subject to appropriate conditions to secure mitigation and other protective measures is therefore acceptable in terms of biodiversity and therefore would not conflict with Core Strategy Policies CS1 and CS7 and the NPPF.

viii IMPACT ON ACCESSIBILITY

9.35 BFBLP Saved Policy EN22 and CSDPD Policy CS7 state that the Local Planning Authority (LPA) will ensure that new development provides convenient access, parking space and facilities for people with disabilities. These policies are considered to be consistent with the NPPF which states that LPAs should take into account the accessibility of the development.

9.36 The current proposal will need to comply with building regulations in respect of the new dwelling; it is therefore considered that the proposal would comply with the requirements of the Development Plan and the NPPF.

ix IMPACT ON SPA

9.37 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 3.09 km 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.

9.38 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.39 In this instance, the development would result in a net increase of 8 X 3 bedroom and 2 x 4 bedroom dwellings which results in a total SANG contribution of £17,964.

9.40 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £5,880.

9.41 The total SPA related financial contribution for this proposal is £23,844. The applicant has agreed to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

x SUSTAINABILITY (Resources)

9.42 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. An adequate Sustainability Statement has been received addressing this matter.

9.43 CSDPD Policy CS12 requires the submission of a Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production which the proportion shall be at least 20% for 10 dwellings including an explanation of the proposed choice of renewable energy to be installed. It should also be demonstrated how the development's potential carbon dioxide emissions will be reduced by at least 10%.

9.44 CSDPD Policies CS10 and CS12 are considered to be consistent with NPPF para 96 which states that in determining planning applications, local planning authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

9.45 The applicant has not sought to address these matters as part of this application and as such it is considered necessary that these matters be secured by conditions, to ensure this proposal would not conflict with CSDPD Policies CS10, CS12 and the provisions of the NPPF.

xi DRAINAGE IMPLICATIONS

9.46 The applicants submitted drainage strategy identifies the site lying entirely within Flood Zone 1 (FZ1) which has a low risk of flooding, outside the 1:1000 year of any fluvial flood event. The site sits upon the crest of a hill falling away to the north of the site.

9.47 Table 3 of Technical Guidance to the National Planning Policy Framework states that FZ1 is suitable for all types of development. Accordingly the sequential Test gives preference to locating new development in Flood Zone 1. As no part of the site areas to be developed are located within Flood Zone 2 and 3 the site does not need to pass the requirements of the Sequential Test.

9.48 Development of the site will lead to an increase in impermeable area, which will have a consequential impact on the run-off rates. Approximately 0.129ha of the total 0.26ha is to be developed with impermeable surfaces The applicant therefore proposes to install a surface water drainage system sized to accommodate an increase in run-off associated with climate change estimates, in accordance with Technical Guidance on life cycles for residential development. The development has therefore included a surface water drainage scheme based on SuDS principals. The strategy for the site will consist of permeable paving. The permeable paving will be situated within the main access road which is proposed to be adopted. The footways will continue to be of standard construction so as to allow services to be placed within them

9.49 The Council's Drainage Officer is satisfied that the applicant has demonstrated that the input of mitigation measures, including permeable paving and attenuation storage outlined within their Drainage Strategy that the proposed development of the site represents no tangible increase in off-site surface water run-off rates so long as the management and maintenance of the new drainage system is secured.

9.50 With regard to ongoing maintenance and operation for the lifetime of the development it is proposed that the drainage from the properties will use conventional pipe drainage, which

connects into sustainable drainage within an adopted public highway. Therefore the bulk of the maintenance and operation will undertaken by the Local Highway Authority as the road is proposed to be adopted.

9.51 The detail design of the sustainable drainage system will be approved by the Local Highway Authority and the private drainage will be approved and constructed in accordance with the Building Regulations.

9.52 Should a highway adoption agreement not be entered into then maintenance and operation strategy will be required for this development. It is recommended that this be secured within the S106 legal agreement.

9.53 The Council's Drainage Officer is satisfied that SuDS can be achieved on the site, and therefore a condition will also be included to ensure that the development will be SuDS compliant, in line with the NPPF and CSDPD Policy CS1.

xii COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.54 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of relevant new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.55 In this case, the proposal would be CIL liable as it comprises the creation of 10 new dwellings. The site falls within the Outer Bracknell CIL charging area, for which the charge is £75 per square metre for 1-14 dwellings against which any existing floorspace to be demolished (77 & 79 Deepfield Road) can be offset.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding residential area.

10.2 No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to detailed design, highway improvements, landscaping, biodiversity and sustainability.

10.3 A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

10.4 It is considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS23, BFBLP 'Saved' Policy EN20, M4 and M9, and the NPPF.

11. RECOMMENDATION

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

01. Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).
02. Dedication of the site access as public highway

That the application be **APPROVED** subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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.

P022 C - Proposed Site Layout LPA received 10.11.15

P023 A - Proposed Ground, First & Second Floor Plans – Plots 2 & 3, 6 & 7 and 8 & 9 LPA received 16.10.15

P024 A - Proposed Ground & First Floor Plans - Plots 4 & 5 LPA received 16.10.15

P025 A - Proposed Second Floor Plans - Plots 4 & 5 LPA received 16.10.15

P026 C - Proposed Floor & Roof Plans - Plot 10 LPA received 16.10.15

P027 A - Proposed Elevations Plots 3 & 4 LPA received 16.10.15

P028 A - Proposed Elevations - Plots 4 & 5 LPA received 16.10.15

P029 A - Proposed Elevations - Plots 2 & 3, 6 & 7 and 8 & 9 LPA received 16.10.15

P030 C - Proposed Elevations - Plot 10 LPA received 10.11.15

P031 A - Proposed Street Elevations (plots 2-9) LPA received 04.12.15

P032 C - Proposed Site Layout (1:500) LPA received 10.11.15

P033 A - Proposed section CC LPA received 20.10.15

Preliminary Ecological Survey (May 2015) received 12.06.15

Bat Survey (June 2015) received 12.06.15

SUDS Report (Drainage Strategy) ref: TENB/RIL/4525/SR.3 (sep2015) received 19.11.15

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 include brick sample panel, roof tiles, windows, doors, boundary enclosures and other hard surfaces 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: BFBLP Saved Policy EN20, CSDPD 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 neighbours amenity and the character of the area.

[Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]

05. The roof light windows in the rear roof slopes of the dwellings facing Montgomery of Alamein Court to the north of the proposed development shall at all times be no less than 1.8 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]
06. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.
REASON: - In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]
07. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
- to form an access into the site
The dwellings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the approved scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP Saved Policy M4]
08. No dwelling shall be occupied until the existing accesses to the site have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained as approved thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the approved plans .
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
10. No dwelling 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.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
11. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x 56m in both directions, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

12. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
13. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked 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: BFBLP M9, Core Strategy DPD CS23]
14. 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) (England) Order 2015 (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]
15. The development hereby permitted shall not be begun until details of the signing for the visitor car parking space has been submitted to and approved in writing by the Local Planning Authority. The visitor car parking space shall be provided and signed in accordance with the approved details and the space and signage 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: BFBLP Saved Policy M9, Core Strategy DPD Policy CS23]
16. No dwelling shall be occupied until the area shown for car parking on the approved plan has been drained and surfaced in accordance with details submitted to and approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
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]
17. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
18. The development hereby permitted 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. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained as approved thereafter.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policy CS23]

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 first floor level or above of the north and south facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]
20. 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 prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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 approved.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP Saved Policy EN2 and EN20, CSDPD Policy CS7]
21. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
22. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Three-cornered Garlic (*Allium triquetrum*) on site. The measures shall be carried out strictly in accordance with the approved scheme.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
23. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) an appropriate scale plan showing where construction activities are restricted and protective measures
- ii) details of protective measures to avoid impacts during construction
- iii) a timetable to show phasing of construction activities
- iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

25. The dwellings shall not be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements, not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

26. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

27. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :

(a) 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) 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).

Has been submitted to and approved in writing by the Local Planning Authority. Save as otherwise agreed in writing by the Local Planning Authority, the building(s) thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

28. 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.

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

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

In the event of the S106 agreement not being completed by 29 February 2015, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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ITEM NO:

Application No. 15/00718/FUL	Ward: College Town	Date Registered: 6 August 2015	Target Decision Date: 24 December 2015
Site Address: Jomar 60 College Road College Town Sandhurst Berkshire GU47 0QZ			
Proposal: Erection of 4 no 3 bed semi detached dwellings with associated access and parking.			
Applicant: Knightswood Homes LTD			
Agent: The Edwards Irish Partnership			
Case Officer: Katie Walker, 01344 352000 development.control@bracknell-forest.gov.uk			

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of 4 three bedroom semi detached houses and the creation of a new access road.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions. Relevant conditions are also recommended in relation to detailed design, biodiversity, trees and sustainability and a section 106 agreement will be sought in relation to impacts on the SPA.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA and subject to no objection being received from the Environment Agency.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Character Areas SPD, Sandhurst Study Area, Area E

Within 5 km of the SPA

TPO 296

3.1 The site comprises land to the rear (east) of Jomar, 60 College Road, as well as land to the north, lying to the rear of the rear gardens of 62 and 64 College Road, and land to the south of The Breech. The site is bound to the west by a separate application site for 2 houses on the site of Jomar, 60 College Road (ref. 15/00717/FUL); to the south by 52 and 54 College Road, and the rear gardens of properties on Westbourne Road; to the east by numbers 24 – 29 The Breech, and to the north by The Breech itself. There are a number of protected trees on the site, adjacent to the proposed new access road.

3.2 The site is located in an urban setting within a defined settlement as shown on the Bracknell Forest Policies Map.

4. RELEVANT SITE HISTORY

4.1 There is no relevant planning history for this site.

5. THE PROPOSAL

5.1 The proposal is for the erection of two pairs of three bedroom semi-detached houses with parking spaces. The proposal includes the creation of a new access road off The Breech. The pairs of houses would face each other across the new access road and each would have a rear garden. There would be parking provided to the front of each house.

5.2 Houses on plots 1 and 2 would be to the east of the site, adjacent to 27 – 29 The Breech. Houses on plots 3 and 4 would be to the west, to the rear of the proposals for 60 College Road.

5.3 The houses would be constructed from brick and would have pitched roofs with interlocking concrete roof tiles. Each would have open porches and patio doors, and houses on plots 3 and 4 would have a rooflight above the living room.

6. REPRESENTATIONS RECEIVED

Town Council

6.1 Sandhurst Town Council raised no objections to the application, however they commented that members were concerned that the proposed access to the dwellings from The Breech lay outside the application boundary.

Other Letters of Representation

6.2 Seven letters of objection were received. The issues raised are summarised as follows:

- Detrimental effect on the area (The Breech), which is currently a quiet location looking onto a green;
- Impact on character of the area;
- Overlooking, overshadowing and overbearing impacts to neighbouring properties;
- Impact on trees;
- Access road will cut through the green;
- Flooding;
- Traffic, parking and access;
- Road safety;
- Out of character with surrounding properties due to building line and shared parking area;
- Noise and disturbance to The Breech;
- Pedestrian safety;
- Biodiversity.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 The following consultees have provided comments on the application, summarised below and within the report:

Tree Service: The planning officer should consider the information provided by the applicant alongside the potential impact that the development may have on trees and landscape.

Biodiversity Officer: No objections subject to conditions

Environmental Health Officer: conditions recommended.

Transportation Officer: No objection subject to conditions.

7.2 Comments from the Environment Agency are awaited and will be reported in a supplementary report.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key planning policies and guidance applying to the site:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, Saved Policy EN3 of CSDPD and Policy CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1 and EN2 of BFBLP, CS1 of CSDPD.	Consistent
Noise and pollution	Saved policy EN25 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		
Character Areas Assessments (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice 2011.		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Impact on trees
- vi Flood risk and drainage
- vii Biodiversity considerations
- viii SPA
- ix Sustainability
- x Community Infrastructure Levy

i. Principle of development

9.1 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. In addition, the proposals would provide four new dwellings, boosting the supply of housing within the Borough. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Area

9.2 The Sandhurst Study Area E (College Town) of the Character Areas Assessment SPD sets out, in summary, that the character area is defined by its distinct street and plot pattern and is distinguished by its long straight roads. The following relevant recommendations are set out in the SPD:

- Small infill development and redevelopment of individual plots may be detrimental to the character of this area;
- Infill development should be in character and set out around an orthogonal street pattern (i.e. not designed around typical highways requirements);
- Along the street frontage plots should be developed separately for housing;
- Road frontage treatment should be enhanced;
- The road alignment and dominance of plot pattern should be maintained.

9.3 The site is to the rear of 60 College Road, within the current rear garden area of that

property as well as land to the rear of the gardens of 62 and 64 College Road, which is currently an area of green space. It would be accessed via a new access road from The Breech. The proposed two pairs of semi detached houses would be in keeping with the proposed pair of semi detached houses on the site of Jomar, 60 College Road, subject of a separate application (15/00717/FUL). Numbers 62 and 64 College Road are also semi detached houses, as are 58 and 56 College Road. Numbers 62 and 64 College Road have a combined width of 7.5 metres. Numbers 58 and 56 College Road have a combined width of 10 metres. Numbers 27-29 The Breech, to the north of the site, is a terrace of 3 houses with a combined width of 12 metres, and beyond that are semi detached houses with a combined width of approximately 15 metres. Each pair of proposed houses would have a combined width of approximately 10 metres, which is in keeping with the surrounding development.

9.4 The character area SPD sets out the dominance of plot pattern, however it also references that the plot pattern, while very distinctive in plan, is barely visible from the ground. 60 College Road has a particularly long rear garden, of approximately 89 metres from the rear of the existing dwelling. The proposed development on the land to the rear of the existing house would be in line with the pattern of development formed by The Breech, which is itself located to the rear of the properties on College Road, as well as being parallel to the proposed semi detached houses/existing bungalow at 60 College Road. The layout of the proposals would therefore be in keeping with the urban grain of the surrounding area, and would maintain the linear pattern of development in line with the recommendations of the character area SPD.

9.5 The floorplans of houses on plots 1 and 2 would mirror each other. Each would have an open plan kitchen/living/dining area and WC accessed from the hallway at ground floor. The first floors would comprise three bedrooms, one with en-suite, and a bathroom. Houses on plots 3 and 4 would have a WC and an open plan kitchen and dining area, with a separate living area at ground floor. The living area would have a roof lantern and bi-fold doors to the rear garden. The first floors would have three bedrooms, one with en-suite, and a bathroom. The first floor would be set back due to the roof lantern over the ground floor living area.

9.6 The houses would be constructed from brick, with brick courses above the windows. They would have interlocking concrete roof tiles and open porches. They would have pitched roofs. Examples of these features can be seen elsewhere in The Breech. Samples of materials would be secured by condition to ensure that the development would be of high quality.

9.7 The proposed access road would cut through an existing area of open green space on The Breech. A number of the existing trees, including those subject to a TPO, would be retained to the east and west of the access road to ensure that an element of this character is retained. The original plans for The Breech, in 1991, show this area as a potential new access road. While it is acknowledged that the provision of an access road and four dwellings on previously undeveloped land would alter the character of this part of The Breech, it is considered that the proposals themselves are in keeping with the overall character of The Breech and, on balance, this impact is appropriate and acceptable.

9.8 The proposals are in keeping with the surrounding residential development in terms of plot pattern and design, in line with the character area SPD. It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on Residential Amenity

9.9 Proposed houses on plots 1 and 2 would be approximately 32 metres to the closest property on Pine Close to the east and, given this distance and the scale of the proposed buildings, it is not considered that they would have any adverse impacts on the properties in Pine Close.

Overbearing impacts

9.10 At its closest point, the house on plot 1 would be approximately 2.3 metres from the southern elevation of 29 The Breech. 27 – 29 The Breech comprises a terrace of three houses and the proximity of the houses to 29 The Breech is appropriate to the context of The Breech. Number 27 The Breech, for example, is 2.4 metres from 26 The Breech to the north. The proposed dwelling would be sited further forward than 29 The Breech, and would not therefore have any undue overbearing impacts when viewed from the back garden. While the additional four houses would be more overbearing to 27-29 The Breech than the existing undeveloped garden land, the houses are of a 2 storey scale, in keeping with development in The Breech, with separation distances appropriate to the surrounding area and therefore the impact is considered to be appropriate to the residential setting.

9.11 Proposed houses on plots 3 and 4 would be located approximately 24 metres from the proposed dwellings at 60 College Road, or 21 metres from the existing Jomar dwelling at 60 College Road. The closest part of the proposals to 60 College Road would be the single storey living room. The closest 2 storey element would be 24 metres from the existing bungalow or 27 metres from the proposed dwellings. Due to the separation distances between the properties and their two storey scale, the proposed houses would not be overbearing to the existing or proposed houses on 60 College Road.

9.12 Houses on plots 3 and 4 would also be visible from the rear of 58 College Road, which is to the south of the site. The closest part of the proposed house on plot 3 would be the single storey element, approximately 20 metres from 58 College Road. The existing 1.8 metre fence between 58 and 60 College Road would be retained as part of the proposals. Given the distance between 58 College Road and the proposals, and the oblique angle between the rear of the properties, the proposed dwellings would not be overbearing to 58 College Road.

9.13 The proposals would be approximately 17 metres from 54 College Road. However, they would be 2 gardens away from 54 College Road, and the scale and distance of the proposals would mean that they would not be significantly overbearing on 54 College Road.

Overlooking impacts

9.14 Number 29 The Breech has no windows in the southern elevation, and the house on plot 1 would have only one window at first floor, which would be a bathroom window. A condition would be attached to ensure that this window would be obscure glazed and that no further windows can be added to this elevation. The proposed houses would be orientated east to west, which is the same way as the existing dwellings at 27 – 29 The Breech and there would therefore be no overlooking issues as a result of the proposals.

9.15 The rear bedroom in the existing bungalow is approximately 21 metres from the single storey element of proposed dwelling 3 and 4, however the 1.8 metre high fence between the two properties would ensure that there would not be any overlooking at this point. The two storey element is 24 metres from the existing bedroom window. While this could potentially result in some overlooking, it should be noted that the dwelling is currently vacant and uninhabitable. It is therefore more relevant to assess the overlooking impacts on the proposed dwellings at 60 College Road.

9.16 Proposed houses on plots 3 and 4 would be 24 metres from the proposals at 60 College Road at the closest point. This would, however, be single storey. The closest 2 storey element would be 27 metres from the proposed houses at 60 College Road. Four bedroom windows in houses on plots 3 and 4 would face four bedroom windows in the proposals at 60 College Road. Two of the four bedroom windows in the proposals at 60 College Road would be set further back, approximately 28.5 metres from houses 3 and 4. The distance between the two properties is considered acceptable to ensure that there would not be any unacceptable overlooking between the properties.

Overshadowing impacts

9.17 The houses on plots 1 and 2 would be set forward from 29 The Breech, so that the rear of the proposed houses would be approximately 1 metre further behind the rear wall of 29 The Breech, ensuring that there would be no undue overshadowing to the rear windows or rear garden of 29 The Breech. The proposals would project approximately 5 metres forward of the front elevation of 29 The Breech. The front elevation of 29 The Breech has a window and door at ground floor and an oriel window and window at first floor.

9.18 The original floorplans for The Breech indicate that the ground floor window serves a kitchen, and both upstairs windows serve the same bedroom. In association with the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is used as a standard for assessing acceptable levels of light. Although a kitchen is not considered to be a habitable room, and no loss of light assessment is necessary, an assessment was carried out to ascertain the loss of light impacts to the windows in the front elevation of the adjacent property in case this is used as a kitchen diner. A loss of light assessment was undertaken which concluded that approximately 50% of the kitchen window would be overshadowed by the proposed dwelling. This demonstrates that the proposed dwelling would not cause an unacceptable loss of light to the front elevation of 29 The Breech. The assessment also concluded that the bedroom windows in 29 The Breech would not suffer an adverse loss of light impact as a result of the proposals. The proposed development is, therefore, considered acceptable in terms of loss of light/ overshadowing impacts to 29 The Breech. Given the distance between the proposals and any other residential dwellings, no other loss of light impacts would occur. As the proposed dwellings are north of the neighbouring gardens

(56-58 College Road), no further overshadowing impacts would occur as a result of the proposed properties.

9.19 The proposed houses would be provided with adequate amenity space in the form of private rear gardens which, due to the layout and siting of the proposed houses, would not suffer from adverse overlooking or overshadowing impacts.

Construction impacts

9.20 Given the proximity of the proposed development to the adjacent dwellings, there is the potential for noise and disturbance to neighbouring properties during the demolition of the existing dwelling and the construction of the proposed houses. To mitigate these impacts, conditions are recommended to restrict the hours of construction and demolition works which are audible beyond the site's boundary and to restrict delivery and collection hours to the construction and demolition site.

9.21 Due to the design of the proposed houses, the positioning of the windows and the proposed separation distances, it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties or future occupiers. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv Transport implications

Access

9.22 These 4 new dwellings would take access off The Breech, an adopted residential cul-de-sac which is subject to a 30mph speed limit. On-street parking is restricted along The Breech and around the junction with College Road. A new access is proposed between an existing access to the rear of nos. 60 to 64 College Road and the private drive serving nos. 27 to 29 The Breech. A sight-line of around 25 metres can be achieved to the right for vehicles exiting this new residential development and a sight-line of around 43 metres can be achieved to the left towards the junction with College Road. These sight-lines are acceptable for access onto this residential cul-de-sac. There is a 2 metre wide highway service margin across the site frontage and a condition will be secured to ensure that any existing planting over-hanging the highway verge will need to be removed and similarly proposed planting should be outside of the highway verge to protect sight-lines.

9.23 The Breech is a shared surface for vehicles and pedestrians and the road width of 4.8 metres enables two cars to pass each other at low speed. Parking is restricted around the junction of The Breech and College Road and whilst on-street parking occurs along College Road, the applicant has provided drawings to demonstrate that adequate sight-lines can be achieved at the junction due to the double yellow lines and the bollards on the verge.

9.24 College Road is traffic-calmed and the Council's records indicate that there have been no accidents at this junction. College Road is a busy road and the intensification of use from 4 new dwellings would represent around a 13% increase in vehicles exiting the junction of The Breech which currently serves 29 dwellings. In the light of the details submitted regarding sight-lines and the limited increase in traffic using the junction the Highway Authority (HA) has no objection on the grounds of highway safety.

9.25 The latest Site Plan (drawing 2205-04-B) shows that the new bell-mouth junction serving this residential development is to have a width of 4.8 metres and radii of 6 metres with 2 metre wide verges to either side. This new estate road would be a 4.8 metre wide

shared surface mirroring that of The Breech and this arrangement would be more than adequate for the scale of development.

9.26 Whilst the HA does not generally adopt roads serving fewer than 6 dwellings, there is the potential for this road to be adopted as public highway to serve future back-land development, if planning applications were made.

9.27 A turning area has not been provided, although following comments from the HA, the aisle between the parking spaces was increased to 6 metres to ensure a car could safely reverse out of the spaces provided. A Council refuse vehicle would not be able to enter and turn on site. However, a bin collection point is proposed within 12 metres of the junction with The Breech and this would enable collection by the Council. There is no turning area for a domestic delivery vehicle (shopping deliveries), however this is not a pre-requisite for a development of this size and the applicant notes that such vehicles would reverse along the new estate road. The proposed access road off The Breech to serve the proposed dwellings would be 4.8 metres wide, which is adequate for large vehicles, including fire engines, to access. The provision of the visitor parking spaces which are unlikely to be fully-utilised would provide some turning for domestic delivery vehicles.

9.28 A pedestrian access (footpath) is proposed to the side of the parking spaces for access from the shared surface to the main front door of dwellings. This is shown on the latest Site Plan (drawing 2205-04-B) as being 900mm wide which is acceptable. Each of the properties is proposed to have access through to the rear for access to bin and cycle storage.

Parking

9.29 Each of these 3-bed dwellings would have two driveway parking spaces, which complies with the Council's parking standards. These are shown on the revised Site Plan (drawing 2205-04-B) as being 2.4 metres by 4.8 metres, in line with the Council's standards. The aisle distance between spaces is 6 metres and the parking layout complies with the current standards for practical and useable parking. Two visitor parking spaces are proposed and this is welcomed.

Trips

9.30 These four new dwellings could generate in the region of 24 two-way trips over the course of a typical day with 3 of these in both the morning and evening peak periods. The development would be liable for CIL charges and financial contributions could be used to fund general transport improvements in the area to mitigate the highway impacts of this development.

9.31 Subject to the proposed conditions, the proposals are in line with CSDPD Policy CS23 and Saved Policy M9 of the BFBLP.

v Biodiversity Implications

9.32 The ecological report submitted with the application shows that there is little ecological value to the site. A condition is recommended to secure the suggested ecological mitigation measures in the submitted report. Subject to this condition, the proposals would be acceptable in biodiversity terms, in line with CSDPD Policies CS1 and CS7, and 'Saved' BFBLP policy EN2.

vi Impact on trees

9.33 There are a number of TPOs on the site, on either side of the proposed access road. A number of neighbours raised concerns that protected trees had been removed on site without permission. However, an investigation by the Council's Planning Enforcement Officer confirmed that none of the trees removed were subject to TPOs.

9.34 The arboricultural report submitted with the application sets out one of the trees to be removed, a silver birch tree, appears to be subject to a Tree Preservation Order (TPO 296 T1). The report has classified this as a Category C tree, which means it is of low quality. The removal of this tree is accepted as necessary to facilitate the development. Four other trees are required to be removed for the provision of the access road, none of which are subject to a TPO, and all of which are also category C trees according to the arboricultural report. A condition requiring replacement planting within the proposals will be secured.

9.35 The construction of plot 4 would marginally encroach on the root protection area of a silver birch tree. The arboricultural assessment states that this will not damage the tree. Given that the proposed construction would encroach by less than 2% of the advised sq.m. of RPA, this is considered to be an acceptable analysis. A condition requiring protective measures for this and all other trees shown to be retained will be secured.

9.36 The applicant has removed a minimal number of trees in order to facilitate the development, and the arboricultural report assesses the value of the trees to be removed as low quality. Conditions are proposed to ensure the protection of those trees which are to be retained. The indicative landscaping proposals demonstrate new trees to be planted. A condition requiring details of hard and soft landscaping is also proposed, as well as details of boundary treatments.

9.37 Subject to these conditions, the proposal is not considered to have an unacceptable impact on trees and therefore is in line with CSDPD policy CS1 and BFBLP 'Saved' policies EN1 and EN2.

vii Flood Risk and Drainage

9.38 Paragraph 103 of the NPPF sets out that when determining planning applications local planning authorities should ensure flood risk that is not increased elsewhere and should ensure that development is appropriately flood resilient and resistant. The site is within flood zones 2 and 3 as defined on the Environment Agency's flood map. As such, a Flood Risk Assessment (FRA) has been submitted. This demonstrates that by ensuring that house slab levels are set at 450mm above local ground level any possible flood risk has been mitigated. A condition is recommended to secure this.

9.39 The FRA refers to the use of a connection to an existing surface water sewer in either The Breech or College Road with a minimum 21m³ storage volume. While this is acceptable, the National Planning Policy Framework (NPPF) says that the LPA should give priority to the use of SuDS. Bracknell Forest Borough Council has published its Local Flood Risk Management Strategy (a copy of which can be found on the Council's website). The strategy for dealing with flood risk within the borough says that surface water drainage for development should use Sustainable Drainage systems (SuDS) and this is re-iterated in standing advice from the Environment Agency. A condition is therefore recommended to require that any surface water from the development is attenuated to greenfield runoff rates, using SuDS where possible.

9.40 Subject to the suggested conditions, the Council's officer is satisfied that the proposals would be acceptable in flood risk and drainage terms.

viii SPA

9.41 The Council, in consultation with Natural England, has formed the view 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. This site is located approximately 1.27 km 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.

9.42 A contribution is calculated on a per-bedroom basis 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. This includes a contribution towards Suitable Alternative Natural Greenspace (SANG). In this instance, the development would result in a net increase of four 3-bedroom dwelling. 3 bedroom dwellings require a contribution of £2,171. The total SANG contribution is therefore £8,684.

9.43 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will be also calculated on a per bedroom basis. 3 bedroom dwellings require a contribution of £711. The total SAMM contribution is therefore £2,844.

9.44 The total SPA related financial contribution for this proposal is £11,528. The applicant has agreed to enter into a S106 agreement to secure this contribution. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Saved Policy NRM6, CS14 of CSDPD and the NPPF.

ix Sustainability

9.45 CS Policy CS10 seeks to ensure the best use of natural resources, and CS12 requires 10% of energy requirements for 5 or fewer dwellings to be generated from on-site renewables. This is in line with paragraph 97 of the NPPF, which seeks to promote energy from renewable and low carbon sources. A condition will secure the submission of a sustainability statement to demonstrate that the proposals can meet these requirements. A condition will also be included to ensure that the development will be SuDS compliant, in line with the NPPF and CSDPD Policy CS1.

9.46 Subject to these conditions, the application is acceptable with regards to CSDPD Policies CS1, CS10, CS12 and the provisions of the NPPF.

x Community Infrastructure Levy (CIL)

9.47 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.48 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

9.49 In this case, the proposal would be CIL liable as the proposal comprises the creation of four new dwellings, totalling 341.5 sq.m. of floorspace. The site falls within the Crowthorne/Sandhurst CIL charging area, for which the charge is £300 per square metre for 1-14 dwellings.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to detailed design, trees, biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable. The proposal is therefore considered to be in accordance with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS7, and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning be authorised to **APPROVE** the application subject to no objection from the Environment Agency and 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 and documents received by the Local Planning Authority on 15 July 2015:

2205 02 Plans and elevations, Plots 1 and 2, received 15 July 2015

2205 03 Plans and elevations, Plots 3 and 4, received 15 July 2015

2205 04 B Site Plan, received 24 September 2015

Arboricultural Impact Assessment and Method Statement, prepared by ACD Arboriculture, dated 24.07.2015, received 24 July 2015

Extended Phase 1 Habitat Survey Ref:1215/a, prepared by John Newman ecological consultancy and dated September 2015, received 22 October 2015.

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: BFBLP EN20, Core Strategy DPD CS7]

04. The proposed bathroom window in the northern (side) elevation of the dwelling on plot 1 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent).

REASON: To prevent the overlooking of neighbouring properties.
Relevant Policies: BFBLP EN20]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 first floor of the northern (side) elevation of house 1 hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

06. All ecological measures and/or works shall be carried out in accordance with the details contained in John Wenman Ecological Consultancy's report dated September 2015 as submitted with the planning application.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

07. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

- a) Accurate trunk positions and canopy spreads of all existing trees
- b) Minimum 'Root Protection Areas' of all existing trees
- c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
- e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- f) Illustration/s of the proposed fencing structure/s to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

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 and EN20, CSDPD CS7]

08. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

09. 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 prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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 approved.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies:BFBLP EN2 and EN20, CSDPD CS7]
10. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]
11. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
12. No dwelling shall be occupied until vehicular access as shown on drawing 2205 04B has been constructed.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
13. No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.

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

15. 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.

REASON: In the interests of amenity and road safety.

16. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

17. 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

18. No construction shall take place until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the proposed slab levels shall be set at minimum of 450mm above local ground level. It shall also demonstrate that any surface water from the development shall be attenuated to greenfield runoff rates, using SuDS where possible in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015) and with a minimum of 21m³ storage.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plans
4. Obscure glazed window
5. No new windows in northern elevation
6. Works in accordance with ecological statement
7. Protective barriers
10. Construction hours
11. Delivery Hours
12. Vehicular access
13. Parking

Details are required to be submitted in relation to the following conditions:

3. Materials
8. Means of enclosure
9. Hard and soft landscaping
14. Cycle parking facilities
15. Construction Management Plan
16. Sustainability Statement
17. Energy Demand Assessment
18. SuDS

03. The Streetcare Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

04. Thames Water comments:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended that you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. Thames Water can be contacted on 0800 009 3921 or for more information please visit www.thameswater.co.uk.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444- 448200

In the event of the S106 agreement not being completed by 25 February 2016, the Head of Planning be authorised to extend this period or refuse the application on the grounds of:

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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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ITEM NO:

Application No.
15/00826/OUT
Site Address:

Ward:
Great Hollands South

Date Registered:
8 September 2015

Target Decision Date:
8 December 2015

The Hideout West Road Wokingham Berkshire RG40 3BT

Proposal:

Outline application for the erection of 112 no. dwellings (Class C3), family respite, family treatment and outreach hub (Class C2/D1 Use), open space, SANG, new footpaths and new vehicular access off Old Wokingham Road.

Applicant:

The Hideout

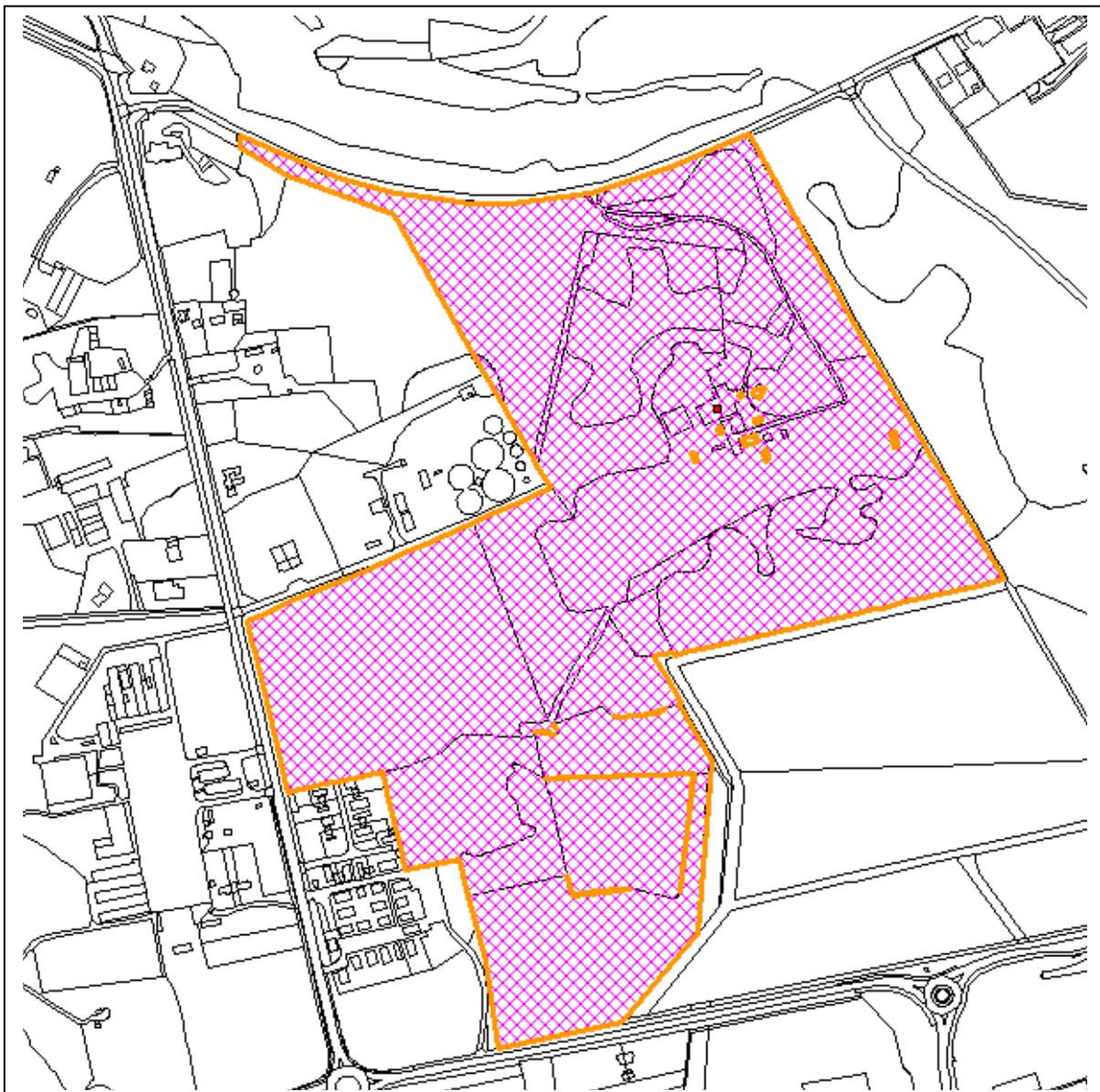
Agent:

Mr D Bond

Case Officer:

Sarah Fryer, 01344 352000
development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 This proposal seeks outline consent planning permission, with only access approved, for the erection of 112 dwellings (class C3), family respite, family treatment and outreach hub (Use Class C2/ D1), open space, SANG, new footpaths and new vehicular access.

RECOMMENDATION
Planning permission be refused for the reasons in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following being called in by Councillors Mrs Angell, Leake and McCracken due to the current housing land supply position including affordable homes.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within countryside
Within 5km buffer to Thames Basin Heaths Special Protection Area.
Within Crowthorne and Bracknell Strategic Gap
Within Area A1 of the Bracknell Forest Landscape Character Assessment (September 2015)

3.1 The planning application relates to a site measuring 23ha located to the south of West Road, east of The Old Wokingham Road and north of Nine Mile Ride to the west of Bracknell and north east of Crowthorne. Large portions of the site to the west and south are wooded with a mixture of coniferous and deciduous species, whilst the central and north-eastern parts consist of a larger proportion of open grasslands. The centre of the site contains a collection of buildings originally constructed to house the Berkshire Sun and Leisure Club (D2 use), but are now occupied by a residential dwelling and a Thai Restaurant. In addition to the brick constructed dwelling and Thai Restaurant, the site contains a large gravelled parking area, 3 wooden chalets, and 3 static caravans, as well as a large open portal framed agricultural building. The character of the site is defined by a small collection of centrally located buildings within cleared sections of the site interspersed by large individual trees with dense woodland to the southern, eastern and western perimeters of the site.

3.2 The highest part of the site abuts West Road to the north, and then the site falls to the existing buildings and car park, located in the centre of the site. Terraces have been created to provide a tennis court and parking areas. Several drainage channels were evident crossing the lowest areas of the site.

3.3 The site is bounded by the Downshire Golf course to the north and east, with a Thames Water Sewage treatment plant and static caravan park to the west. To the South the site abuts a woodland plantation with the TRL site on the opposite site of Nine Mile Ride. Old Wokingham Road forms the administrative boundary between Bracknell Forest and Wokingham Borough Council.

4. RELEVANT SITE HISTORY

4.1 605669- use of land for recreational purposes, by Berkshire Sun and Leisure Club Approved 1980 (condition 2 restricts the use to that of the naturist club)

4.2 611061 Relaxation of condition 2 of application 605669 which restricted use to naturist club only – approved 1986

4.3 608766- Use of land for siting of touring caravans and tents (appeal allowed 1984, however condition was imposed requiring the land to be used in conjunction with the Berkshire Sun and Leisure Club and no other use).

4.4 15/00531/NMA Non-material amendment for the removal of condition 2 (which required the permitted use of the land to be accommodated up to 48 caravans/ camper tents to be exercised in connection with the Berkshire Sun and Leisure Club and for no other purpose) of planning permission 608766. Refused August 2015.

5. THE PROPOSAL

5.1 Outline planning permission, which only seeks consent for the access, is sought for the erection of 112 dwellings, provision of a SANG, open space, new footpaths, and new vehicular access from the Old Wokingham Road. The proposal also includes the provision of a family respite, treatment and outreach hub for a local charity, Sebastian's Action Trust, which supports families of seriously ill children.

5.2 The principal vehicular access to the proposal would be from the Old Wokingham Road, opposite the Pinewood Leisure Centre. The existing access from West Road would be retained as an emergency vehicular access but would provide pedestrian and cycle links along West Road to the Great Hollands area of Bracknell. The indicative layout also shows new pedestrian accesses to Nine Mile Ride and Old Wokingham Road.

5.3 The indicative layout indicates that the majority of the development would be accommodated within the centre of the site, around a circular access road, over the current developed area with a SANG would be located to the south west of the site. The Outreach centre and family support complex is shown within the north eastern corner of the site slightly separated from the main built elements of the site.

6. REPRESENTATIONS RECEIVED

6.1 Crowthorne Parish Council:

Crowthorne Parish Council (CPC) has concerns regarding the level of extra traffic that will be generated by this proposed development, taking into account the other developments already scheduled for the area including those in Wokingham Borough. CPC also has concerns regarding the road infrastructure on the Old Wokingham Road.

6.2 Wokingham Without Parish Council

Objects to the proposal on the following grounds:

-Impact on the Local Highway Network has not been addressed, as the proposed 2000 homes in the Wokingham South SDL have been omitted.

-Highway safety concerns of the new access.

-Serious harm to the wooded character of the Old Wokingham Road due to the removal of trees.

-Development is outside the settlement limits further reducing the gap between Wokingham and Bracknell/ Crowthorne.

6.3 Crowthorne Village Action Group

Objects to the proposal on the following grounds:

- The proposal is outside the defined settlement limits and not allocated within the Council's Site Allocation Plan for housing development. The proposal would disrupt the strategic gap between Wokingham/ Bracknell and Crowthorne.
 - The application relies unduly on potential road improvements and facilities by other planned Developments, particularly the TRL site.
 - Because of the site's location, future residents would be virtually forced to use a car to go to work, or in fact to anywhere.
 - The development will put even more pressure on the road system in the vicinity.
 - There is a presumption that residents will walk to the facilities however the distances referred to are from the edge of the site and therefore over the desirable and preferred distances. The proposed pedestrian routes are also through the unlit SANG or down the dangerous Old Wokingham Road, with the result that walking will be unsuitable.
 - Complete absence of facilities on the site makes the proposal unsustainable.
- Area is susceptible to flooding which is likely to worsen after the construction of the TRL site.

6.4 Other representations:

35 letters objecting have been received raising the following concerns;

1. Whilst aware of how important respite facilities are to families, Antler Homes just want to build more houses, using the respite care facility as a softener to get approval.
2. Traffic in the area is terrible and dangerous.
3. Parking in the village is terrible.
4. Doctors, schools, dentists are all over subscribed.
5. No thought given to local wildlife.
6. Already one of the worst air pollution levels in this country.
7. Proposal is outside of any settlement area.
8. Proposal is unsustainable as does not proposed any on-site services/ facilities.
9. Only facilities less than 2km away are the Downshire Golf Club and Pinewood Leisure Centre. Distances to shops and schools are therefore unacceptable. Cycling to Bracknell is fine, but in other directions is dangerous due to the nature of Old Wokingham Road.
10. Further reduction to the green gap between Crowthorne and Bracknell.
11. This in addition to the other surrounding development proposals is too much.
12. Current Infrastructure cannot take any additional vehicles.
13. Traffic report does not take into account the impact of all the other planned developments in the area.
14. Character and integrity of the village is falling apart.
15. There are much more suitable locations for the Sebastian's Action Trust Facilities.
16. Inappropriate loss of woodland

116 Letters have been received in support raising the following points;

1. There is a need for an additional Sebastian's Trust Facility as the existing Bluebells is struggling to cope with demand.
2. The proposed respite care and family outreach facility would be a great and much needed resource for Bracknell.
3. The proposed new dwellings, including the 25% affordable, would help meet the local housing target.

4. Sebastian's Action Trust is self funding and without the support of Antler Homes they would be unable to provide a much needed facility.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways

The applicant has not demonstrated that the access arrangements for the site are safe for all users, furthermore the proposal conflicts with future speed management schemes for the Old Wokingham Road which could affect the safe use of the junction proposed. In addition the proposal has failed to demonstrate adequate connections onto the wider road network for pedestrians and cyclists, neither has the impact the proposal would have on the wider road network been demonstrated and the implications for the capacity and safety of junctions in the area.

7.2 Environmental Health

The whole of the site is within 200m of the Easthampstead Park Sewage Treatment Works and therefore recommends a refusal unless a report on the impact of odour on future users of the development is submitted. A Land contamination report is also required.

7.3 Environmental Policy Officer

Proposal does not mitigate against the impact of the development on the SPA.

7.4 Bio-diversity

No objection subject to appropriate conditions.

7.5 Archaeology

No objection subject to appropriate conditions.

7.6 Affordable housing

Proposal complies with the policy position regarding affordable housing.

7.7 Natural England

Site lies within 950m of the SPA. The individual 'bespoke' proposals for avoidance and mitigation measures offered with this proposal are not considered to be appropriate because insufficient information has been provided on the proposed Suitable Alternative Natural Greenspace (SANG) such that we have no certainty around its viability or security. In addition, the proposed SANG has not been subject to a Natural England site visit or agreed with Natural England. This is a prerequisite as stated in policy NRM6.

7.8 Tree Service

No comments on the proposal.

7.9 Thames Water

State that there is insufficient capacity within the existing waste water infrastructure to accommodate the needs of this application. Therefore request a 'Grampian Style' condition to secure a drainage strategy prior to development commencing.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP: Presumption in favour of sustainable development CS1 of CSDPD: Sustainable Development Principles CS6 of CSDPD: Limiting the impact of development	Consistent. Consistent Consistent
PDL	CS1(i) of the CSDPD: <i>Sustainable Development Principles</i>	Consistent
Housing	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent
Health	CS1(vi) of the CSDPD: Sustainable Development Principles	Consistent
Development outside defined settlements	CS2 of the CSDPD: <i>locational principles</i> CS9 of CSDPD: <i>Development on Land outside settlements</i> Saved Policy EN8 of the BFBLP: <i>development on land outside settlements</i> Saved Policy H5 of the BFBLP: <i>New dwellings outside settlements</i>	Consistent Not consistent in respect of applications for housing, however consistent with regard to all other issues. Consistent Not consistent.
Design and Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: <i>Design</i> Saved policy EN20 (i) of BFBLP: <i>Design considerations in new development</i>	Consistent Consistent Consistent
Trees	Saved Policy EN1 of the BFBLP:	Consistent

	<i>Protecting tree and hedgerow cover.</i>	
SPA	SEP Policy NRM6: <i>Thames Basin Heaths Special Protection Area</i> CSDPD Policy CS14: <i>Thames Basin Heaths Special Protection Area</i> Saved Policy EN3 of the BFBLP: <i>Nature Conservation</i>	Consistent
Highways	Policy CS23: <i>Transport</i> Policy CS24: <i>Transport and new development</i> Saved policy M9 of BFBLP	Consistent
Archaeology	EN7 of the BFBLP: <i>Other important Archaeological Remains</i>	Consistent
Land Contamination	EN25 of the BFBLP: <i>Noise and other pollution</i>	Consistent
Ecology	CS1: <i>Sustainable Development Principles</i> EN3: <i>Nature Conservation</i>	Consistent
Recreation	CS8 of the CSDPD: <i>Recreation and Culture</i> R4 of the BFBLP: Provision of open space of public value. R5 of the BFBLP: publically usable open space of public value	Consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD (July 2007) Sustainable Resource Management (October 2008) Planning Obligations (February 2015) Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area, including landscape impact
- iii Residential amenity.
- iv Thames Basin Heaths Special Protection Areas (SPA)
- v Impact on Highway safety
- vi Archaeology
- vii Land Contamination
- viii Drainage
- ix Affordable Housing

- x Trees
- xi Layout
- xii Securing necessary infrastructure
- xiii Ecology

i Principle of Development

9.2 The proposal seeks consent for the erection of 112 no dwellings and buildings for a family respite, family treatment and family outreach hub (use class C2 and D1 use) to provide accommodation for a local charity. The principle of the residential element and the C2 and D1 uses will be considered separately. The proposal would result in the loss of a D2 (Assembly and Leisure) use, Restaurant (use class A3) and a residential dwelling.

9.3 The site is located outside the defined settlement boundaries and therefore is classed as countryside. The site is also within the strategic gap separating Bracknell from Crowthorne and Wokingham.

9.4 Whilst the site is predominantly greenfield, part of the site, containing the dwelling, restaurant and associated buildings is considered to be previously developed land (PDL). The NPPF supports the re-development of PDL providing the land is not of high environmental quality. Notwithstanding this the indicative layout shows the built form of the development extending significantly beyond the PDL portion of the site.

Loss of D2 use

9.5 Paragraph 74 of the NPPF states that existing recreational buildings and land should not be built on unless certain criteria are met including provision of alternative sports and recreational facilities. Policy CS8 of the CSDPD seeks to retain, improve or maintain existing recreational facilities. The site would result in the loss of a recreational use, however, that use was for private members and was not open for use by the general public. The proposal seeks permission for a SANG and provides an area of public open space within the development both of which would be accessible by the public for recreational purposes. The proposal is therefore considered to improve the recreational resource for the general public by providing alternative space, and therefore it is not considered that the proposal is contrary to Policy CS8 of the CSDPD or paragraph 74 of the NPPF.

Residential Use

9.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.7 Paragraph 14 of the NPPF sets out that for decision takers this means:

- approving development proposals that accord with the development plan without delay, and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits assessed against the policies in this Framework taken as a whole: or
 - Specific policies in this Framework indicate development should be restricted.

9.8 Paragraph 49 of the NPPF states that ‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’.

9.9 Bracknell Forest Council is unable to demonstrate that it has a 5 year supply of deliverable housing sites. Accordingly, policies which have a presumption against residential development in the countryside are considered out of date and the weight when considering residential development that can be attributed to them decreases. This applies to the following Development Plan Policies:

- Core Strategy Policy CS2
- Core Strategy Policy CS9
- ‘Saved’ Bracknell Forest Borough Local Plan Policy EN8
- ‘Saved’ Bracknell Forest Borough Local Plan Policy H5.

9.10 The application therefore should be considered in relation to the presumption in favour of sustainable development, as set out in SALP Policy CP1 and paragraph 14 of the NPPF. In effect the in-principle objection to the residential proposal falls away, and the application should be considered against the in date policies of the Development Plan and the Policies contained within the NPPF. Permission should only be refused where the harm arising from the application would significantly and demonstrably outweigh the benefits of the scheme. The benefits and harm of the development are considered in the following sections of the report.

Family Respite, family outreach and family treatment hub (Use Class C1 and D1)

9.11 The application also proposes the construction of buildings to house a family respite centre, family outreach and family treatment hub. This is shown on the indicative layout as being located at the northern corner of the site abutting West Road and consisting of three buildings. This element does not contribute towards the 5 year housing land supply and therefore policies are not considered to be ‘out of date’ in relation to consideration of these uses.

9.12 Policy EN8 considers development on land outside settlements and provides a list of what countryside uses may include, which does not include C1 and D1 uses.

9.13 Additional justification for the location of such a facility in the countryside has been provided. The facilities are intended to be used by a charity which provides holistic support to families with a child with life limiting conditions. It therefore seeks to provide not just medical support for the child but recognises the impact a severe illness can have on the family unit. Many children in this situation may be physically altered from the treatment they have or are receiving, and may have a suppressed immune system. A location away from public areas and prying eyes is therefore important to the model of the care provided. The justification also states that the site in Crowthorne is ideally located between the three hospitals of Wexham Park, Royal Berkshire and Frimley that serve the population. The charity already supports 170 families within a 10 mile radius of the application site, showing that there is a need for this kind of care model within the area. The statement states that this is a charity based solely on donations and gestures of good will. ‘The cost of purchasing a suitable plot of land, let alone construction, in the borough has proven prohibitive until now. A site in West Berkshire has previously been offered and discounted on the basis that transport and hospital links were not sufficiently close’.

9.14 The NHS has commented that there are other services within the area to support children and families including 4 respite centres, children’s community nursing team, and the in house services of local hospitals provide respite care in children’s homes.

Whilst no specific details of the care these facilities provide It is acknowledged that there is always a need for the proposed facility by Sebastian's Action Trust and that the specific facilities are not necessarily replicated by other services.

9.15 The proposed outreach and respite centre is contrary to policies which seek to protect the character of the countryside, however it is acknowledged that the specific needs of the model that the scheme seeks to provide has specific locational needs met by this site. The proposal would also meet a specific need within the locality, both of which carry weight in favour of this element of the scheme. The proposal is part of a larger residential scheme which, if found acceptable would change the character of the site sufficiently to overcome objections relating to the principal of the built form of this element of the proposal on the area.

ii Impact on Character and Appearance of Area

9.16 The site is located within an area defined as being outside the defined settlement boundary and is therefore considered as being within the countryside.

9.17 The Council has recently produced a Borough Wide Landscape Character Assessment (September 2015 – LUC) which is a material consideration and is part of the evidence base to support the new Local Plan. The application site falls within the Bracknell Forest-Forested Sands Character area A1, which consists of a mixture of habitats including broadleaf woodland and acid grassland. The report characterises the area as containing large blocks of forestry plantation, as well as remnant heathland, within a gently undulating topography. The built form of settlements has little impact on the character as views are typically short as they are contained by trees. The valued characteristics of the area are defined as the mosaics of broadleaf and mixed woodlands, remnant heathlands and grasslands, which provide a strong sense of place with scenic beauty and the physical and visual separation between Crowthorne and Bracknell.

9.18 The application site is considered to be typical of the character of this area, containing both examples of the heathland and forest. Views into and out of the site are limited by the tree cover and the topography, limited views are achievable across the site from West Road looking south. The site therefore contains those characteristics that the Landscape Character Assessment considers are valuable.

9.19 The Landscape Character Assessment seeks to protect the valued characteristics of the landscape, which includes protecting areas of heathland, protecting areas of semi-natural woodland which provides the physical and visual 'gap'; between Bracknell and Crowthorne, and to protect the undeveloped nature and sense of remoteness that is typical of the area.

9.20 The indicative layout, supported by the applicants' landscape character assessment shows that the proposal has been designed to protect surrounding tree belts around the periphery of the site, by concentrating the development within the centre of the site, which is already developed. The retention of the forested areas prevents the proposal changing views and the character along the main transport routes around the site, however the built development would erode the physical separation between Crowthorne and Bracknell, the impact of which is made worse by the position of the built-form centrally within the green swathe of land between the two settlements. The concentration of the built development on the heathlands would erode the mosaic of habitats and the development itself would urbanise the interior of the site. This is considered to conflict with the landscape strategy contained within the Character Assessment.

9.21 The applicants' landscape assessment concludes that the development would not have a significant effect on the character of the landscape as the development proposals are contained by retained woodland, focus within the brownfield areas of the site and would offer enhanced management and publically accessible open space. The strategy fails to address the erosion of the gap between the settlements or how the development would change the character of the inside of the site.

9.22 The vehicular access is proposed to come off Old Wokingham Road. This would involve the removal of several trees to facilitate the access point. Old Wokingham Road is a semi-rural road, characterised by the mature and substantial tree belt sited on either side, some of which over hang the carriageway. There are a number of accesses along Old Wokingham Road creating gaps between the trees, so an additional junction itself is not considered to be out of character. The highways comments, later in the report, request more detailed plans of the visibility splay and the applicant has failed to indicate how the pedestrian links would be created, which may require more trees to be removed, the creation of more formal footpaths, and possibly lighting all of which would impact upon the character. Therefore it is not possible to assess the full impact of these works and accordingly the impact that they would have on the character and appearance of the area.

9.23 The proposal would reduce the landscape separation between Crowthorne and Bracknell resulting in two smaller green buffers with this development sandwiched in between and eroding the strategic function of the gap. Whilst Policy CS9 is out of date in terms of housing, it still has relevance in terms of the impact on the countryside and protecting the identified strategic gaps to maintain the physical and visual separation of the settlements. The position of the development almost centrally within the gap is considered to be more harmful to the function of that gap than is the proposal was adjoining an existing settlement. To increase the sustainability of the site and promote connections with neighbouring communities, lit footpath links would be sought. This has the potential of introducing urban character across the whole width of the gap, harming the physical and visual separation.

9.24 In conclusion, it is considered that the location of the development and proposed retention of trees to the periphery of the site result in the development being effectively screened and having little or no impact on the character of Nine Mile Ride and Old Wokingham Road. Gaps within the trees flanking Old Wokingham Road by vehicular accesses are a characteristic and therefore the proposed access is not in principle considered out of character, however there is insufficient information to determine the overall impact on the character. The proposal would, however, adversely affect the character of the immediate area, urbanising the site, and reducing the habitat mosaic that is a characteristic the wider area. More significantly the proposal would erode the physical and visual separation between Crowthorne and Bracknell, contrary to Policy CS9 specifically criterion i, CS1 and CS7 of the CSDPD, supported by the Landscape Character Area Assessment 2015.

iii Residential Amenity

9.25 Due to the location of the development within a contained site, the proposal would not result in over looking or an overbearing form of development to existing residents within the borough. The impact between dwellings would be considered at the reserved matters stage.

9.26 The site is adjacent to the Easthampstead Park Thames Water Sewage Treatment Plant with the indicative layout showing properties could be located as close

as 40m of the boundary of the treatment works and the whole of the site is within 200m. Whilst it was acknowledged that the layout is indicative only, and that the planning statement states that the development would be sited so as to maintain the peripheral screening and groups of trees within the site, encroachment of odour sensitive development around sewage treatment works can lead to significant problems.

9.27 No assessment has been made of the impact of the sewage treatment works on the future occupiers of the site, and accordingly the applicants have failed to demonstrate that the impact of odour on future occupiers would not result in a nuisance and therefore be detrimental to the amenities of future residents. The application is therefore not considered to comply with 'Saved' Policy EN25 of the BFBLP supported by paragraph 17 of the NPPF which seeks a good standard of amenity for all existing and future occupiers.

iv Thames Basin Heaths Special Protection Areas (SPA)

9.28 The application site is within 5km straight line distance of the Thames Basin Heath Special Protection Area (SPA). Along with Natural England, Bracknell Forest Borough Council has formed the view that that any net increase in residential development between 400m and 5km straight line distance of the SPA is likely to have a significant impact on the SPA. The site is located approximately 1.3km from the boundary with the SPA and is therefore likely to have an adverse affect upon the SPA unless it is carried out together with appropriate avoidance and mitigation measures.

9.29 To mitigate the impact on the SPA the applicant has proposed a Suitable Alternative Natural Greenspace (SANG) and its ongoing maintenance to attract residents away from the SPA. The area that this is required to be is based on the size of the development and equates to a provision of 2.04ha of SANG. The proposal provides a SANG with an area of 2.4ha equating to an over-provision based upon the population projections only. However, to comply with the Policy NRM6 and the requirements of the Natural England SANGs Quality Guidelines, the SPA needs to provide sufficient space for a 2.3km circular walk. The walk indicated within the illustrative Green Infrastructure Plan July 2015 appears to be very convoluted, probably due to the size of the site, and does not appear to meet the Natural England quality guidelines.

9.30 A detailed SANG management plan must be submitted with this application and needs to be agreed by the Council and Natural England (NE). It should include detailed prescriptions for management of the SANG including schedules setting out the timing of management works and 'milestones' by which the implementation and success of the management plan can be monitored. Whilst officers are aware that the applicant is in discussions with Natural England to overcome these issues, to date no management plan has been submitted by the applicants or time frame provided of when this work can be completed and submitted for consideration. Accordingly, the proposal is contrary to Policy NRM6 of the South East Plan, Policy EN3 of the BFBLP, Policy CS14 of the CSDPD supported by the Thames Heaths SPA Avoidance and Mitigation SPD.

v Impact on Highway Safety

9.31 The proposal seeks to gain entry to the site from the Old Wokingham Road, through the construction of a new access situated to the north of Nine Mile Ride. The existing access onto West Road would be removed to provide only emergency access and a route for pedestrians and cycles.

9.32 The proposed site entrance would be located opposite and slightly to the north of the Pinewood Centre and consists of a 5.5m wide road with a 2m footway adjoining it. However, the concept layout shows a separate footway connection to the Old Wokingham Road, which has not been considered within the technical transport work. Whilst the access has been designed to accommodate the turning of large vehicles, such as a refuse lorry, the current design is still tight and may be affected by any future changes to the road network.

9.33 Visibility along the Old Wokingham Road has been provided in accordance with the current speed limit. The sight lines will need to be delivered within the public highway or land controlled by the applicant. Further details of this may be required to establish how much vegetation would be lost to provide and maintain the sight lines.

9.34 Old Wokingham Road is subject to a 60mph speed limit in the vicinity of the site and is unlit. The application does propose to move the 40mph speed limit to include the proposed site entrance. It should be noted that the Highway Authority are currently investigating a speed management scheme along Old Wokingham Road, which would include moving the current speed limit and introducing traffic islands. The draft scheme proposes a traffic island opposite the proposed site entrance but due to the tight nature of the proposed access these works will restrict the site entrance. The applicant has not investigated this or sought to enter a dialog with the Highway Authority. Works along Old Wokingham Road should comply with the BFC future speed management scheme.

9.35 The applicant has not indicated clearly how the pedestrian route out of the site on to the Old Wokingham Road, or how routes through the site would be connected to existing infrastructure. There is a concern that the current routes to local centres, such as the Pinewood Centre, Secondary Schools and Crowthorne Centre are via unlit routes and without footpaths in some circumstances, not making them attractive to users and resulting in more reliance on the private car. In addition the application proposes pedestrian links onto Nine Mile Ride, and via this to the nearest bus stops and the facilities provided as part of the redevelopment of the TRL site. No details of this have been provided, but it is shown on the indicative landscape strategy as being through the proposed SANG, where it would not be possible to provide a formal and lit route as this would conflict with the requirement for SANG's.

9.36 In terms of traffic generation, the applicant has had regard to the outputs from the submission for the TRL proposal. Since this site was approved the Bracknell Forest Traffic model has been updated and a further development of 116 dwellings approved opposite the TRL site subject to a legal agreement. As the application is in excess of 100 dwellings the proposal meets the criteria for use of the Bracknell Forest traffic model and this should be carried out to demonstrate the impact on the wider area, including the impact of the proposal on the capacity and safety of junctions in the area.

9.37 Policy CS23 of the CSDPD seeks, amongst other things, to reduce the need to travel, increase the safety of travel, provide improved access to key services and facilities and promote alternative modes of transport. The NPPF seeks with its core principles, to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling (paragraph 17). This is expanded upon within chapter 4 where people should be given a real choice about how they travel (paragraph 29) and that patterns of development should facilitate the use of sustainable modes of transport (paragraph 30). The NPPF more specifically states that decisions should take account of providing a safe and secure access to the site for all (paragraph 32).

9.38 In conclusion the applicant has failed to demonstrate that the access arrangements for the site are safe for all users. Furthermore the proposal conflicts with future speed management plans for the Old Wokingham Road, which could affect the use of the junction proposed. The proposal fails to demonstrate adequate connections to the wider road network for pedestrians and cyclists thereby not providing a real choice of travel modes to future occupiers of the site and resulting in a reliance on the use of the private car. Finally the proposal has not adequately demonstrated the impact the proposal would have on the wider road network and the implications this would have for the capacity and safety of junctions in the area. The proposal is therefore considered to be contrary to Policy CS23 of the CSDPD and the NPPF specifically Paragraphs 17, 29, 30 and 32.

vi Archaeology

9.39 The application was accompanied by an Archaeological desk-based assessment. Initial comments by Berkshire Archaeology, required further survey work to be undertaken. The applicants archaeological consultant undertook a geophysical survey of the site, the results of which were included within a report submitted November 2015.

9.40 The desk-based report concluded that there is no evidence to suggest the presence of archaeological remains requiring preservation in-situ. The Geo-physical survey covered a total area of 6.5 ha concentrated over where the proposed residential development is indicated as going. Whilst this did show some anomalies, none were considered to be of archaeological origin. Berkshire Archaeology therefore satisfied that the geophysical survey provides sufficient information to provide a reasonable assessment of the archaeological potential of the principal proposed area of development for this application, and accordingly is in accordance with the NPPF. Berkshire Archaeology is content that any further mitigation of the impacts of this proposal can be secured by an appropriately worded condition.

9.41 Policy EN7 of the BFBLP seeks to protect archaeological remains, and where appropriate require an assessment of the site and evaluation of the remains prior to the determination of the planning application. The applicant has demonstrated that that application would not affect archaeological remains and therefore the proposal complies with Policy EN7 and paragraph 128 of the NPPF.

vii Land Contamination

9.42 The application site abuts the Easthampstead Park Sewage Treatment plant with all of the development falling within 400m of the plant. There is potential that contaminants from the sewage treatment works may have migrated into the adjacent land. The applicant has not demonstrated that the site has not been contaminated by the adjacent sewage treatment works in accordance with the 'Model Procedures for the Management of Land Contamination'. The proposal is therefore contrary to 'Saved' Policy EN25 of the BFBLP.

viii Drainage

9.43 The application was accompanied by a flood risk assessment and topographical plans of the site. The indicative layout indicates the location of several basins which are confirmed within the drainage strategy layout as being attenuation basins. The strategy indicates that the surface water drainage will be managed by a series of attenuation basins from which water would be pumped into existing drainage channels or watercourses.

9.44 The written ministerial statement (HCWS161) dated 18 December 2014 states:

"...we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate."

9.45 Paragraph 051 of the Planning Practice Guidance says:

Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to:

- reduce the causes and impacts of flooding;
- remove pollutants from urban run-off at source;
- combine water management with green space with benefits for amenity, recreation and wildlife.

9.46 The department for Communities and Local Government has confirmed that the Ministerial statement is effective from 6th April 2015, and that with any application determined after that date, the local planning authority should give weight to the revised planning practice guidance.

9.47 The Lead Local Flood Authority, as a statutory consultee, has reviewed the information submitted. It was noted that there were drains shown on the indicative site layout that were missing from the topographical survey and vice versa. The drainage strategy should utilise the existing drainage channels to mimic the natural drainage of the site as much as possible.

9.48 It was also noted that pumping stations are proposed to disperse the surface water from basins.

9.49 Paragraph 080 of the Planning Practice Guidance sets out a hierarchy of preferred drainage options with infiltration being the most preferred, followed by water discharging into a surface water body or surface water sewer or drain with discharge into a combined sewer or mechanical solution as the least preferred. The Ministerial Statement, December 2014, states that the sustainable drainage strategy should be designed to ensure that the maintenance and operation requirements are economical proportionate.

9.50 The submitted drainage strategy proposes a pumped solution to disperse the water from the basins and into the water courses. These have an additional and on-going maintenance cost and the applicant needs to ensure that any approved SuDS drainage scheme can be maintained for the life time of the development. Maintenance of mechanical elements that require annual servicing and regular maintenance, are more expensive to maintain than features integrated into the landscape. The applicant has failed to demonstrate that other surface water SuDS solutions have been considered before arriving at the conclusion that a pumped solution was the most appropriate for the site.

9.51 The drainage strategy as proposed is too detailed for the outline application submitted. If the drainage strategy was approved as it stands, it would effectively tie the application to the indicative layout which is not for full consideration at this point. The strategy should provide an indication of what methods of SuDS drainage could be

employed at different parts of the site taking account of drainage rates, and required storage capacities. The final scheme should then be designed in accordance with this strategy.

9.52 Accordingly, the drainage strategy has failed to demonstrate whether the site can be effectively drained and that the maintenance and operational solution would be economically proportionate for future residents. This is considered to be contrary to the NPPF and ministerial statement (HCWS161).

Foul water drainage

9.52 Water and sewerage companies have a duty to provide, maintain and extend their network to accommodate new development. With regard to upgrades to the existing network developers pay a sewerage infrastructure charge per plot to the relevant company (in this instance Thames Water) for work to be undertaken to upgrade the network. Once a new development is complete and occupied the new residents pay water rates to the sewerage company.

9.53 Whilst Thames Water has raised concerns in relation to this application, existing foul water drainage deficiencies in the area are not a valid reason to refuse planning permission. It is noted that, should planning permission be granted for the proposed development, imposing a condition on any planning permission to secure the implementation of an approved strategy for off-site foul drainage works is unlikely to meet the test for a 'Grampian' style condition.

ix Affordable housing

9.54 Policy CS17 of the CSDPD seeks developers on appropriate sites to provide affordable housing that is accessible to local people in priority need. On the 29th March 2011 the BFC Executive resolved that on sites over with a net increase of 15 dwellings the Council expects to see up to 25% to be affordable. In this case this equates to 28 dwellings.

9.55 The scheme proposes 28 no. affordable dwellings which meets the Councils requirement. It is proposed that these would consist of 6 no 1- bed flats, 6 no two-bed flats, 13 no three-bed houses, and 3 no four-bed houses. The Housing Enabling Officer has stated that these are acceptable to meet local housing need, and should be provided with a tenure split of 70% for affordable rent and 30% intermediate housing.

9.56 The proposal therefore complies with the requirements of Policy CS17 of the CSDPD and Policy H8 of the BFBLP. If acceptable the affordable housing will be secured through an appropriately worded S106 agreement.

x Trees

9.57 Policy EN1 of the BFLP seeks to protect tree and hedgerow cover which is important to the retention of the character and appearance of the landscape. The application was accompanied by an Arboricultural Impact Appraisal and Tree Plan. The development has been designed to minimise the impact on the trees, retaining where possible, as much of the tree cover as possible. However, the access requires the removal of two groups of trees, G15 (Oak) and G16 (Oak and Scots Pine). The removal of G104 is required to enable the footway link onto Old Wokingham Road to be implemented.

9.58 Old Wokingham Road is characterised by the trees, mainly Oaks, that flank and overhang the highway enclosing the space. The removal of the trees to enable the access would open part of the highway up, reducing the enclosed feeling, which is also evident at other junctions such as the entrance into the Pinewood Centre. The removal of the trees as proposed is not considered to be detrimental to the character of the area due to the number of trees that would remain.

9.59 The Arboriculture Impact Appraisal proposes the removal of other isolated trees due mainly to their health and condition. The removal of these isolated trees is not considered to be detrimental to the character of the area.

9.60 The proposal is considered to comply with Policy EN1 of the BFBLP.

xi Layout

9.61 The application is outline with approval only sought for the access element. However an indicative layout has been submitted, showing how the proposal could be accommodated within the site. Whilst it is not for approval at this stage, there are serious concerns regarding the layout and form of the development it illustrates.

9.62 If a layout scheme were to be submitted as per the indicative proposed layout, it would be unlikely to receive support. Gardens backing onto wooded areas should be avoided as in the past this has resulted in the tipping of gardens waste over fences and other instances of anti-social behaviour. It is also poor in terms of security to have extensive public access to the rear of properties. The applicant is also requested to consider the impact of the parking being contained to the front of most properties, resulting in a car dominated streetscene and the impact of retained trees on the amenities of future occupiers.

xii Securing Necessary Infrastructure

9.63 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.64 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.

9.65 If this outline application were to be approved, and following approval of reserved matters, CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements (this includes capacity improvements on Locks Ride/Long Hill Road)
- strategic road network improvement outside the borough

- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

9.66 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.

Policy R4 requires the provision of 4.3ha of open space of public value per 1000 people. For the proposal of 112 dwellings this would equate to a provision of 1.11ha on site open space. The indicative site layout shows an on site provision of 1.10 ha. This layout is indicative only. The position and size of the open space would be considered at the reserved matters stage.

xiii Ecology.

9.67 Policy CS1 of the CSDPD sets out the Councils Sustainable Development Principles, point vii of which seeks to protect and enhance the quality of natural resources including biodiversity. The application was supported by a number of ecological reports covering the impacts of the proposal on reptiles, badgers and bats.

9.68 The reports were sufficient to assess the impact of the proposal on the reptiles and badgers and further information could be secured by a condition. Regarding the bats the reports adequately demonstrated that the buildings were not being currently used as a roost, and no trees with potential for roosting were being affected by the development. The bat information was considered sufficient to secure appropriate bat mitigation.

9.69 The proposal would result in the loss of habitats of principal importance for nature conservation (UKBAP habitats), in particular lowland heath land, acid grassland, and mixed deciduous woodland. Lowland Heathland and acid grassland are particularly important in the context of the local landscape, being in close proximity to the Thames Basin Heaths SPA. The Ecological Impact Assessment submitted with the application quantifies the loss of the BAP habitats which amounts to approximately five hectares. Additional information has been submitted quantifying the amount of habitat being created. Whilst the application proposes the enhancement of a considerable area woodland, this does not compensate for the loss of valuable grassland or heathland. However, there may be scope for the creation of additional heathland/grassland habitat on site by removing the woodland of lower value. On balance it is considered that the application demonstrates that there will be a net gain for nature as a result of the scheme.

9.70 Overall the detailed design and enhancement of the site and mitigation for the loss of habitat can be secured by appropriately worded conditions, however it is requested that this maximises open grasslands/heathland habitat.

9.71 Accordingly it is considered that the application protects and enhances biodiversity in accordance with the legislation, the NPPF and Policy CS1 of the CSDPD.

10. CONCLUSIONS

10.1 As noted above the Council is unable to demonstrate a 5 year supply of land for housing. It therefore falls for the residential elements of the application to be considered in relation to the presumption in favour of sustainable development as set in

SALP Policy CP1 (and para. 14 of the NPPF). This requires a balancing exercise to be undertaken which considers any harm arising against any benefits of the proposal, in relation to the three dimensions of sustainable development set out in the NPPF (economic, social, and environmental). Where policies are out of date, permission should be granted unless the adverse impacts (harm) would significantly and demonstrably outweigh the benefits.

Consideration of benefits of the proposal

10.2 In the Planning Statement submitted with the application the applicant considers the site is highly sustainable set against the economic, social, and environmental dimensions, in the following ways:-

10.3 An Economic Role:

The planning statement submitted in support of the application states that the proposal will meet housing needs identified in the Core Strategy requirement that is out of date, and represents a bare minimum. Meeting this is a form of economic as well as social sustainable development consistent with the NPPF's third Core Principle that every effort should be made to meet housing need whilst also being consistent with paragraph 47 of the NPPF.

10.4 The proposal will meet important affordable housing needs as highlighted in the Berkshire Housing Markets Assessment. Paragraph 7.116 of this highlights the significant costs of not allowing sufficient affordable housing to come forward. This element of the scheme is in full compliance with the Council's standards.

10.5 The new development will create construction jobs, homes for local business employees and gross added expenditure by future residents in Bracknell. The Government's Laying the Foundations: A Housing Strategy for England (2011) reinforces the economic role of new housing. The document sets out that the housing market is central to the Government's plans for economic growth and that housing is linked to the wider health of the economy. It considers that 'For every new house built, up to 2 new jobs are created for a year'.

10.6 These messages have been reinforced by the recent publication of 'Fixing the foundations: creating a more prosperous nation' in July 2015. This report highlights that the level of house building is below what is required despite increasing recently highlighting the importance of additional residential development.

10.7 The application seeks to provide housing in the right location. The applicant considers that the site is well related to Bracknell. The applicant also considers that the scheme represents a limited development within a sustainable location which would not prejudice the delivery of the wider spatial strategy. The new population resulting from the scheme will help sustain existing services in the area including bus services.

10.8 A Social Role:

The applicant considers that a number of the economic roles also serve social ones. The applicant identifies the additional social roles of the scheme as including, providing a high quality living environment, providing an attractive and publically accessible informal open space and the facilitation of much needed Family Respite, family treatment, and outreach hub facilities. The scheme is considered to enhance the safety of pedestrians by offering a safe route within the site for pedestrians and being within

walking distance of comprehensive facilities permitted at the TRL site in the medium term.

10.9 An Environmental Role:

The applicant considers that the scheme secures a number of environmental roles, including no visual impact on the wider character and appearance of the countryside beyond the site, responding to the character and appearance of the area by creating a built environment within a well contained natural woodland setting and focused on an existing 'developed' site. The applicant considers that the proposal meets Principles 4 and 6 of the NPPF by delivering sustainable homes, and protecting the amenities of neighbouring residential properties. The proposal protects key trees within the site whilst securing a high quality ecological mitigation strategy, including habitat enhancements and secures a high quality bespoke SANG to mitigate any impact on the Thames Basin Heath's SPA.

Weight to be afforded to benefits associated with the application

10.10 In making its decision the committee will have to decide what weight to apportion to the benefits identified by the applicant.

10.11 The main benefit of the proposal is the provision of housing. The NPPF is a material consideration, and this seeks (para.47) to 'boost significantly the supply of housing'. In considering this aspect, a proposal for housing needs to be deliverable.

10.12 The NPPF (footnote 11) is clear that for a site to be deliverable, it should:-
- be available now
- offer a suitable location for development now, and,
- be achievable, with a reasonable prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable.

10.13 No information has been provided by the applicant as to the delivery of the dwellings. The application is outline only and therefore would need to be followed by an application for reserved matters. The joint applicant, 'Antler Homes' is not listed as the owner of the site, and potentially therefore there is a land ownership process to go through. Both of these could delay any reserved matters application coming forward. These two factors could delay the site being brought forward.

Limited weight should be given to job creation given the low unemployment in the area. There are also a lot of other development projects in the area, providing plenty of employment opportunities for the construction industry within the locality.

The family treatment, family outreach and respite centre would be a positive contribution to the local services, providing specialist and support. However, it is not considered that the benefits that this brings to the scheme, outweigh the harm the development as a whole.

Adverse Impacts of the Proposal

10.14 Against the benefits of the proposal must be weighed the adverse impacts.

Impact on character and appearance.

10.15 The proposal is considered to have a detrimental impact on the character and appearance of the landscape as considered within section ii above. The applicants

consider that the tree cover around the site would preclude the proposal from negatively affecting the landscape, however it is the opinion of officers that the location centrally within the gap and erosion of the mosaic of habitats that characterises this area is contrary to Policies CS1, CS7 and CS9 of the CSDPD.

Sustainability of the site

10.16 The NPPF defines sustainable development as having three strands, economic, environmental and social.

10.17 Chapter 8 of the NPPF seeks to facilitate social interactions by providing opportunities for meetings between members of the community who might not otherwise come into contact with each other (paragraph 69). The location of the proposal physically separated from the settlements of Crowthorne, Wokingham Without and Bracknell results in a development that will not belong or be able to easily integrate into the existing neighbouring communities. The application does not propose any estate centre which would function as a meeting place and a centre around which a new community would grow and develop. In these respects the proposal is considered to be contrary to paragraph 69 of the NPPF.

10.18 Section 4 of the NPPF promotes sustainable transport with the aim that places should be accessible to all and give people a real choice in how they travel. The nearest bus stops to the development are located on Nine Mile Ride and provide links to Bracknell Town Centre and Crowthorne and the services provided in each settlement. These are located in excess of the ideal 400m from the development in a straight line distance. In reality, to utilise any nearby facility residents would have to exit the site by the proposed footpath link onto Old Wokingham Road, and walk down this unlit busy highway to the bus stops. The only footpath along this route is on the opposite side of the road to the south of the Pinewood Centre. In the opposite direction the Great Hollands areas of Bracknell can be accessed via West Road, but again this is unlit and may not be attractive in the dark. Whilst the applicant is proposing a footpath and cycle link onto Nine Mile Ride, this would be through the proposed SANG and therefore would not be permitted to be hard surfaced or lit. The route of this footpath through a wooded section of the site may be attractive in summer but without lighting is unlikely to be an attractive route in winter or after dark.

10.19 Bullet point 2 of footnote 11, states that the proposal should offer a suitable location for development now. The applicant has sought to justify the sustainability of the site on the basis that residents will be able to access the facilities proposed as part of the TRL development. Whilst this is a consideration, the facilities are not there now, and are still subject to a reserved matters application. Notwithstanding this, there is still an issue with how the proposal would connect with the TRL development and provide viable travel choices other than the private car. The proposal is therefore considered to be contrary to Policy CS1 of the CSDPD as it is not a development located so as to reduce the need to travel.

Overall Conclusion

10.20 This section has outlined the economic, social and environmental benefits put forward in support of the application. It is acknowledged that there are benefits associated with the proposal, not least the provision of 112 dwellings, 25% of them affordable which would assist in meeting the housing numbers required in the Borough and this consideration should carry significant weight. Of course, this would carry less weight if the proposed housing can not be deliverable within the 5 year period. The proposal would result in other benefits including the family out reach and support

centre (Sebastian's Action Trust), which would be of social benefit to the wider area. However, as this element is reliant on funding being obtained there is uncertainty as to whether this could be brought forward and therefore the weight that can be attributed to this is limited.

10.21 Against this it is considered that the proposal would result in harm to the character and appearance of the area, and more significantly result in a development poorly located with regard to services and facilities with dwellings not accessible by sustainable modes of transport. It is therefore considered that these matters significantly and demonstrably outweigh the benefits of the development. Overall it is not considered that the proposed development can be regarded as sustainable.

There is also a fundamental issue in relation to the residential element of the proposal in that it has not been demonstrated that its impact on the Thames Basin Heaths SPA can be properly avoided or mitigated.

10.22 As demonstrated within the main body of the report there are still a number of significant outstanding issues. The proposed development would be contrary to development plan policies as noted above and notwithstanding the benefits of the proposal and the weight that should be attached to the NPPF and the need significantly to boost the supply of housing it is not considered that this conflict is outweighed. The application is therefore recommended for refusal.

11. RECOMMENDATION

11.1 That the application be **REFUSED** for the following reasons:-

1. The proposed development would be poorly located with regard to services and facilities with inadequate accessibility to non-car borne modes of transport which would leave future residents with no real choice about how they travel. The proposal is therefore not sustainable development and the application is contrary to Core Strategy Development Plan Document Policies CS1, CS7 and CS23, Bracknell Forest Borough Local Plan Policy EN20 and the NPPF.
2. The proposed location of the proposal within a defined gap outside and not adjoining the settlement boundaries is considered to adversely affect the physical and visual separation of the two settlements and the character, appearance and function of the land. The proposal is therefore considered to be contrary to Policies CS9, CS1 and CS7 of the Core Strategy Development Plan Document, supported by the Landscape Character Area Assessment 2015.
3. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).
4. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on

affordable housing made by BFC Executive on 29 March 2011.

5. The applicants have failed to demonstrate to the satisfaction of the Local Planning Authority that the impact of the odour from the adjoining sewage treatment plant would not detrimentally affect the amenities of future occupiers of the site in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan supported by paragraph 17 of the National Planning Policy Framework.
6. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed pedestrian and vehicular access would provide a safe access for all users into the site resulting in inadequate connections onto the wider road network and a severe highway danger to users of the highway. This is contrary to Policy CS23 of the Core Strategy Development Plan Document, supported by paragraph 32 of the National Planning Policy Framework.
7. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the additional traffic flows created by the proposal would not result in a severe impact on the capacity and safety of junctions within the area and the wider road network. The proposal is therefore contrary to Policy CS23 of the Core Strategy Development Plan Document supported by paragraph 32 of the National Planning Policy Framework.
8. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the site can be effectively drained through the use of a sustainable drainage system thereby increasing the risk of flooding in the locality of the site. In addition the proposed sustainable drainage strategy has not demonstrated that the proposed solution is economically proportionate to the lifetime of the development. The proposal is therefore contrary to Paragraph 103 of the NPPF, the guidance contained within Planning Practice Guidance and Ministerial Statement HCWS161 on Sustainable Drainage Systems.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

2. This refusal is in respect of the following plans and documents:-

Location Plan Dwg 01 received 25.08.2015
2247 Dwg 2 (indicative site layout) received 25.08.2015
Topographical Survey 2247 Dwg 04 received 25.08.2015
Barrell Tree Plan (15211-BT4)

Barrell Preliminary Arboricultural Impact Appraisal. 21 August 2015
Planning Statement August 2015
Design and Access Statement
Archaeology Desk Based Survey May 2015 and Geophysical Survey November 2015

Amphibian and Reptile Survey Report July 2015
Landscape and Visual Impact Assessment August 2015
Badger Sett and Activity Report August 2015.
Breeding Bird Survey Report July 2015
Transport Assessment August 2015
Bat Survey Report July 2015 and Survey Updates November 2015

The Applicant is advised that reasons for refusal 4 in relation to:-

- failing to secure affordable housing

could be addressed by planning obligations, formulated in terms which are acceptable to the Local Planning Authority and entered into as provided for by Section 106 of the Town and Country Planning Act.

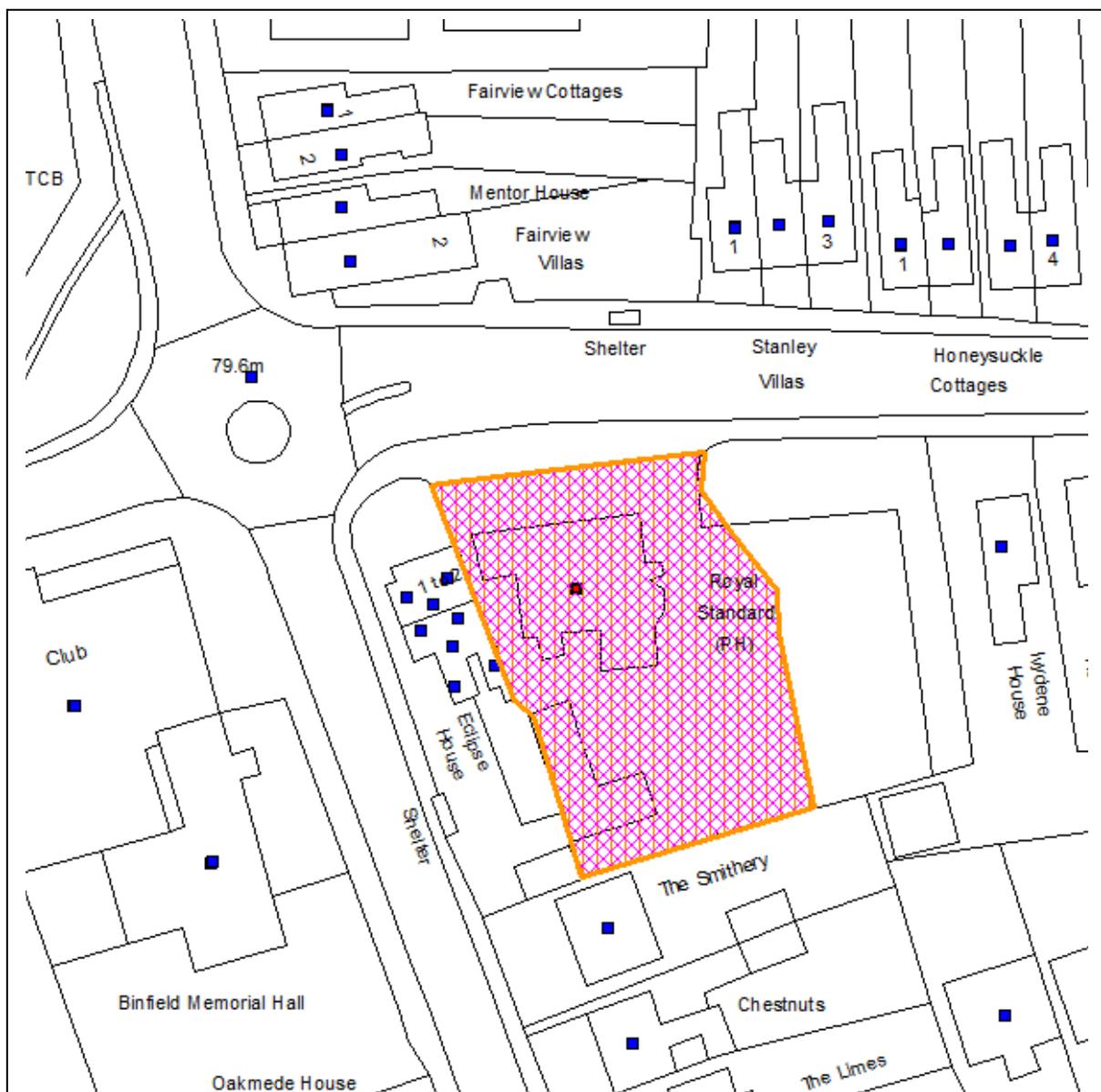
The Applicant is advised that reasons for refusal 3, 5, 6, 7 and 8 in relation to:-

- impact on the SPA,
- odor from the adjoin sewage treatment works,
- impact on the highway network and,
- surface water

could be overcome by the submission of additional information.

ITEM NO:	Ward:	Date Registered:	Target Decision Date:
Application No. 15/00836/A	Binfield With Warfield	3 September 2015	29 October 2015
Site Address:	Daruchini Forest Road Binfield Bracknell Berkshire RG42 4HP		
Proposal:	Display of 4 no. illuminated fascia signs, 1 no. non illuminated projecting sign, 4 no. non illuminated poster signs, 4 no. non illuminated window signs and 1 no. replacement illuminated hanging sign on existing totem at the front of the site.		
Applicant:	The Southern Co-operative Ltd		
Agent:	Chapman Lily Planning Ltd		
Case Officer:	Michael Ruddock, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the display of four illuminated fascia signs, one non-illuminated projection sign, four non-illuminated poster signs, four non-illuminated window signs and one replacement illuminated hanging sign on an existing totem at the front of the site.

1.2 It is not considered that the display of the signage would result in an adverse impact on amenity or public safety.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

A Village Centre location within the settlement boundary
--

3.1 Daruchini is a former restaurant located within Binfield Village Centre. The building is currently vacant, although the Local Planning Authority have previously received notification that the site will be changing from a restaurant (Class A3) use to retail (Class A1) use under Class A of Part 3 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

3.2 The site as existing consists of the main building fronting Forest Road with parking spaces forward of the building. To the rear of the main building is a paved area and ancillary outbuilding. Under the previous restaurant use, a car park was sited to the east of the main building, however this part of the site has been separated and is part of a separate application (ref. 15/00905/FUL) for the erection of two new dwellings.

3.3 A planning application was previously approved under reference 14/01242/FUL for the erection of an extension to the rear of the building. This application was approved prior to the notification that the building was to be changed to an A1 unit, and as such was treated as an extension to the restaurant.

3.4 Class A of Part 3 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 permits the change between Class A3 and Class A1 by way of Permitted Development, for which planning permission is not required, providing the Local Planning Authority receive notification that this change of use would be taking place. This notification was received on 28 May 2015. The principle of the change of use has therefore been established under Permitted Development regulations.

3.5 The Assistant Borough Solicitor (Planning) advised that there is no requirement for the extension permitted under application 14/01242/FUL to have been implemented to benefit from the Permitted Development rights. This is on the basis

that the change of use, in regards to the principle use of the planning unit will extend to application 14/01242/FUL which will be implemented in due course. The extension would be ancillary to the main use of the planning unit and it is anticipated that the A1 use will be implemented shortly. As such it is considered that the change of use can extend to the approved extension.

3.6 The site is bordered to the west and south by residential properties at Standard Corner, Eclipse House and The Smithery. Further residential properties are located opposite the site.

4. RELEVANT SITE HISTORY

4.1 Application 14/01242/FUL - Proposed ground floor extension to existing restaurant including demolition and alterations works to building. Construction of side access serving upper floor. This application was approved in April 2015 and is yet to be implemented, as discussed above.

4.2 Application 15/00835/FUL - Installation of 3 no. air conditioning units, plant equipment and fan condenser unit. This application was approved in November 2015.

4.3 One further application is under consideration at this site and is yet to be determined. Application 15/00905/FUL is for the erection of two dwellings on the former Daruchini car park to the east of the main building.

5. THE PROPOSAL

5.1 The proposed development is for the display of four illuminated fascia signs, one non-illuminated projecting sign, four non-illuminated poster signs, four non-illuminated window signs and one replacement illuminated hanging sign on an existing totem at the front of the site.

5.2 The four illuminated fascia signs are marked S1, S4, S7 and S8 on the submitted plans. They would all be green signs with blue and white lettering which is The Co-Operative Food branding. The signs are individually described as follows:

- S1 is to be located on the front elevation of the building, with a width of 2.5m and a height of 1.3m. It would be located 2.5m from ground level and would be externally illuminated to a level of 200cd/m.
- S4 would be located to the side elevation of the building, on the extension approved under application 14/01242/FUL. The sign would have a width of 11.0m and a height of 0.5m. It would be located 2.34m from ground level and would be externally illuminated to a level of 200cd/m.
- S7 would also be located further to the rear of the side elevation of the building, on the extension approved under application 14/01242/FUL. The sign would have a width of 4.5m and a height of 0.5m. It would be located 2.45m from ground level and would be externally illuminated to a level of 200cd/m.
- S8 would be located above an entrance door to the side elevation of the building, on the extension approved under application 14/01242/FUL. The sign would have a width of 3.0m with a height of 1.3m. It would be located 2.33m from ground level and would be externally illuminated to a level of 200cd/m.

5.3 The non-illuminated projecting sign would be located towards the front of the side elevation of the building, marked PP on the submitted plans. It would be a yellow and black 'Pay Point' sign with a height of 0.49m, projecting 0.41m from the side elevation. It would be located 1.9m from ground level.

5.4 The four non-illuminated poster signs are marked S2, S5 and S6 on the submitted plans, with two signs marked S6. They would all be aluminium signs with a variety of sizes and designs. The signs are individually described as follows:

- S2 would comprise of two aluminium composite signs with an overall height of 1.9m and a width of 0.65m. The signage would be located on the left hand side of the front elevation of the building and would include details of opening hours and a directions to the car park.
- S5 would also be an aluminium composite sign and would be located adjacent to the entrance door to the side elevation of the building, on the extension approved under application 14/01242/FUL. The sign would have a height of 1.8m and a width of 0.65m.
- The two poster signs marked S6 would also be located on the side elevation of the extension, further towards the front of the unit. The signs would comprise of two aluminium poster cases with paper inserts. The cases would have a height of 0.92m and a width of 0.68m.

5.5 The four non-illuminated window signs are marked W1, W2, W3 and W4 on the submitted plans and are all located on the side elevation. Signs W1, W2 and W4 would all show images of products on sale in the store, and would have a width of 1.5m and a height of 1.2m. Sign W3 would be a car park directional sign with a height of 1.2m and a width of 0.95m.

5.6 The illuminated hanging sign would be located on an existing totem at the front of the site with a height of 1.0m and a width of 0.8m. It would be located 2.65m from ground level and would be externally illuminated to a level of 200cd/m.

5.7 The applicant's agent has confirmed the method of illumination in an email dated 27 November 2015. The adverts will be lit by trough lighting, with a strip of lighting running across the top of the sign and angled towards the sign itself. The trough will be the same colour as the sign.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

6.1 Recommend refusal. The Parish Council raise concerns with regard to the method of illumination and the hours of illumination with regard how this would affect the neighbouring residential properties.

[OFFICER COMMENT: The Parish Council state that there is insufficient technical information to understand the method of illumination, i.e. will these be internally lit or will a light shone onto it. It was confirmed on the application that the signage would be externally lit, and the applicant's agent confirmed these details in an email dated 27 November 2015]

Other representations:

6.2 A total of 9 objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- Impact on the neighbouring residential properties through light pollution.
- The number of illuminated signs would be obtrusive in a residential area.
- The signage would ruin the look of the building. It would be excessive and would not be in keeping with the other businesses on the road.
- Object to this building becoming a Co-Op as there will not be enough parking.

[OFFICER COMMENT: With regard to the last point, this is not a consideration of this application. The principle of the building becoming an A1 retail unit has been established under Permitted Development regulations, and this application is only for the signage to the building referred to above. The impact of the signage on amenity and public safety are the only considerations that the Local Planning Authority can have.]

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 The Highways Officer has no objection to the proposed signage.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) is the statutory instrument regulating applications for advertisement consent.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) states that applications for advertisement consent should be assessed in respect of factors relevant to amenity and public safety. The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
Amenity	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Public Safety	CS23 of CSDPD	Consistent
Other publications	Draft Binfield Neighbourhood Plan	
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Impact on Amenity
- ii. Impact on Public Safety

i. IMPACT ON AMENITY

9.2 Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) states that applications for advertisement consent should be assessed in respect of factors relevant to amenity, including the general characteristics of the local area.

9.3 The building is sited in a prominent location adjacent to the roundabout junction between Forest Road and Terrace Road in the centre of Binfield. As such they would have a visible impact on the streetscene. The signage on the front elevation would be the most visible, however it is not considered that the amount of signage proposed on this elevation at three signs is excessive. Furthermore signs S1 and S3 would replace existing signs in these locations.

9.4 The area contains a mix of residential and commercial properties and the signage associated with the commercial properties is already a characteristic of the local streetscene.

9.5 A greater number of signs, eleven, would be included on the side elevation. These signs would be less prominent than those on the front elevation but would be visible when approaching the site from the east along Forest Road. The proposed signs are not considered to be significant in terms of their size, and given that they would span the 30m depth of the building it is not considered that eleven signs on this elevation would be excessive. It is therefore not considered that there would be an over-proliferation of signage on the building that would appear out of keeping with the streetscene, to the detriment of the character and appearance of the area.

9.6 Due to the nature of the signage, it wouldn't have any detrimental impact on neighbouring residential properties through loss of light or overbearing. With regard to the level of illumination, a level of 200cd/m is proposed. The document 'Brightness of Illuminated Advertisements' contains guidance with regard to what level of illumination is acceptable, depending on the size of the signage and the area the signage is located. The site is considered to be in 'Zone E3 – Medium district brightness areas (e.g. small town centres, urban locations)' as defined by this guidance, and for signage of the size proposed a level of no more than 800cd/m is recommended.

9.7 The level of illumination proposed is therefore considered to be appropriate to the location, and a condition will be imposed to ensure that the proposed level is complied with. Furthermore the signage would be externally lit through trough lighting, which is a strip of lighting running across the top of the sign with light shining down onto the signs rather than internal lights. It is considered that such a method of illumination would reduce the impact on the neighbouring properties as it would not result in significant light spill.

9.8 Concerns have also been raised that the signage would result in light pollution to neighbouring properties through the night, during hours when the store is closed, when there is no requirement for illuminated signage. To mitigate against this concern, a condition has been recommended that will ensure that the signage would only be illuminated during the hours of 06.00 until 23.00, which will be the store opening hours.

9.9 The site is also affected by The Binfield Neighbourhood Area designated by Bracknell Forest Council in February 2014. The Parish Council undertook a pre-submission consultation of the draft Binfield Neighbourhood Plan in August 2015, and the Independent Examination was received on 3 December 2015. However no policies are contained within this plan that are relevant to this proposal.

9.10 It is therefore not considered that the development would result in an adverse impact on amenity. It is therefore not considered that the development would be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

ii. IMPACT ON PUBLIC SAFETY

9.11 Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) states that applications for advertisement consent should be assessed in respect of factors relevant to public safety, including whether the proposed signage would adversely obscure or hinder visibility or the interpretation of traffic signs.

9.12 The proposed signage is not on the public highway and would not affect visibility. The Highways Officer is therefore satisfied that the signage would not have an adverse impact on highway safety. The development would therefore not be contrary to CSDPD Policy CS23 or the NPPF.

10. CONCLUSIONS

10.1 It is not considered that the proposed signage would result in an adverse impact on amenity or public safety, subject to the five standard advertisement conditions and further recommended conditions.

11. RECOMMENDATION

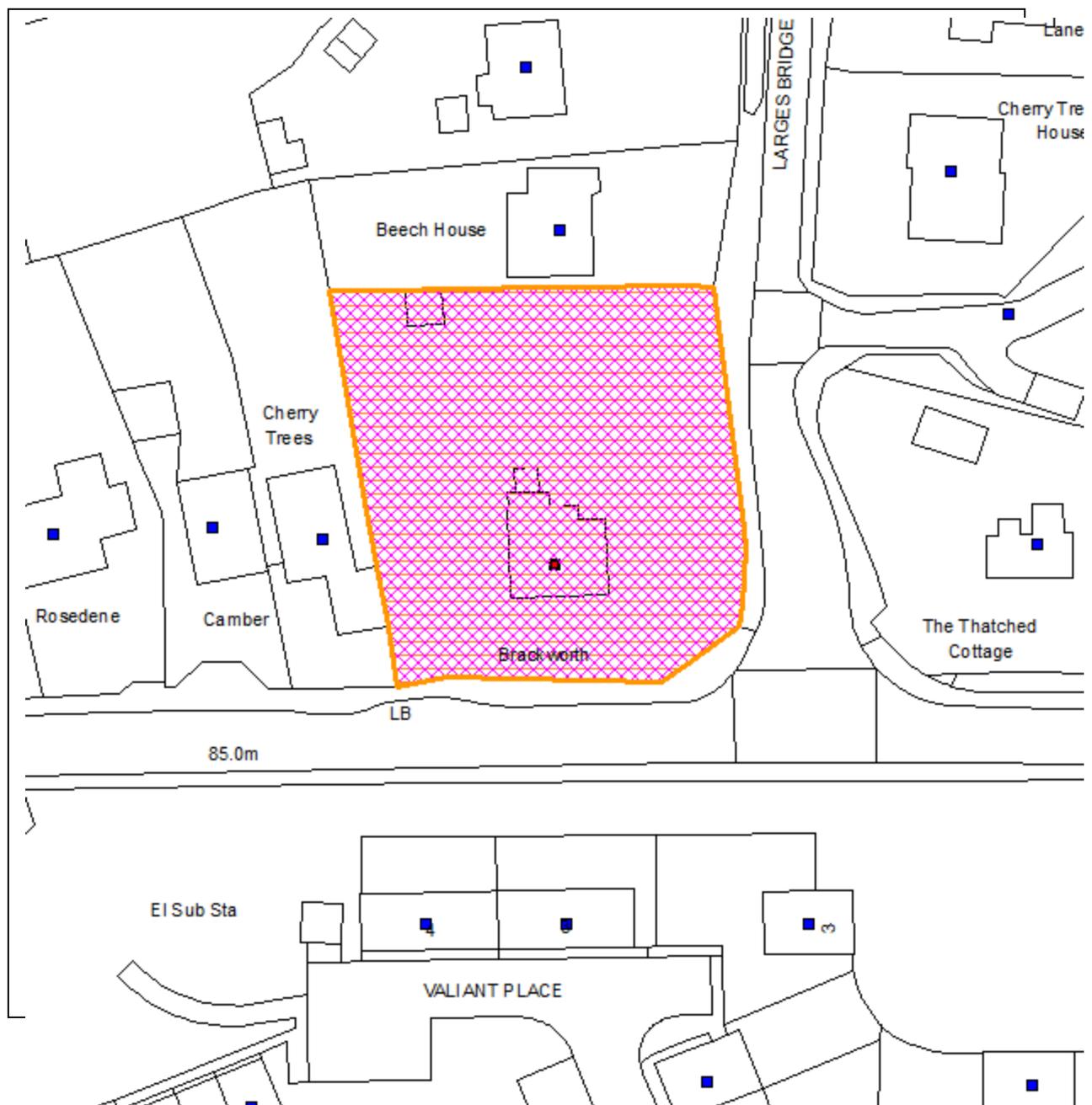
That **ADVERTISEMENT CONSENT be granted** subject to the following condition(s):-

01. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
02. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
03. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
04. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
05. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
REASON: Standard conditions 1-5 are imposed in accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.
06. The advertisement hereby granted consent shall be displayed in accordance with the following approved plans received by the Local Planning Authority on 27 August and 3 September 2015:
001-FRB-101 (C)
001-FRB-102 (C)
001-FRB-103 (C)
001-FRB-104 (C)
001-FRB-105 (C)
001-FRB-107 (C)
001-FRB-108 (C)
REASON: To ensure that the consent is carried out only as approved by the Local Planning Authority.

07. The illumination level of the illuminated advertisements hereby granted consent shall not exceed 200 cd/sqm.
REASON: In the interest of the character and appearance of the area.
[Relevant Policies: BFBLP 'Saved' Policy EN20, CSDPD CS7].
08. The signage hereby permitted shall not be illuminated before 06.00 hours or after 23.00 hours at any time.
REASON: In the interests of the amenities of the neighbouring properties.
[Relevant Policy: BFBLP EN20]

ITEM NO:			
Application No. 15/00855/FUL	Ward: Harmans Water	Date Registered: 15 September 2015	Target Decision Date: 10 November 2015
Site Address:	Brackworth Broad Lane Bracknell Berkshire RG12 9BY		
Proposal:	Erection of 6 no 2 bedroom and 2 no 1 bedroom flats with associated parking, cycle shed, amenity space, bin store and access following demolition of existing dwelling.		
Applicant:	Mr M Goya		
Agent:	Mr Amrik Chahal		
Case Officer:	Katie Walker, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the demolition of the existing house on site and the erection of a two storey building comprising eight flats (two x 1 bedroom flats and six x 2 bedroom flats) as well as parking, bin storage and amenity space. The proposals also include a new access road from Larges Bridge Drive.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions are recommended in relation to detailed design, biodiversity and sustainability and a section 106 agreement will be sought in relation to impacts on the SPA.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Character Areas SPD, Bracknell Study Area, Area B

3.1 The site is occupied by Brackworth, which is a vacant bungalow. It is bounded to the north by Beech House on Larges Bridge Drive; to the west by Cherry Trees House on Broad Lane; to the south by Broad Lane, beyond which is The Parks development; and to the east by Larges Bridge Road, beyond which is Thatched Cottage, a Grade II Listed building.

3.2 The site is located in an urban setting within a defined settlement as shown on the Bracknell Forest Policies Map.

4. RELEVANT SITE HISTORY

606485: Erection of 1 detached dwelling: Refusal 1981.

5. THE PROPOSAL

5.1 The proposals are for the demolition of the existing dwelling, 'Brackworth', and the erection of a two storey building comprising eight flats. Two of the flats would have 1 bedrooms and six flats would have 2 bedrooms. An access would be created off Larges Bridge Drive, leading to parking spaces to the rear of the building. There would also be access from Broad Lane. The building would be positioned to the south of the

site, with amenity space provided to the north west. Three of the first floor flats would also have private balconies.

5.2 The building would be laid out with two flats either side of a central lobby space housing the staircase. The ground floor would include cycle storage in this space. A further cycle store and bin store with a green roof would be positioned in the north west of the site.

5.3 A 0.5 metre high brick wall is proposed to the front of the site onto Broad Lane, with some mixed planting proposed on the eastern edge of the site, on Larges Bridge Road.

6. REPRESENTATIONS RECEIVED

Town Council

6.1 Bracknell Town Council raised no objection to the proposals.

Other Letters of Representation

6.2 Twelve letters of objection were received. The issues raised are summarised as follows:

- Overdevelopment of the site.
- Bulk, scale, height and massing.
- Out of character with surrounding dwellings.
- Overlooking and privacy impacts.
- Overbearing impacts.
- Loss of light.
- Broad Lane should not be used to serve parking spaces [*officer note: the revised site plan demonstrates that this access will be closed off*].
- Increase in traffic on Broad Lane and associated highway safety implications.
- Safety concerns for pedestrians and cyclists.
- Concerns over visibility from Broad Lane to Larges Bridge Drive.
- Concerns over new access. Access should be from Broad Lane only.
- Noise impacts.
- Loss of green space.
- Impact on water and sewer service.
- Impact on Grade II listed building.
- Evergreen trees should be reinstated.
- Access to Broad Lane should not be closed off.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Biodiversity Officer: No objection subject to conditions.

7.2 Transportation officer: No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent

Housing	CS15 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, Saved Policy EN3 of CSDPD and Policy CS14 of CSDPD	Consistent
Biodiversity and landscaping	Saved policy EN1 and EN2 of BFBLP, CS1 of CSDPD.	Consistent
Noise and pollution	Saved policy EN25 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		
Character Areas Assessment (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice 2011.		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Biodiversity considerations
- vi SPA
- vii Sustainability
- viii Waste and recycling
- ix Community Infrastructure Levy

i. Principle of development

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.2 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. The application site is located within a defined settlement as designated by the Bracknell Forest

Borough Policies Map. In addition, the proposal would replace one dwelling with eight flats, boosting the supply of housing within the Borough, in line with CSDPD Policy CS15. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Area

9.3 The Bracknell Study Area B (Broad Lane) of the Character Area Assessment SPD sets out, in summary, that the area is of positive character and provides a high quality living environment close to the town centre. It notes that good sized plots with individual dwellings give a sense of spaciousness, in pleasant contrast to the more urban form of the surrounding area and that there is no consistent architectural approach within the main area. It notes that the built form is predominantly 1-2 storey detached houses, laid out in an informal manner with gaps between them.

9.4 The following relevant recommendations are set out in the SPD:

- Development along Ranelagh Drive and Larges Bridge should be kept to a lower density with detached houses in generous plots and spaces in between them;
- Retain tree cover and encourage further tree planting in Martins Lane;
- Development to enhance views down Broad Lane; and
- Development along Broad Lane should be of higher densities with a more continuous building line.

9.5 The existing building comprises a bungalow, which has been vacant for some time and is boarded up at the windows. The proposed development comprises a large two storey building housing eight flats, with parking and amenity space to the rear. The building would have a ridge height of 8 metres and would be 25.4 metres wide at its widest point, which is significantly larger than the existing building of 9.3 metres wide. However, the plot is generous and there would still be space around the building. The proposed building would be separated from Cherry Trees by approximately 6 metres at its closest point to the garage, and approximately 9 metres to the main house, whereas Cherry Trees is separated from Camber (its neighbour to the west) by approximately 1.6 metres. The rear of the building would be separated from Beech House to the north by 16.6 metres. The proposed building would be approximately 6 metres from the highway to the front (south) and between 4 metres and 6 metres from the highway to the east of the site. There would be an area of amenity space to the north west of the site. As a result, the proposed development would not appear cramped in the plot and would retain the character of a good sized plot with a sense of spaciousness. While the proposed building would comprise eight flats, it would be two storeys. It is wider than the majority of surrounding dwellings, but it would not significantly detract from the character of individual detached houses laid out in an informal manner with gaps between them.

9.6 The Character Area Assessment SPD states that development along Broad Lane should be of higher density. There are other examples of flatted development on the northern side of Broad Lane, within the character area and in close proximity to the site. For example, Bardeen Place has two 2.5 storey buildings comprising ten flats. The overall density of Bardeen is 41 dwellings per hectare, however the site includes some houses as well as flats on a wider site. The flatted part of the development is in a comparable plot size to the proposed (10 flats on approximately 0.16 hectares). The adjacent building on Broad Lane is part two, part three storeys and comprises six flats on a site of 0.06 hectares, which would equate to 100 dwellings per hectare. Numbers 1-5 Saville Court, to the north of Larges Bridge Drive, is a 2 storey building comprising 5 flats on a site of 0.12 hectares, equating to 42 dwellings per hectare. The application site is generous and results in a density of 61.5 dwellings per hectare. The principle of a flatted development within the character area is

established and the density of the proposal is appropriate both in terms of the surrounding context and in terms of the character area SPD.

9.7 The proposed building would be two storeys, which is in keeping with the houses in the surrounding area which, as set out in the Character Area Assessment SPD, are typically 1-2 storeys in scale. The building would have a wide frontage to Broad Lane, with three gable features to the front and a pitched roof above the ground floor. There would be two front doors on to Broad Lane. The rear elevation would have two gable features, with windows and balconies below. The western elevation would have a low eaves height, with dormer windows at first floor which would be obscure glazed and fixed shut. The eastern elevation would have one front door with an open porch, and two windows at first floor level. The proposed materials are brick with tile hanging and timber cladding to the walls and tiled roofs. While there is no consistent architectural approach in this area, as set out in the Character Area Assessment SPD, the architectural features of the proposed buildings can be seen in Broad Lane and on Larges Bridge Road. The building would therefore not adversely affect the character and appearance of the character area.

9.8 The Thatched Cottage is a two storey Grade II Listed Building, located to the east of the site across Larges Bridge Road. At its closest point, the proposed building would be located 26.9 metres from The Thatched Cottage. The Thatched Cottage is set back in its plot and there is a wooden fence around the site, over which the thatched roof is visible. There is some planting to the boundaries of The Thatched Cottage, although the cottage is visible from the pavement to the south east of the application site. There are numerous two storey houses on Broad Lane, including the house next to The Thatched Cottage to the east; and The Parks development on the opposite side of Broad Lane, which comprises two and three storey house and is clearly visible from the north side of Broad Lane. Given the two storey scale of the proposed building and the distance between the two buildings, it is not considered that the proposal would have an adverse impact on the setting of The Thatched Cottage. A condition regarding boundary treatments will be secured to ensure that any planting and screening to the eastern boundary of the site is appropriate.

9.9 The proposals are in keeping with the surrounding residential development in terms of plot pattern and design, and the impact on the Grade II Listed Building is considered to be acceptable. The proposal is in line with the recommendations of the Character Area Assessment SPD. It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on Residential Amenity

9.10 The proposed building would be 9 metres from the eastern elevation of Cherry Trees. While the proposed building is taller than the existing bungalow (which is 5 metres tall), it has a maximum ridge height of 8 metres, which is typical of a two bedroom house. The siting of the proposed building means that its closest point is adjacent to the garage, and the distance between the properties increases towards the north of the site. At its closest point, the proposed building would be 9 metres from Cherry Trees and at its furthest point, it would be separated by approximately 11 metres. The rear garden of Cherry Trees would be adjacent to the amenity space of the proposal. While the proposed building is significantly larger than the existing dwelling on the site, due to the distance between the properties and the scale of the proposed building, it is considered that the proposed building would not have a significantly overbearing impact on Cherry Trees.

9.11 The existing 1.8 metre high fence between the two plots would be retained. There are two first floor windows in this elevation of Cherry Trees. The proposed building would have three dormer windows and one rooflight at first floor level in the western elevation. The

proposed elevations set out that these windows would have obscure glazing and would be fixed shut. This would ensure that the proposals would not overlook the neighbouring property.

9.12 Guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) is utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light. A line at an angle of 25 degrees was drawn from the midpoint of the window at the ground floor of Cherry Trees. As this line did not intersect the proposed building, there would not be any significant loss of light impacts to Cherry Trees as a result of the development. The rear of Cherry Trees is orientated away from the proposed building, and extends further north than the proposed building so no loss of light would occur to the rear elevation of Cherry Trees as a result of the proposals.

9.13 The proposed dwelling would be 16 metres from the side elevation of Beech House, to the north of the proposals. There would be a cycle and refuse store of 2.3 metres in height at approximately 1.9 metres from the southern elevation of Beech House. However, the existing 1.8 metre high fence on the site boundary is to be retained, and therefore only 50 cms of the bin and cycle store would be visible above the fence. A green roof is proposed to the bin and cycle store, which would soften its impact. In any event, there are no windows at first floor in the southern elevation of Beech House, which faces the proposals. The rear garden of Beech House would be adjacent to the cycle store and the amenity area of the proposals. While the proposals are taller than the existing house, they are 8 metres tall which is typical of a two storey house. While the proposed building would be considerably wider than the existing house, its two storey scale and the distance between the two properties would ensure that there would not be significant overbearing impacts on Beech House.

9.14 There would be a parking area to the north of the site. This is not considered to have significant adverse impacts on the residential amenity of Beech House because the majority of spaces closest to Beech House would be adjacent to the driveway of Beech House and this use on this part of the site is therefore considered to be appropriate. Two of the spaces would overlap the side elevation of the house, but as set out there are no windows in this elevation, and the existing fence would remain, ensuring that there would be no undue disturbance to Beech House from the parking.

9.15 As there are no windows in the southern elevation of Beech House visible above the boundary fence, there would be no overlooking or loss of light impacts to windows in Beech House as a result of the proposal. The closest part of the proposed building to the rear garden of Beech House would be approximately 18 metres away, and therefore no overshadowing would occur as a result of the proposals.

9.16 There would be windows and 2 balconies at first floor in the northern elevation of the proposed building. The balconies would face on to the side elevation of the house. A person standing on the westernmost balcony could potentially overlook the garden of Beech House. A 1.8 metre high obscure glazed screen has been proposed on this balcony to mitigate this potential impact. There would be one bedroom window at first floor facing the garden, however the distance of 18 metres between the window and the rear garden of Beech House ensures that there would not be significant overlooking of the garden of Beech House.

9.17 The proposed building would be over 27 metres from The Thatched Cottage, across Larges Bridge Road. As set out in the previous section of this report, the two storey nature of the proposals, the distance and the intervening road are considered to ensure that there would not be any overbearing impacts on The Thatched Cottage.

9.18 The site is opposite The Parks development and, while this is visible from the site,

the proposals would be across Broad Lane from The Parks. The Parks itself comprises 2 and 3 storey dwellings, and the proposals would not have any significant impacts on the residential amenities of the properties in The Parks.

9.19 The proposed access road would be from Larges Bridge Drive. There is also a bin and cycle store proposed on this boundary. While this would result in access and parking to the northern boundary, next to the side boundary of Beech house, it is considered that due to the scale and nature of the proposed development, this would not cause undue noise and disturbance to the neighbouring property.

9.20 Due to the layout, scale and design of the proposed flats, it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv Transport implications

Access

9.21 The site currently has a vehicular access off Broad Lane, a local distributor road which is subject to a 30mph speed limit. Historically, the vehicular access off Broad Lane served a single residential dwelling and it is proposed to be closed off and removed. A condition is recommended to secure this.

9.22 A new vehicular access is proposed off Larges Bridge Drive, a residential cul-de-sac which currently serves around 14 properties (including Cherry Tree Drive) and is well-used by pedestrians and cyclists, including children/teenagers for through access towards Ranelagh School, St Joseph's Primary School and Bracknell and Wokingham College and commuters heading towards the Town Centre. Larges Bridge Drive is a shared surface for pedestrians, cyclists and vehicles with short lengths of footway provided at the junction with Broad Lane only. Larges Bridge Drive varies in width from around 4.8 metres in the position of the proposed access to the car park to around 6.5 metres towards the junction with Broad Lane. While this is acceptable, some highways works will be secured by condition, including the off site highways works to create the new access and undertake footway and verge works adjacent to the site frontage with Larges Bridge Drive.

9.23 There is a level difference between the site and Larges Bridge Lane and this will need to be considered in the access construction.

9.24 There is a general principle that access onto a lower classification of road is likely to result in less conflict due to lower traffic volumes and lower vehicle speeds etc. The Highway Authority (HA) considers that closing the existing access onto Broad Lane and providing a new access onto Larges Bridge Drive would be of highway safety benefit. The proposed highway works set out above would improve pedestrian and vehicular access and sight-lines to support the proposed development.

9.25 The primary means of pedestrian access to the flats is proposed from Broad Lane and those pedestrians who may wish to head north along Larges Bridge Drive could do so via the car park access.

Parking

9.26 The parking layout has been reconfigured to be served from the proposed car park access off Larges Bridge Drive. On-site car parking should be secured by planning condition. 15 car parking spaces are proposed. 14 residents' parking spaces are required to comply

with the parking standards and 2 visitor spaces are required to serve 8 flats. There is a shortfall of one parking space. It is suggested that one space be allocated to each flat with the remaining spaces unallocated and available for general use by residents and their visitors to provide flexibility. There are some parking restrictions around the junction of Larges Bridge Drive and Broad Lane.

9.27 The proposed parking spaces are shown on drawing 2014/02-E Proposed Plans as being 2.4 metres by 4.8 metres with at least 6 metres of aisle space for access and this complies with the current standards for practical and useable vehicle parking. The parking area should be permeable paving to comply with the latest drainage requirements and should be lit to provide a welcoming and safe environment. A cycle store is proposed in the north-west corner of the car park and this will need to be covered and secure. The provision of cycle parking will be secured by planning condition.

Refuse Collection

9.28 A refuse collection point is proposed in close proximity to the car park access onto Larges Bridge Drive and this would enable refuse collection by the Council using existing arrangements. This is discussed in more detail below.

Trips

9.29 Six no. 2 bedroom and 2 no. 1 bedroom flats could generate in the region of 36 two-way vehicle movements over the course of a typical day with 4 or 5 movements in both the morning and evening peak periods. The development, if permitted, would be liable for CIL charges and financial contributions could be used to fund general transport improvements in the local area.

Other Matters

9.30 A construction traffic management plan is required for highway safety and residential amenity and this will be secured by planning condition to be provided prior to commencement of development.

9.31 Subject to the conditions suggested, 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 CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

iv Biodiversity Implications

9.32 An initial ecological assessment for the site set out that the site had the potential to support a small population of widespread reptile species. An enforcement investigation by the Council's enforcement section found that the building was in a state of disrepair and that the land was in an untidy state, causing detrimental impact on the amenity of the area. The applicant was required, amongst other things, to remove all dead plants, green waste, unused building materials and general rubbish from the site.

9.33 An updated biodiversity note was subsequently supplied by the applicant's ecology consultant. This set out that almost all vegetation on site has been removed and large areas of bare ground are present. The ground vegetation no longer provides the long grass and scrub habitat that made the site suitable for reptiles. With the exception of one pile of rubbish and one pile of sticks, all overgrown rubble piles have been removed. The note states that the remaining piles were hand searched and no reptiles were found. The note considered

that the site is unsuitable for reptiles, and that reptiles are very unlikely to be present. The only suitable areas of hibernation were subject to a hand search, and no reptiles were found.

9.34 The Council's Biodiversity Officer has suggested conditions to ensure the sensitive demolition and construction of buildings in the interests of nature conservation at this stage, and has also suggested a scheme of bat and bird boxes is secured by condition to enhance nature conservation on the proposed development. Subject to these conditions, the proposed development would be in line with CSDPD Policies CS1 and CS7.

v SPA

9.35 The Council, in consultation with Natural England, has formed the view 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. This site is located approximately 2.37 km 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.

9.36 A contribution is calculated on a per-bedroom basis 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. This involves the cost of Suitable Alternative Natural Greenspace (SANG). In this instance, the development would result in a net increase of 7 dwellings (2 x 1 bedroom dwellings and 6 x 2 bedroom dwellings, minus the existing 2 bedroom dwelling on site). 1 bedroom dwellings require a contribution of £1,221 and 2 bedroom dwellings require a contribution of £1,601. The total SANG contribution is therefore £10,447.

9.37 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. 1 bedroom dwellings require a contribution of £399 and 2 bedroom dwellings require a contribution of £526. The total SAMM contribution is therefore £3,428.

9.38 The total SPA related financial contribution for this proposal is £13,875. The applicant has agreed to enter into a S106 agreement to secure this contribution. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Saved Policy NRM6, CS14 of CSDPD and the NPPF.

vii Sustainability

9.39 CSDPD Policy CS10 seeks to ensure the best use of natural resources, and CS12 requires 20% of energy requirements for 6 or more dwellings to be generated from on-site renewables, as well as a reduction in carbon emissions of 10%. The applicant has submitted an initial sustainability assessment, and a condition will secure the submission of a detailed sustainability statement and an energy demand assessment to demonstrate that the proposals can meet these requirements, including demonstrating that the development would result in an average water use of 110 litres/person/day.

9.40 The applicant has submitted a sustainable drainage statement and, following discussions with officers, has carried out some preliminary testing to demonstrate that the site would be able to support sustainable drainage using infiltration despite the significant increase in impermeable area on the site. The applicant has also confirmed that the access and driveway areas would be constructed from permeable paving. Conditions will be secured requiring further details of infiltration and detailed SuDS design.

9.41 Subject to the suggested conditions, the application is acceptable with regards to CSDPD Policies CS1, CS10, CS12 and the provisions of the NPPF.

viii Waste and recycling

9.42 The proposed development includes a bin store, and a refuse collection point. Following discussions with the Council's Head of Environmental Services, the applicant has increased the size of the bin store to accommodate the required number of bins for a development of this size. The bin store would be less than 25 metres from the adopted highways and the refuse collection has also been provided at the new access. The applicant has confirmed that a waste management plan will be agreed and implemented with the landlord/occupiers and will be put in place to ensure that waste bins will be transferred to the area provided on the relevant collection day to ensure the uniform use of the new dwellings' waste facilities and to allow the local authority to conveniently and safely access the waste containers. The Council's Head of Environmental Services is satisfied with these arrangements.

ix Community Infrastructure Levy (CIL)

9.43 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.44 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

9.45 In this case, the proposal would be CIL liable as the proposal comprises the creation of eight new dwellings. The site falls within the Outer Bracknell CIL charging area, for which the charge is £75 per square metre for 1-14 dwellings

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to detailed design, trees, biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable. The proposal is therefore considered to be in accordance with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS7, and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning 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 and documents:
2014/03 rev C: Proposed Elevations (received 27/11/2015)
2014/02 rev E: Proposed Plans (received 03/12/2015)
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: BFBLP EN20, Core Strategy DPD CS7]
- 04 The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.
REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
- 05 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 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 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 approved.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies:BFBLP EN2 and EN20, CSDPD CS7]

- 06 The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be implemented and maintained.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
- 07 No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition and construction of any buildings on site to avoid the potential of harm to badgers has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:
- the purpose and objectives for the proposed works
 - detailed designs and/or working methods to achieve the stated objectives
 - extent and location of the proposed works shown on an appropriate plan
 - a timetable for implementation
 - details of persons responsible for implementing the works
- The works shall be carried out strictly in accordance with the approved details.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
- 08 No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]
- 09 During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
- 10 The development hereby permitted (including any demolition) shall not be begun until details of a scheme of control during demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise – in particular details of noisy equipment or activities and how disturbance will be minimised where there are noise sensitive neighbours
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
 - (viii) Parking of vehicles of site personnel, operatives and visitors
 - (ix) Loading and unloading of plant and vehicles
 - (x) Storage of plant and materials used in constructing the development
 - (xi) Wheel cleaning facilities

- (xii) 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 (viii) to (xii) above.

REASON: In the interests of the amenity of the area amenity and road safety.

[Relevant Policies: BFBLP EN25 and CS DPD CS23]

- 11 Prior to the commencement of development, details of any proposed plant, including ventilation/air conditioning/heating systems, including details of location and noise, should be submitted to the Local Planning Authority. No plant equipment shall be installed until details have been approved in writing by the Local Planning Authority.

REASON: in the interests of residential amenities of the area

[Relevant policies: BFBLP EN20 and EN25].

- 12 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 including details of the lighting units, levels of illumination, direction of illumination, and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of the amenities of the area.

- 13 No dwelling shall be occupied until the existing access to the site from Broad Lane has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/vergeshall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

- 14 No dwelling shall be occupied until vehicular access as shown on drawing 2014/02 Rev E has been constructed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

- 15 No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

- 16 No dwelling shall be occupied until the associated vehicle parking and turning spaces have been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. 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]

- 17 No dwelling shall be occupied until a detailed scheme has been submitted to and approved in writing by the Local Planning Authority for the cycle parking facility.

The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

- 18 The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for the off site highway works to create the new access and create the new access and undertake footway and verge works adjacent to the site frontage with Larges Bridge Drive. The development shall not be occupied until the off site highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4]
- 19 The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
- 20 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 that carbon emission will be reduced by at least 10% and that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
- 21 The access, footpaths and parking areas as shown on the approved plans shall be constructed from permeable concrete block paving.
REASON: To prevent the increased risk of flooding
- 22 The development hereby permitted shall not be begun until infiltration tests in accordance with BRE Digest 365 have been carried out at the proposed locations and depths of the soakaways and infiltration systems to be used for the development, and the results of such tests have been submitted to and approved in writing by the local planning authority.
REASON: To prevent the increased risk of flooding
- 23 The development hereby permitted shall not be begun until details for the proposed surface water soakaways and infiltration systems to be used for the approved development, have been submitted to and approved in writing by the local planning authority. Such details shall include:
- Designs and specifications for the soakaways and infiltration systems;
 - Calculations for the surface water storage requirements in respect of a 1 in 30 year rainfall event;
 - Calculations for the design of the soakaways and infiltration systems in accordance with the infiltration test results submitted pursuant to the approved details of condition 21;

- Geotechnical ground investigation results to show that the proposed soakaways and infiltration systems will function as designed.

REASON: To prevent the increased risk of flooding

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved Plans and documents
 8. Hours of construction and demolition
 9. Delivery hours during construction and demolition
 14. Access construction
 21. Permeable paving.

Details are required to be submitted in relation to the following conditions:

3. Materials
 4. Means of enclosure
 5. Hard and soft landscaping
 6. Bird and bat boxes
 7. Badger protection method statement
 10. Management plan
 11. Details of plant
 12. Details of lighting
 13. Access details
 15. Visibility splay details
 16. Vehicle parking and turning
 17. Cycle parking
 18. Off site highway works
 19. Sustainability Statement
 20. Energy Demand Assessment
 22. Infiltration testing
 23. Drainage design
- 03 The Street Care Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
 - 04 It is envisaged that the off site highways works referred to in condition 18 would include:

- The existing footway around the junction of Broad Lane and Larges Bridge Drive on the Brackworth side should be continued for a further few metres to a point level with the footway on the other side of Larges Bridge Drive.
- The existing over-grown verge along the Larges Bridge Drive frontage should be removed and a new grass verge reinstated.
- A new kerb-line should be introduced to clearly demarcate the road edge from the footway/verge.

In the event of the S106 agreement not being completed by 25 February 2016, the Head of Planning be authorised to extend this period or refuse the application on the grounds of:

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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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ITEM NO:

Application No.
15/00856/FUL

Ward:
Wildridings And Central

Date Registered:
23 September 2015

Target Decision Date:
18 November 2015

Site Address:

33 Saffron Road Bracknell Berkshire RG12 7BT

Proposal:

Conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable sub-division of existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings.

Applicant:

Mrs Zuzana Pollakova

Agent:

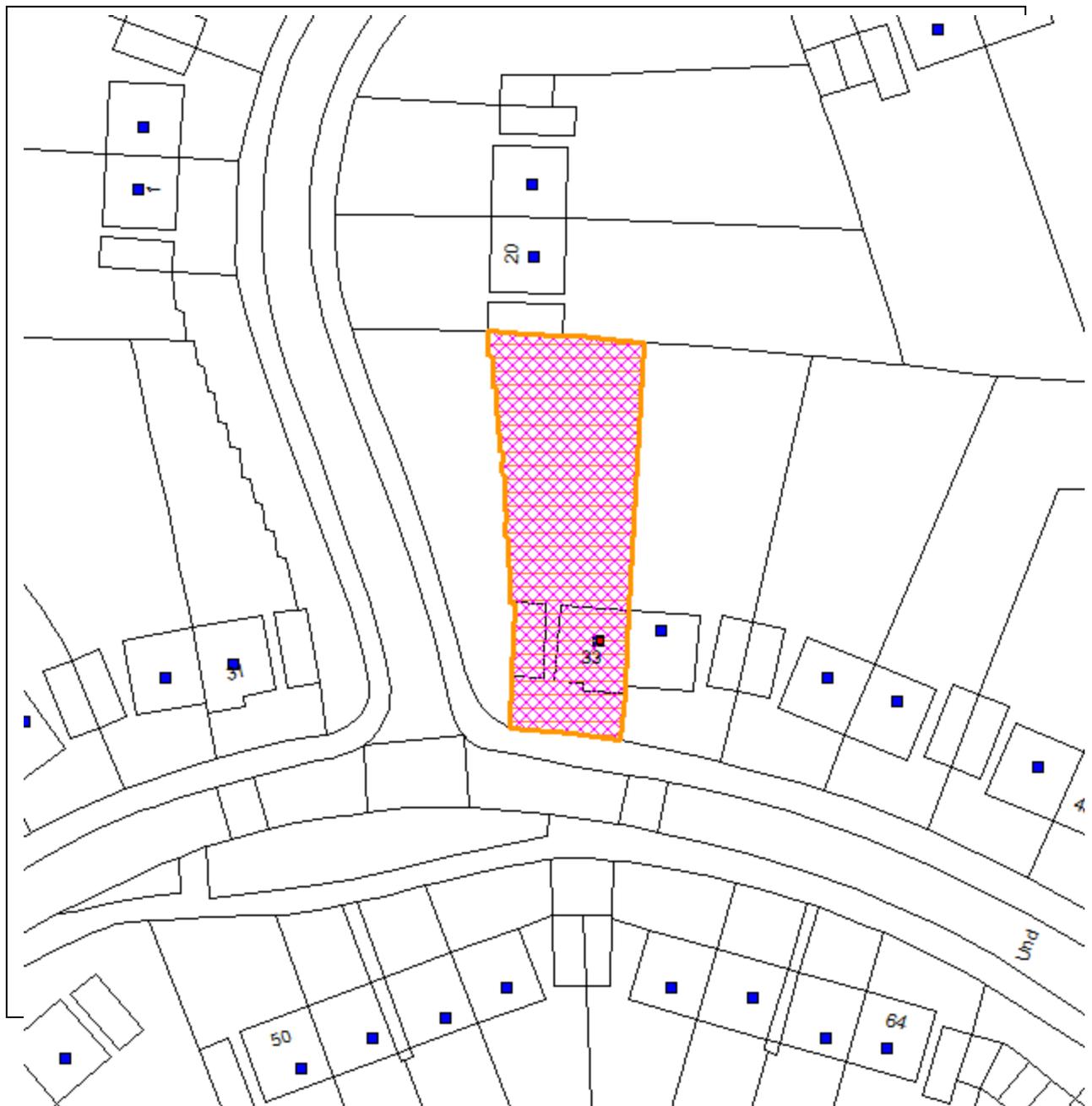
Mr Stephen Vaughan

Case Officer:

Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is the conversion of the existing garage into habitable accommodation, and the erection of a first floor extension above the garage with associated external alterations, to enable a sub-division of the existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions. Relevant conditions will also be imposed in relation to detailed design, biodiversity, trees and sustainability and a section 106 agreement will be entered into in relation to impacts on the SPA.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to Planning Committee as four objections have been received to the proposal.

[Officer Comment: Prior to the receipt of the fourth objection the application was also called in by Cllr Dudley over concerns of the impact of the proposal on highway safety and on trees to the west].

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 5km of the SPA

3.1 33 Saffron Road is a four bedroom, two storey semi-detached dwelling located in a predominately residential area. The dwelling contains an attached single garage on the western side elevation with habitable first floor accommodation above. The front of the dwelling contains a soft landscaped front garden with a hardsurfaced driveway leading to the attached garage. The property benefits from an enclosed rear garden. The dwellinghouse has not been previously extended.

3.2 Trees are sited on a section of amenity land located between the application site and the highway of Dundas Close to the west. However these trees are not subject to formal protection.

4. RELEVANT SITE HISTORY

4.1 No planning applications received.

5. THE PROPOSAL

5.1 The proposed development is the sub-division of the existing four bedroom dwelling into 1.no. three bedroom, and 1.no two bedroom dwellings, including a first floor extension above the attached garage, and the conversion of the garage to habitable accommodation with associated external alterations. In association with this it is proposed to sub-divide the existing rear garden.

5.2 The ground floor of the existing garage would not be increased in width or depth.

5.3 The proposed first floor extension to the existing garage would measure 4.3 metres in width, 9.3 metres in depth, and 8.1 metres in height from ground level.

5.4 It is also proposed to enlarge the existing hardsurfaced driveway across the frontage of the property to provide additional parking.

5.5 During the course of the application amended plans have been received to increase the height of the proposed side extension, and to clarify the parking capacity of the proposed driveway enlargement.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council object to the proposal on the grounds that the proposal would not have adequate provision for parking, and also raise concerns over the proposed access point to the proposed parking layout.

Other representations:

6.2 A total of 3no. objections have been received from residents of surrounding properties within Dundas Close to the west and north. The objections can be summarised as follows:

(i) The proposal would result in an adverse impact on highway safety as an acceptable level of parking provision has not been demonstrated, and the proposed access to the additional spaces would be unsafe, particularly in view of existing indiscriminate on-street parking that occurs.

(ii) Furthermore in conjunction with the approved development for two dwellings to the rear of 1 Dundas Close (14/00813/FUL) it is considered that the cumulative impact of the developments would result in an intensification of on-street parking. Concerns have also been raised as to the impact of the vehicle movements that the proposal would create on the existing 'speed humps' and bus route within Saffron Road, and to visibility and access within the junction of Saffron Road and Dundas Close.

(iii) The proposal would set a precedent for similar development in the surrounding area.

[Officer Comment: With regards to the potential for setting a precedent, every application must be assessed on its own merits, and is assessed in relation to the impact of the character of the area etc. as detailed in the report below. The remaining above matters are also assessed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

7.1. Following the receipt of amended plans clarifying that the frontage of the property would provide capacity for four parking spaces with associated pedestrian access, the Highway Officer raises no objection.

Biodiversity Officer

7.2 The Biodiversity Officer raises no objection subject to the imposition of conditions concerning the protection of bird-nesting periods and potential bat roosts.

7.3 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent
Housing and sub-division of dwellings	CS15 and CS16 of CSDPD, 'Saved' Policy H3 of BFBLP	Consistent
Design	CS7 of CSDPD, 'Saved' Policy EN20 of BFBLP	Consistent
Parking	'Saved' Policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, 'Saved' Policy EN3 of BFBLP, and Policy CS14 of CSDPD	Consistent
Trees and biodiversity	'Saved' Policy EN1 of BFBLP, CS1 and CS7 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012)		
Parking Standards SPD (2007)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area, including trees
- iii Impact on residential amenity
- iv Transport implications
- v Biodiversity considerations
- vi SPA
- vii Sustainability
- viii Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map and is a previously developed site. The proposal would provide a net increase of one dwelling, contributing to the supply of housing within the Borough. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Area, including Trees

9.3 The existing attached garage with first floor accommodation has a total height of 5.6 metres, subordinate in height to the 8.1 metre height of the main dwelling. The initially submitted plans proposed to increase the height of the existing side element to 7.8 metres, which would remain subordinate to the host dwelling. It was recommended that the height of the proposal be increased to 8.1 metres, matching the height of the host dwelling, and extending the dual-pitched roof line, as this would provide a design and character to the additional dwelling of an independent dwellinghouse rather than as an extension.

9.4 The proposal would therefore effectively create a short terrace of three dwellings. Terraced properties are characteristic of Saffron Road, including the terraced properties immediately south of the application site. In view of this it is not considered that the revised proposal would be incongruous in the street scene, and would be appropriate to the urban context. Furthermore the proposal would result in the existing front-projecting gable feature of the host dwelling being sited in the middle of the terraced dwellings, thereby providing a symmetrical appearance to the overall combined structure, to which the proposed development would be harmoniously integrated.

9.5 It is not considered that the proposed external alterations to the existing garage, involving replacing the garage door with windows and a front door, would result in an adverse impact on the character of the area considering the nature and extent of the proposed works.

9.6 Although the proposal would involve the loss of the soft landscaped front garden of the property, hardsurfaced frontages are a common feature of properties within Saffron Road, and the applicant would be entitled to undertake this work without requiring planning permission, subject to the use of permeable materials or a soakaway drain.

9.7 The rear garden of the property in its existing form would be uniformly sub-divided in line with the established plot layouts of the surrounding properties.

9.8 Although the proposal would not contain allowance for external access to the rear of the properties for bin storage, it is noted that the existing property does not have any such external access, and this is also the case for many properties within Saffron Road. Particularly as there is no practical means to provide such access within the proposal, it is not considered that the absence of such access would result in an adverse impact on the character of the surrounding area, as to justify a refusal of planning permission when applying the balancing exercises of the NPPF.

9.9 Trees are sited on a section of amenity land between the application site and the highway of Dundas Close to the west. These trees do not benefit from Tree Preservation Orders (TPOs). As the ground floor of the existing garage would not be enlarged in width or length, the existing built footprint of the current dwelling would be retained. It is therefore considered in view of the above that the proposal would not result in an adverse impact on the character of the surrounding area through any potential tree impacts.

9.10 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.11 The proposal would not be readily visible from the adjoining dwelling of 35 Saffron Road to the east due to its siting on the western side of the current host dwelling.

9.12 The proposal would be visible from the residential properties to the front and rear (south and north, respectively). In view of the existing separation distances, which would be retained, and the presence of existing front- and rear-facing first floor windows on the current host dwelling, it is not considered that the proposal would result in an adverse impact on the residential amenity of the occupants of these properties.

9.13 The proposal would be visible from the dwelling of 31 Saffron Road to the west. There is an intervening feature consisting of the highway of Dundas Close, and existing intervening planting provides a degree of screening. Furthermore the existing first floor accommodation above the garage contains a west-facing side window. No such side windows are proposed to be installed on the proposal, but in any case in view of the existing window and the separation features, any such windows would not be considered to result in an adverse impact on the amenity of the residents of no.31.

9.14 Although the garden serving the existing residents of the host dwelling would be reduced in width, the proposed sub-division of the garden would retain significant depths for the individual dwellings. The resulting rear gardens are not considered to be so small as to detrimentally impact the living conditions of any future occupants of the proposal.

9.15 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv. Impact on Highway Safety

9.16 The proposal as initially submitted provided two parking spaces to the three bedroom dwelling and one parking space to the two bedroom dwelling. In accordance with the Parking Standards SPD, a two or three bedroom dwelling requires the provision of a minimum of two acceptable off-street parking spaces. Therefore there was a shortfall of one parking space.

9.17 The Highway Officer was consulted on the initially submitted plans and raised concerns over the shortfall in parking provision. Concerns were also raised as to the provision of unobstructed pedestrian access as this had not been indicated on the submitted plans.

9.18 Following the receipt of the Highway Officer's comments, amended plans have been received to clarify that the proposed hardsurfacing to the front of the property would provide capacity for four off-street parking spaces of acceptable size (two to each dwelling), thereby providing adequate parking provision. The amended plans have also shown that 0.9 metre wide unobstructed pedestrian access could be provided to the dwellings.

9.19 The proposal would require the enlargement of the existing dropped kerb eastwards, however this would therefore result in the kerb being enlarged away from the junction between Saffron Road and Dundas Close to the west. Although a raised traffic calming feature (a 'speed hump') is present on Saffron Road to the east of the application site, the enlarged dropped kerb would not intersect this feature. Furthermore as Saffron Road is not a classified road, planning permission is not required for the enlargement to the dropped kerb in isolation. However, the applicant would need to contact the Council's Street Care team in order to implement the dropped kerb works. The applicant is therefore to be advised of this by informative.

9.20 As Saffron Road is not a classified road, there is no requirement for vehicles to be able to enter or egress the property in forward gear. Reversing onto Saffron Road is therefore considered acceptable, especially considering its nature as a residential road. The traffic calming features would serve to assist in encouraging passing vehicles to pass the property entrance at low speed.

9.21 As the proposal would provide adequate off-street parking provision, it is not considered that the proposal would detrimentally add to any indiscriminate vehicular parking that may occur. In respect of objections received, it is also noted that development 14/00763/FUL (rear of 1 Dundas Close) was also approved with adequate allocated off-street parking, and in any case every proposal must be considered on its own individual merits. It is therefore not considered that the proposal would intensify existing on-street parking, including any parking in the vicinity of highway junctions, on pedestrian footpaths or traffic calming features, and would therefore not be detrimental to highway safety. As a result of this it is also not considered that the proposal would interfere with the established bus route passing through Saffron Road.

9.22 Furthermore the proposal is considered to be sited in a sustainable location in respect of highway safety considerations, as it is served by public transport via the bus route, and is sited within an established residential area.

9.23 In the event of granting planning permission it is recommended that a condition be imposed to provide and retain the proposed parking layout, in the interests of highway safety.

9.24 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF, subject to the recommended condition.

v. Biodiversity implications

9.25 The proposal would involve demolition of sections of the existing garage. The Biodiversity Officer has been consulted on the proposal and considers that this garage has negligible potential for the roosting of bats due to its structure. The Biodiversity Officer has recommended that a condition be imposed to restrict site clearance of demolition during the main bird-nesting periods, in the interests of nature conservation.

9.26 The Biodiversity Officer also suggested that conditions be included to provide bird and bat boxes, and to provide a bat survey before commencing any works to the existing roof. It is however considered that these conditions are onerous in respect of the extent of the external building works proposed, and do not meet the test of being reasonable. However an informative is to be included with respect to potential bat roosting.

9.27 It is therefore considered that the proposed development would not result in an adverse impact on biodiversity, in accordance with CSDPD Policies CS1 and CS7, BFBLP 'Saved' Policy EN1, and the NPPF, subject to the imposition of the recommended conditions.

vi. SPA implications

9.28 The Council, in consultation with Natural England, has formed the view 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. This site is located approximately 2.13 km 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.

9.29 On commencement of development, a contribution is calculated on a per-bedroom basis 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 including a contribution to Suitable Alternative Natural Greenspace

(SANG). In this instance, the development would result in a net increase of one two bedroom dwelling. The total SANG contribution is therefore £1,303.

9.30 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contribution whilst netting off the existing 4 bedroom dwelling results in a total SAMM contribution of £430.

9.31 The total SPA related financial contribution for this proposal is £1,733. The applicant has agreed to enter into a S106 agreement to secure this contribution. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Retained Policy NRM6, CS14 of CSDPD and the NPPF.

vii. Sustainability implications

9.32 CSDPD Policy CS10 seeks to ensure the best use of natural resources, and CS12 requires 10% of energy requirements for 5 or fewer dwellings to be generated from on-site renewables. This is in line with paragraph 97 of the NPPF, which seeks to promote energy from renewable and low carbon sources. A condition is therefore recommended to be imposed which would secure the submission of a sustainability statement, to demonstrate that the proposals can meet these requirements. A condition will also be included to ensure that the development will be SuDS compliant, in line with the NPPF and CSDPD Policy CS1.

9.33 Subject to these conditions, the application is acceptable with regards to CSDPD Policies CS10, CS12 and the provisions of the NPPF.

viii. Community Infrastructure Levy (CIL)

9.34 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of floor space for new dwellinghouses. The amount payable varies depending on the location of the development within the borough and the type of development.

9.35 CIL is not chargeable for the conversion (sub-division) of a dwelling into more than one new dwelling. However, the proposal would involve the formation of additional floor space through the proposed extension, which would contribute to the net additional dwelling. As a result this additional floor space created is CIL-liable.

9.36 The site falls within the CIL charging zone of 'Outer Bracknell', for which the charge is £75 per square metre for 1-14 additional dwellings.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to detailed design, biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable. The proposal is therefore considered to be in accordance with Policy CP1 of the SALP, Policies CS1, CS2, CS7, CS10, CS12, CS15, CS16 and CS23 of the CSDPD, 'Saved' Policies EN1, EN3, EN20, H3 and M9 of BFBLP, Retained Policy NRM6 of the SEP, the Parking Standards SPD, and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, all in accordance with the NPPF.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning 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 4 November 2015:
002 'All Plans, All Elevations & Plot Map As Proposed' [Amended]
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 known as 33 Saffron Road, Bracknell.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20]
04. The additional two bedroom dwelling hereby approved shall not be occupied until the 4no. off-street parking spaces as shown on drawing 002 'All Plans, All Elevations & Plot Map As Proposed' [Amended] received by the Local Planning Authority on 4 November 2015 has been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.
REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]
05. The additional two bedroom dwelling hereby approved shall not be occupied until vehicular access as shown on drawing 002 'All Plans, All Elevations & Plot Map As Proposed' [Amended] received by the Local Planning Authority on 4 November 2015 has been constructed.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]
06. No site clearance or demolition shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
07. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning

Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

08. 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

09. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Commencement
2. Approved Plans
3. Materials
4. Parking provision
5. Access provision
6. Bird-nesting period
9. Drainage

Details will be required in respect of the following conditions before the commencement of development:

7. Sustainability Statement
8. Energy Demand Assessment

03. The Streetcare Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any

work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

04. The applicant is reminded that all bat species are protected under section 41 of the Conservation of Habitats and Species Regulations 2010, the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to obstruct, disturb, damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Planning consent for a development does not provide a defence against prosecution under this legislation. If you are aware that bats roost in the trees or buildings for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300 228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England (0845 600 3078) for advice before continuing.
05. 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.

In the event of the S106 agreement not being completed by 17 March 2016, the Head of Planning be authorised to extend the timescale for completion of refuse the application on the grounds of:

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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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ITEM NO:

Application No.
15/00888/FUL

Ward:
Warfield Harvest Ride

Date Registered:
10 September
2015

Target Decision Date:
5 November 2015

Site Address:

Green Acres Warfield Road Bracknell Berkshire RG42 2JY

Proposal:

The erection of 8 new dwellings with associated garages and parking with the access off existing bell mouth on Atte Lane following demolition of existing outbuilding.

Applicant:

Mr John Strange

Agent:

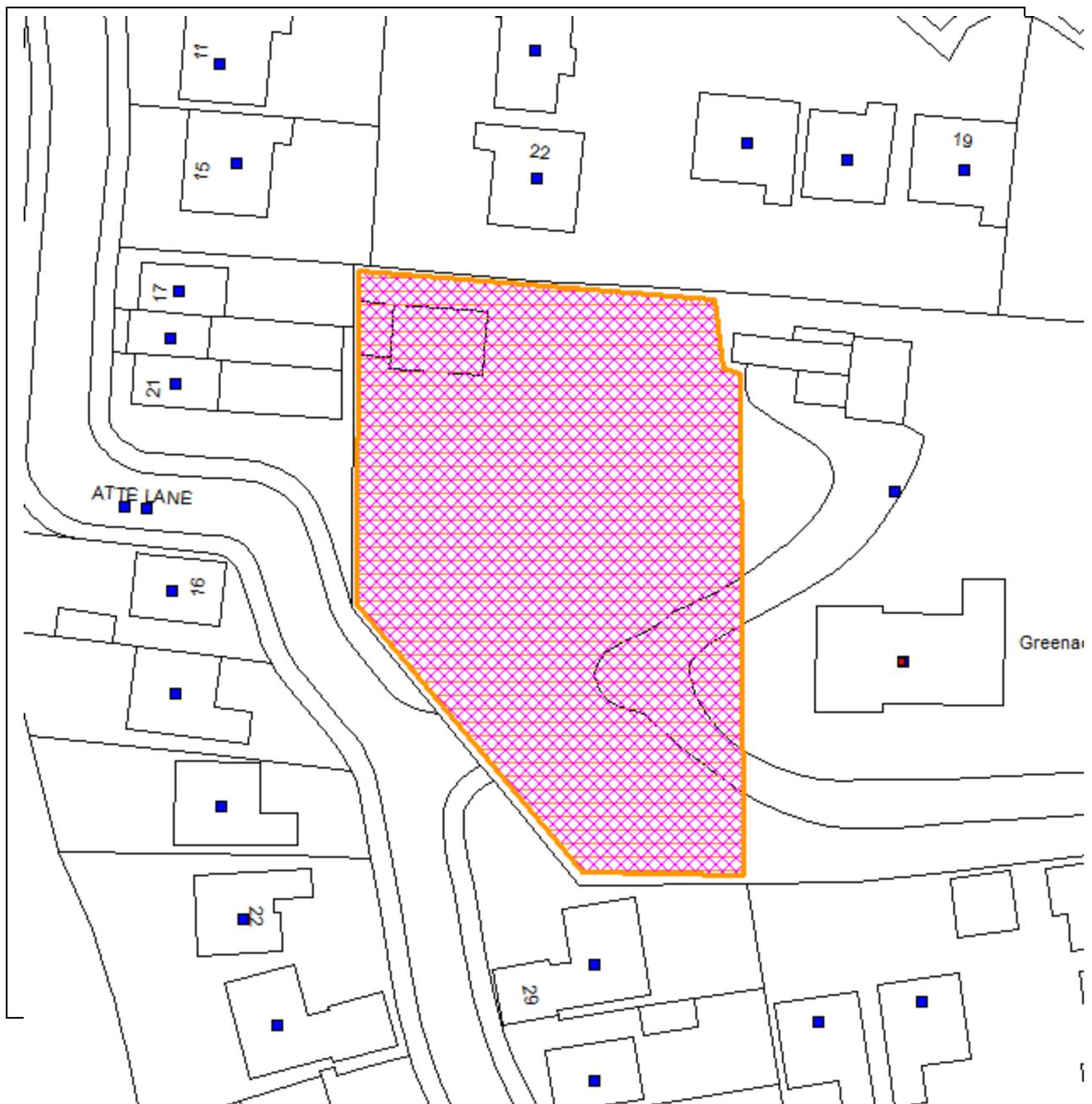
Mr Andrew Gorse

Case Officer:

Katie Walker, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of eight new dwellings and the creation of a new access road off the existing bell mouth on Atte Lane.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions. Relevant conditions are also recommended in relation to detailed design, biodiversity, trees and sustainability and a section 106 agreement will be sought in relation to impacts on the SPA.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 5 km of the SPA

3.1 The site comprises land to the west of Green Acres. It is bound to the north by residential properties on Hemmyng Corner and Atte Lane; to the west by properties on Atte Lane; to the south by houses on Gill Rise and to the east by Green Acres. Beyond Green Acres is Warfield Road.

3.2 Green Acres is a large detached house in a generous plot. The application site currently forms part of this plot. The application site currently comprises a neatly maintained lawn and part of an existing driveway for Green Acres. There is a run down wooden structure with a corrugated roof in the north west corner of the site, which appears to be used for informal storage. The site is bounded by tall hedges to the south and west, and trees and shrubs to the north.

3.3 The site is located in an urban setting within a defined settlement as shown on the Bracknell Forest Policies Map.

4. RELEVANT SITE HISTORY

4.1 There is no relevant history for the site.

5. THE PROPOSAL

5.1 The proposal was originally for nine houses, however following officer comments, the application has been revised and is now for the erection of eight 3 bedroom houses with parking spaces. The proposal includes the creation of a new access road off the existing bell mouth on Atte Lane.

5.2 The site layout would have two terraces of three houses to the north of the site and two detached houses to the south of the site. The two terraces of three houses would face into the site, with the rear gardens extending to the site's boundary to the north. They would be two storeys, constructed from brick with tiled roofs. The central house of each terrace would have a front facing gable, and the houses on either side of this would have tile hanging to the first floor. Each house would have bifold doors leading on to the garden.

5.3 The detached houses to the south would also face the access road within the site and would each have an attached garage. They would be constructed from brick and tiled roofs. They would have front gables, with tile hanging. The initial proposals included the retention of the tall landscaping on the site's boundaries, however following a number of comments from residents, the site plan has been amended to show fencing instead.

6. REPRESENTATIONS RECEIVED

Parish Council

6.1 Warfield Parish Council responded to both consultations, raising the following concerns:

- The proposed terrace of 7 dwellings would be out of keeping with the surrounding street scene where terraces are limited to a maximum of 3 dwellings [*Officer comment: this applied to the original site layout. This was revised, removing the terrace of 7 and replacing with two terraces of 3 houses*].
- The proposed development is 2 parking spaces short of BF Council standards [*Officer note: this also applied to the original site layout and the parking on the revised scheme does comply with standards*]
- The current property was previously registered for car sales with access from Warfield Road without any known issues. Warfield Parish Council can see no reason why this entrance would not be retained for the proposed development.
- Existing dwellings in Atte Lane are currently screened from the site by high vegetation, but no proposals have been made for this vegetation to be suitably replaced.
- No cycle storage is proposed.

Other Letters of Representation

6.2 Neighbours were consulted on the application on 24th September 2015. Following discussions with officers and in response to comments received from neighbouring properties, the application was revised and neighbours were reconsulted on 9th November 2015.

6.3 Objections were received from fifteen different households for the original plans. An additional seven letters, from the same households, were received for the revised plans. The issues raised are summarised below:

- Consultation was not carried out appropriately [*officer note: consultation letters were sent to all properties neighbouring the site and two site notices were put up*].
- Maintenance of existing planting
- Insufficient car parking [*Officer note: the revised scheme meets the Council's standards for car parking*].
- Concerns that Atte Lane will be used for overspill parking, which would result in congestion and highway safety issues.
- Congestion on Atte Lane and associated noise and disturbance.

- Access should be from Warfield Road.
- Road safety of Atte Lane and surrounding roads.
- Insufficient visitor parking.
- Concerns over construction vehicles, dust carts, delivery vehicles, fire engines and ambulances being able to access the site.
- Overdevelopment of the site.
- The terraced houses do not have garages and are out of keeping with the surrounding houses.
- Removal of hedging would affect the character of Atte Lane.
- There should be replacement planting and landscaping to ensure character and privacy are maintained.
- The other side of the site is more appropriate for redevelopment.
- Noise and disturbance to surrounding properties from additional houses.
- Biodiversity concerns.
- Security risk and health and safety risk from pathway to the rear of the houses for bin storage.
- Sets a precedent for high density development on eastern part of Green Acres site.
- No school places.
- The design and size of the houses is out of character with the surrounding development.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Tree Service: No objections subject to conditions.

7.2 Biodiversity Officer: No objections subject to conditions.

7.3 Transportation Officer: No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key planning policies and guidance applying to the site:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent
Housing	CS15 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, Saved Policy EN3 of CSDPD and Policy CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1 and EN2 of BFBLP, CS1 of CSDPD.	Consistent
Noise and pollution	Saved policy EN25 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		

Parking standards SPD
Other publications
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)
CIL Charging Schedule

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Impact on trees
- vi Biodiversity considerations
- vii SPA
- viii Sustainability
- ix Community Infrastructure Levy

i. Principle of development

9.1 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. In addition, the proposals would provide eight new dwellings, boosting the supply of housing within the Borough in line with the objectives of CSDPD policy CS15. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Area

9.2 The site is to the west of Green Acres, which is a house situated in a generous plot. While the proposals would alter the character of the site itself, the existing house is unusual in the context of the surrounding area in terms of the size of the plot. The surrounding residential development to the north, west and south comprises relatively dense development. While the houses on the opposite side of Warfield Road to the east have more spacious plots, Green Acres is still distinctive in terms of its plot size.

9.3 The proposed houses would be arranged in two terraces of three houses to the north of the site and two detached houses to the south of the site. While the immediate surroundings of the site on Atte Lane and Hemmyng Corner comprise mainly detached houses, there is a terrace of three houses immediately to the west of the site, at 17-21 Atte Lane. Terraces are also visible on the opposite side of Atte Lane, and are characteristic of Hebbecastle Down, to the west of Atte Lane. The mix of two short rows of terraces and detached houses is therefore in keeping with the character and plot pattern of the area.

9.4 Each of the houses within the terraces to the north of the house would have an open plan living/kitchen/dining area and a wc at ground floor, with three bedrooms, one with en-suite, and a family bathroom at first floor. They would each have patio doors leading to a private rear garden. Plots 8 and 9 would have similar ground and first floor layouts to the houses on plots 1-6, and in addition would have an attached garage each. The houses on plots 7 and 8 would have patio doors leading to a private rear garden.

9.5 The houses on plots 1-6 would be two storeys, constructed from brick with tiled roofs. The central house of each terrace would have a front facing gable, and the houses on either side of this would have tile hanging to the first floor. The houses on plots 7 and 8 would also be two storey and would be constructed from brick and tiled roofs. They would have front gables, with tile hanging and would have open porches. There would be contrasting brick detailing around the windows. Examples of these features can be seen in the surroundings of the site, for instance on Atte Lane as well as on Green Acres. Samples of materials would be secured by condition to ensure that the development would be of high quality.

9.6 The site is currently bounded by hedging to the south and west, and informal planting of shrubs and trees to the north. The proposals originally sought to retain the existing hedging and planting, however the hedging and trees are not of high quality and do not make a positive contribution to the character of the area, and a significant amount the existing planting would have to be removed to allow for the back gardens and for the pathway between plots 1-3 and 4-6. As such, fencing and replacement planting has been proposed instead. A condition is recommended to ensure that an appropriate and high quality scheme of landscaping would be secured. It is considered that replacement landscaping would have a positive impact on the street scene.

9.7 The proposed access road would extend the existing bell mouth from Atte Lane. This is considered to be in keeping with the road, as the access already exists (albeit fenced off at present) and forms part of the street scene.

9.8 The proposals are in keeping with the surrounding residential development in terms of plot pattern and design, in line with the character area SPD. It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on Residential Amenity

9.9 While the proposed development would be adjacent to Green Acres, the proposed houses would be two storeys and it is not considered that they would have an overbearing impact on Green Acres over and above the surrounding development on Atte Lane, Hemmyng Crescent and Gill Rise.

Loss of light and overshadowing impacts

9.10 Due to the distance of the proposed houses from the surrounding neighbouring residential properties, there would not be any loss of light impacts as a result of the development. In addition, the orientation of the dwellings and their distance from the surrounding properties would ensure that there are no overshadowing impacts on neighbouring properties.

Overbearing

9.11 As the site is currently undeveloped, any built form on this site would alter the visual impact on neighbouring properties. The proposed houses on plot 1-6 would be two storeys high, and would be approximately 8.2 metres at their tallest point. This is considered to be appropriate to the surrounding context, in line with the other houses on the surrounding roads which are also two storeys high. The closest houses to the proposed houses on plots 1-6 would be 21 and 22 Hemmyng Corner, and 17-21 Atte Lane. The rear gardens of 17 and 19 Atte Lane would back on to the side of the rear

gardens of plots 1-3 and this orientation ensures that the proposals would not be overbearing on these properties.

9.12 The corner of plots 1-3 would be visible from the rear garden of 21 Atte Lane, and are located at a distance of approximately 14 metres from the rear of the house. However, the orientation of the proposed dwellings ensures that they would be aligned across the whole of the back garden. The proposed houses are appropriate to their context in terms of scale and it is not considered that they would have an undue overbearing impact on this property.

9.13 Number 22 Hemmyng Corner is situated to the north of the site. As such, plots 1-6 would be visible from this property. The layout of the proposed development means that the rear elevations and gardens would face on to the side of 22 Hemmyng Corner. Plots 4 and 5 would be in line with the parking and turning area to the front of 22 Hemmyng Corner and it is not considered that they would have an undue impact on residential amenity.

9.14 At its closest point, plot 3 would be approximately 16 metres from the side elevation of 22 Hemmyng Corner. Due to the scale of the proposed dwellings in this urban context, this is not considered to be significantly overbearing, and replacement landscaping is proposed which would serve to mitigate potential overbearing impacts. 22 Hemmyng Corner is situated to the north of its plot, with side access to the rear garden. This side access is approximately 5 metres wide to the boundary. Plots 1 and 2 have rear gardens of approximately 11 metres. The garden to 22 Hemmyng Corner is approximately 15 metres wide. Therefore while the houses are 11 metres from the closest part of the rear garden of 22 Hemmyng Corner, they are approximately 16 metres from the part of the rear garden closest to the rear elevation of 22 Hemmyng Corner. This is considered to be acceptable and would not result in an undue overbearing impact on 22 Hemmyng Corner. In addition, a pathway is proposed between the two terraces of houses to break up the building mass.

9.15 Number 21 Hemmyng Corner is located to the north east of the site. It would face directly on to plot 6, at a distance of 20 metres back-back. This is considered acceptable in the context of a built up residential area. In addition, plot 6 does not extend to the full width of plot 21 Hemmyng Corner, which further ensures that there would not be unacceptable overbearing impacts as a result of the proposals. Again, replacement landscaping would further ensure that the impacts of the proposals in this respect would be acceptable.

9.16 As the site is currently undeveloped, the introduction of 6 houses to the north of the site will impact in terms of noise on 21 and 22 Hemmyng Corner. However, the scale of the development, and its location in a built up residential area, is appropriate to the site and would not cause unacceptable noise and disturbance to surrounding properties. There is also a pathway proposed to the rear of plots 3 and 4. This was originally proposed to span the back of plots 1-7 (now plots 1-6), however following neighbour comments this has been reduced in size to minimise impacts on 22 Hemmyng Corner.

9.17 The proposed houses on plots 7 and 8 would also be two storeys and would be marginally taller than plots 1-6, at approximately 8.6 metres tall. They would at an oblique angle to the nearest dwelling, at 29 Atte Lane. The rear elevation of the house on plot 7 would be between 7.5 and 11.5 metres from the side boundary of the rear garden of 29 Atte Lane. The rear elevation of plot 6 would be approximately 5.5 metres wide and due to its orientation, it is not considered that it would have an overbearing impact on 29 Atte Lane.

Overlooking impacts

9.18 As set out above, at its closest point, plot 3 would be approximately 16 metres from the side elevation of 22 Hemmyng Corner. The rear elevation of plot 3 would have two bedroom windows facing the side elevation of 22 Hemmyng Corner. There is one window in the side elevation of 22 Hemmyng Corner. Although the room it serves is unknown, it does not appear to be a primary window to a habitable room. In any event, it is considered that the proposed separation distance is acceptable to the urban area and that no undue overlooking or loss of privacy would occur as a result of the development.

9.19 Plots 1 and 2 would face the rear garden of 22 Hemmyng Corner. Plot 2 would have two windows facing the garden; a bedroom window and an en-suite window; and plot 1 would have two bedroom windows in this elevation. As set out above, while the rear elevation of the houses are 11 metres from the boundary with 22 Hemmyng Corner, they are approximately 16 metres from the part of the rear garden closest to the rear elevation of 22 Hemmyng Corner. This is considered to be acceptable and would not result in significant loss of privacy. As set out above, replacement planting will be secured by condition, which should further mitigate any overlooking concerns. In addition, a condition is suggested to ensure that the en-suite window would be obscure glazed.

9.20 The rear elevation of Plot 6 would have two bedroom windows in it, at a distance of 20 metres from the rear elevation of 21 Hemmyng Corner. This in itself is considered to be an acceptable distance in terms of overlooking impacts. Additionally, replacement planting is proposed on this boundary, and the existing tree on the Green Acres site would remain, further ensuring that there is adequate privacy between 21 Hemmyng Corner and the proposed houses.

9.21 As plot 1 has no windows proposed in its western elevation, no overlooking would arise to 21 Atte Lane. A condition is recommended to remove permitted development rights regarding windows in this elevation.

9.22 The orientation of plots 7 and 8 ensures that they would not cause overlooking to 29 Atte Lane. While they face the rear garden of 29 Atte Lane, they are at an oblique angle and it is not considered that there would be significant overlooking impacts from the proposed dwellings. The rear elevations of the houses on plots 7 and 8 would be approximately 25 metres from the rear elevation of the closest property on Gill Rise, and would not face this property directly. There would therefore not be any overlooking to this property as a result of the houses on plots 7 and 8. Plot 7 is situated closest to the boundary of Green Acres, however there are no windows in the side elevation so no overlooking impacts would arise as a result of the application. A condition is recommended to remove permitted development rights regarding windows in this elevation.

Construction impacts

9.23 Given the proximity of the proposed development to the adjacent dwellings, there is the potential for noise and disturbance to neighbouring properties during the demolition of the existing dwelling and the construction of the proposed houses. To mitigate these impacts, conditions are recommended to restrict the hours of construction and demolition works which are audible beyond the site's boundary and to restrict delivery and collection hours to the construction and demolition site.

9.24 Due to the layout and design of the proposed houses and the proposed separation distances, it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties or

future occupiers. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv Transport implications

Access

9.25 The site would be accessed off Atte Lane, an adopted residential road which is subject to a 30mph speed limit. Atte Lane has footways and street lighting.

9.26 Vehicular access to Newport Drive/Harvest Ride and the wider highway network is via Hebbecastle Down or Huson Road/Mareshall Avenue. These adopted residential roads have some traffic-calming and vehicles speeds are generally low. There is an existing pedestrian/cyclist access from Huson Road onto the A3095 Warfield Road.

9.27 Some on-street parking was observed to occur within this residential estate during an early morning site visit by the Highway Authority (HA). The sporadic on-street parking observed is likely to result in lower vehicle speeds.

9.28 The site would utilise an existing bell-mouth which is likely to have been formed to serve future development. This bell-mouth is not currently in use for access and is being used as an informal parking lay-by. The proposal would not alter the bell-mouth other than removing the full height kerbs, fencing and planting along the site boundary. Sight-lines in the region of 30 metres can be achieved for vehicles exiting and entering the site which complies with the requirement for vehicle speeds in the region of 25mph in a residential area.

9.29 Pedestrian access to the main front doors of plots 1 to 6 is being provided with footpaths around parking spaces and a combination of individual and shared rear accesses are being provided for these plots for access to bin and cycle storage. Plots 7 and 8 are to have individual pedestrian paths to the main front door of the dwellings and rear access.

Parking

9.30 Seventeen car parking spaces are proposed and this complies with the parking standards for resident spaces (2 spaces for each of these 3-bed dwellings of which there are 8). One visitor parking space is proposed and as such this does not comply with the visitor parking standards for 8 new dwellings (one visitor space should be provided per 5 dwellings). However, the under-provision of visitor parking by 0.6 of a space for visitors is acceptable as infrequent short-term on-street parking could occur within the development or on adjacent streets without detrimental impact on access.

9.31 Plots 7 and 8 are to each have 2 on-plot spaces, including a garage parking space and a driveway space in front and this complies with the parking standards. Also, plot 6 is to be served by two tandem spaces to the side of the property. 11 communal spaces are proposed to the front of plots 1 to 5, including one visitor space which is shown on the Proposed Site Layout as being a disabled space.

9.32 The proposed garages comply with the current standards for practical and useable vehicular parking having internal dimensions of 3 metres by 6 metres. The use of garages for vehicular parking could be secured by planning condition. Garages are proposed to be used for bin and cycle storage, as well as vehicle parking. The driveway length in front of garages is shown on the Proposed Site Layout as being at least 6 metres and therefore a vehicle would be able to park in front of the garage without overhanging

the service margin and with sufficient clearance from the garage door. These driveway spaces are proposed to be 3 metres wide to take account of buildings and enclosures to the side of spaces.

9.33 The parking spaces serving plots 1 to 5 are 2.4 metres by 4.8 metres and this complies with the current standards and there is some clearance to the side of the tandem parking spaces serving plot 6 to take account of the adjacent building. 6 metres of access/reversing space is being provided and spaces are considered to be practical and useable. Cycle parking could be secured by planning condition.

Site Layout and Adoption

9.34 The HA actively seeks to adopt residential estate roads serving 6 or more dwellings. While the applicant has no plans for the road to be adopted at present, the proposed 4.8 metre wide shared surface access road is appropriate for this scale of residential development and could be adopted in the future if required.

9.35 A turning head is to be provided for an 8.5 metre long vehicle. A refuse vehicle would not enter the site and therefore bin collection points are proposed within 25 metres of Atte Lane and no greater than 30 metres from dwellings, which complies with the Council's requirements for waste collection from a private road. Bin storage is proposed to the rear of plots 3 and 4, which is accessible from plots 2-5, with a pathway leading to the front of the houses. There is also side gate access to plots 1 and 6 to facilitate bin storage and collection. Plots 7 and 8 would store bins in their garages.

9.36 The turning head would be adequate for a standard car, domestic delivery vehicle and a fire tender.

Trips

9.37 The 8 new dwellings are likely to generate in the region of 48 two-way vehicle movements over the course of a typical day with 4 or 5 movements in both the morning and evening peak periods. The development, if permitted may be liable for CIL charges and financial contributions could be used to fund general transport improvements in the local area.

9.38 Subject to conditions, the proposal is considered to be acceptable in highway safety and parking terms, in line with 'Saved' Policy M9 of the BFBLP, Core Strategy Policy CS23 and the NPPF.

iv Biodiversity Implications

9.39 The ecological reports submitted with the application shows that there is little ecological value to the site. A condition is recommended to secure the protection for breeding birds and enhancements for wildlife. Subject to this condition, the proposals would be acceptable in biodiversity terms, in line with CSDPD Policies CS1 and CS7, and 'Saved' BFBLP policy EN2.

v Impact on trees

9.40 The site currently has hedging, planting and trees to its northern, western and southern boundaries. Following discussions with officers and comments from neighbours, it is proposed that the existing planting to the site boundaries is removed and replaced. The arboricultural report accompanying the application sets out that all trees within the site are of poor quality, either category 'U' or 'C'. Following a site visit, officers agree with

this assessment. The hedge is assessed as category B, however the Council's tree officer is of the opinion that this is not of significant landscape value. As such the removal of the existing planting is acceptable, and a condition requiring details of hard and soft landscaping will be secured, to ensure appropriate replacement planting.

9.41 While not a planning matter, a number of residents have raised concerns over the maintenance of the existing planting and hedging. According to the representations received, the existing planting grows quickly and requires neighbouring properties to maintain this at their own expense. The proposed replacement planting scheme should resolve these concerns, while still providing screening and boundary softening.

9.42 There are two trees adjacent to the site, on Green Acres, which are shown to be retained. One is to the eastern boundary of proposed plot 6 and the other is to eastern boundary of plot 7. Given their proximity to the site, a condition is recommended to ensure that these trees are protected during construction.

9.43 Subject to these conditions, the proposal is not considered to have an unacceptable impact on trees and therefore is in line with CSDPD policy CS1 and BFBLP 'Saved' policies EN1 and EN2.

vi SPA

9.44 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 4.2 km 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.

9.45 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.46 In this instance, the development would result in a net increase of 8 X 3 bedroom dwellings which results in a total SANG contribution of £17,368.

9.47 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of **£5,688**.

9.48 The total SPA related financial contribution for this proposal is **£23,056** The applicant has agreed to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the

SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii Sustainability

9.49 CS Policy CS10 seeks to ensure the best use of natural resources, and CS12 requires a 20% of energy requirements for 6 or more dwellings to be generated from on-site renewables, as well as a reduction in carbon emissions of 10%. This is in line with paragraph 97 of the NPPF, which seeks to promote energy from renewable and low carbon sources. A condition will secure the submission of a sustainability statement and energy demand assessment to demonstrate that the proposals can meet these requirements.

9.50 The applicant has submitted a drainage strategy. While this strategy is acceptable and demonstrates that the proposed development is not at risk of flooding, and will not increase risk of flooding elsewhere, it does not demonstrate the use of SuDS. The Council's drainage officer is satisfied that SuDS can be achieved on the site, and therefore a condition will also be included to ensure that the development will be SuDS compliant, in line with the NPPF and CSDPD Policy CS1.

9.51 Subject to these conditions, the application is acceptable with regards to CSDPD Policies CS1, CS10, CS12 and the provisions of the NPPF.

viii Community Infrastructure Levy (CIL)

9.52 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.53 CIL applies to any new build that involves the creation of additional dwellings. In this case, the proposal would be CIL liable as the proposal comprises the creation of eight new dwellings. The site falls within the Northern Parishes CIL charging area, for which the charge is £350 per square metre for 1-14 dwellings.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to detailed design, trees, biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable. The proposal is therefore considered to be in accordance with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS7, and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning 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 and documents received by the Local Planning Authority on 9 November 2015:

P15/32/101/E: Proposed site layout

P15/32/110/D: Plots 1-3 Floor Plans

P15/32/120/A: Plots 1-6 Elevations sheet 1 of 2

P15/32/121/A: Plots 1-6 Elevations sheet 2 of 2

P15/32/210/C: Plot 7 Plans and Elevations

P15/32/310/A: Plot 8 Plans and Elevations

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: BFBLP EN20, Core Strategy DPD CS7]

04. The proposed bathroom windows in the northern (rear) elevations of the dwellings on plots 2 and 5 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 first floor of the houses hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

06. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

07. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented and maintained.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

08. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

- a) Accurate trunk positions and canopy spreads of all existing trees
- b) Minimum 'Root Protection Areas' of all existing trees
- c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
- e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- f) Illustration/s of the proposed fencing structure/s to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

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 and EN20, CSDPD CS7]

09. The protective fencing and other protection measures specified by condition 8 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. 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.

10. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

11. No development shall take place until comprehensive details of both hard and soft landscaping works have been 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) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

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. All hard landscaping works shall be carried 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 approved.

REASON: - In the interests of good landscape design and the visual amenity of the area.

12. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]
13. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
14. No dwelling shall be occupied until vehicular access as shown on drawing P15/32/101-D has been constructed.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
15. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
16. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing P15/32/101-D. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
17. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
18. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
19. 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.

REASON: In the interests of amenity and road safety.

20. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

21. 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 that carbon emission will be reduced by at least 10% and that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

22. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

- 01 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 02 No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
- 1. Commencement
 - 2. Approved Plans
 - 4. Obscure glazed window
 - 5. No new windows
 - 6. No site clearance during nesting season
 - 9. Tree protection measures
 - 12. Construction hours

13. Delivery Hours
14. Vehicular access
15. Visibility splays
16. Parking and turning
18. Garages to be retained for parking

Details are required to be submitted in relation to the following conditions:

3. Materials
7. Bird and bat boxes
8. Tree Protection
10. Means of enclosure
11. Hard and soft landscaping
17. Cycle parking facilities
19. Construction Management Plan
20. Sustainability Statement
21. Energy Demand Assessment
22. SuDS

03 The Streetcare Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

In the event of the S106 agreement not being completed by 25 March 2016, the Head of Planning be authorised to extend this period or refuse the application on the grounds of:

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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

ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
15/00905/FUL	Binfield With Warfield	16 September 2015	11 November 2015
Site Address: Daruchini Forest Road Binfield Bracknell Berkshire RG42 4HP			
Proposal: Erection of 2 x three bed dwellings on land adjacent to former Daruchini.			
Applicant: Hawthorn Leisure Ltd			
Agent: Jason Bonner			
Case Officer: Michael Ruddock, 01344 352000 development.control@bracknell-forest.gov.uk			

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of 2no. detached three bedroom dwellings on land adjacent to the former Daruchini restaurant.

1.2 It is considered that the development would result in an acceptable impact upon the character and appearance of the area, residential amenity, highway safety and ecology.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
A Village Centre location within the settlement boundary Area A of the Character Area Assessment SPA for Binfield

3.1 Daruchini is a former restaurant located within Binfield Village Centre. The building is currently vacant, although the Local Planning Authority has previously received notification that the site will be changing from a restaurant (Class A3) use to retail (Class A1) use under Class A of Part 3 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

3.2 The site previously consisted of a restaurant with a car park that was sited to the east of the main building, however this part of the site has been separated from the original site prior to this application being submitted. A fence has been erected on the site to mark this boundary.

3.3 The site is also bordered by The Smithery to the south and Ivydene House to the east. It is noted that it lies outside 5km of the Thames Basin Heaths Special Protection Area (SPA).

4. RELEVANT SITE HISTORY

4.1 Application 17406 was for the formation of a new car park under the site's previous incarnation as the Royal Standard Public House. This application was approved in 1972.

4.2 Application 603270 was for an extension to the car park at the Royal Standard Public House with the erection of a single storey extension to the rear. This application was approved in 1978.

4.3 Application 614818 was for a single storey extension to the Public House forming an enlarged bar and ladies toilet. This application was approved in 1989.

4.4 Application 14/01242/FUL - Proposed ground floor extension to existing restaurant including demolition and alterations works to building. Construction of side access serving upper floor. This application was approved in April 2015 and is yet to be implemented.

4.5 Application 15/00835/FUL - Installation of 3 no. air conditioning units, plant equipment and fan condenser unit. This application was approved in November 2015.

4.6 One further application is under consideration at this site and is yet to be determined. Application 15/00836/A is for the display of various advertisements to be displayed on the former Daruchini building and an extension to the rear.

5. THE PROPOSAL

5.1 The proposed development is for the erection of two detached dwellings on the land to the east of the former Daruchini restaurant. Both dwellings would have an overall depth of 11.1m and a width of 6.1m, with the depth reduced to 8.9m at first floor level. Both dwellings would have a bay window projecting 1m forward of the front elevation and would have a height of 7.4m.

5.2 The dwellings would contain the same accommodation at ground floor and first floor level. At ground floor level the following would be provided:

- Living Room
- Dining Room
- Kitchen
- WC

At first floor level the following would be provided:

- Three bedrooms, with en suite to master bedroom
- Bathroom

5.3 Plot 1 would be located to the west of the site, and would be set 0.5m off the boundary. Plot 2 would be located to the east and would be set 1.0m off the boundary. A gap of 1.5m would remain between the two dwellings with a 1.8m high close boarded fence in between. A 0.6m high boundary wall is proposed to the front of the site with low level hedging behind. A 1.8m high brick wall would border the site to the west, with a 1.8m high close boarded fence to the eastern boundary.

5.4 A parking area would be provided at the front of the site, with two spaces shown for each dwelling and a new access onto Forest Road. Plot 2 would be set approximately 1m forward of Plot 1, however due to the site boundary to the rear not being straight both dwellings would have a garden of approximately 14m in length.

5.5 A bin/cycle storage area is shown within the rear garden of both properties. This would have a height of 1.8m with a width of 3.3m.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

6.1 Recommend refusal of the application due to concerns that the parking spaces provided on this plan are very tight and do not allow much turning space. This could lead to cars reversing onto Forest Road which could present a safety risk. As the houses face onto an already congested road with double yellow lines immediately outside this address there is no overspill or other parking options for these properties. The Parish Council also question whether a change of use application would be required for the proposed development.

Other representations:

6.2 A total of 5 objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- The development would result in a loss of light and loss of privacy to the properties opposite the site.
- Loss of privacy to the properties at the rear of the site.
- Increase in traffic causing a highway safety issue.
- Lack of visibility due to the hedging at the front causing a highway safety issue.
- Concern that there would be an overflow of cars to the area, as visitor spaces are not provided.
- Parking provision being taken away from the community, as the car parking supported the parents of Binfield Primary School for a safe drop off and collection of children.
- Parking would be reduced for the former Daruchini building.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Recommend conditional approval.

7.2 Biodiversity Officer

Recommend conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP,	consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10 and CS12 of CSDPD	consistent
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Character Area Assessment SPD, Parking Standards SPD, draft Binfield Neighbourhood Plan		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- I Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety

- v Biodiversity
- vi Sustainability
- vii Community Infrastructure Levy

i. PRINCIPLE OF THE DEVELOPMENT

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, biodiversity etc. These matters are assessed below.

9.3 Although the site is located within a Village Centre location, it would not result in the loss of a retail unit. CSDPD Policy CS21 is therefore not considered to be relevant to the application.

ii. IMPACT ON THE CHARACTER AND APPEARANCE OF AREA

9.4 The dwellings would be read in the streetscene alongside the neighbouring properties to the east of the site. With regard to their design, the new dwellings would be of a similar appearance to the neighbouring dwellings to the east that front Forest Road. They would be slightly larger in terms of their width and height, however it is not considered that such a difference would result in a significant impact on the streetscene. Low level hedging at the front of the site would maintain a level of the screening that exists at present with soft landscaping to the front of the car park. The proposed boundary treatment is considered acceptable.

9.5 Detached dwellings are characteristic of the location, and a gap of 1.5m between the two dwellings would ensure that this character is recognised. A gap of approximately 4.5m would remain between Plot 2 and the closest residential property to the east at Ivydene House which is acceptable. It is considered that the dwellings would fit comfortably within their plots and would not represent a cramped overdevelopment of this site.

9.6 The site lies within Area A of the Character Area Assessment for Binfield. This refers to a complex mix of small developments of different ages and styles, and that remnants of Victorian development along the historic street pattern contribute significantly towards the townscape character. This development is characterised by simple building and roof forms.

9.7 The SPD recommends that small scale infill development should respect existing building lines and boundary treatment. It is considered that the proposed dwellings would be in keeping with the existing townscape character with their design. The proposal would be a small infill development. The existing building line would be respected as neither dwelling would project forward of the building line. The low level wall and hedging at the front would be in keeping with the streetscene.

9.8 The site is also affected by The Binfield Neighbourhood Area designated by Bracknell Forest Council in February 2014. The Parish Council undertook a pre-submission consultation of the draft Binfield Neighbourhood Plan in August 2015, and the Independent Examination was received on 3 December 2015.

9.9 Policy BF1 (Infill and Backland Development) is relevant to the proposal, which lists a number of considerations including that such development shall have a similar form of development to properties in the immediate surrounding area and shall not lead to an

overdevelopment of the site. The prevailing boundary treatments shall be reflected. It is not considered that the development would be contrary to these elements of this policy.

9.10 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. The development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, the Character Area Assessment SPD or the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.11 In terms of the relationship between the two properties themselves, it is not considered that either would result in an unacceptable loss of light to or unduly overbearing effect on the other. Proposed side facing windows to the staircases are proposed, and as it would be possible to face into the other property through these windows a condition will be imposed requiring these to be glazed with obscure glass and fixed shut.

9.12 The dwellings would project slightly to the rear of the neighbouring property to the east at Ivydene House, however it is not considered that the relationship proposed would result in an unacceptable loss of light to or unduly overbearing effect on the neighbouring property. A condition will be imposed restricting side facing windows in the east elevation of both properties, to ensure that both the garden of Ivydene House and the garden of Plot 2 are not overlooked.

9.13 There are no residential properties to the west that would be affected, however concerns have been raised with regard to the relationship of the new dwellings with the neighbouring properties to the front and rear of the site. To the front, the dwellings would be opposite Stanley Villas and Honeysuckle Cottages. The closest relationship between either of the new dwellings and the properties opposite would be a gap of approximately 22m between the front elevations of Plot 2 and No.1 Honeysuckle Cottages. It is not considered that there would be an unacceptable loss of light to the front facing windows of the properties opposite as a result of a minimum gap of 22m. Furthermore such a separation distance is considered sufficient to ensure that the front facing windows of these properties are not overlooked.

9.14 To the rear, the closest relationship would be between Plot 2 and No.10 Emmets Nest. At the closest point, a gap of approximately 30m would remain between the rear elevations of Plot 2 and No.10 Emmets Nest. It is considered that such a gap would be sufficient to ensure that there would not be an unacceptable loss of light to the rear facing windows of that property, and to ensure that there would not be a loss of privacy to these windows. The rear facing windows of Plot 2 would be located approximately 21m from the closest point of the rear garden of No.10 Emmets Nest, and as such it is not considered that they would unacceptably overlook the private amenity area to the rear of that property.

9.15 Policy BF1 (Infill and Backland Development) of the Binfield Neighbourhood Plan states that new buildings shall not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight or window. It shall be ensured that development does not unacceptably reduce the level of existing private amenity space provision for existing residential properties. It is not considered that the development would be contrary to these elements of this policy.

9.16 Conditions will be included to restrict construction hours and hours deliveries are taken at the site, in the interests of residential amenity. It is therefore not considered that the development would result in an unacceptable loss of light to or unduly overbearing effect on the neighbouring properties. The development would therefore not be contrary to BFBLP 'Saved' Policies EN20 and EN25 or the NPPF.

iv. IMPACT ON HIGHWAY SAFETY

9.17 The two new dwellings would take access off Forest Road, a local distributor road which is subject to a 30mph speed limit. There is a shared footway/cycleway fronting the site. A new vehicular access onto Forest Road is proposed to serve the two new dwellings and the Highways Officer is satisfied that adequate sight lines can be achieved for vehicles exiting onto the main road. Parking is restricted across the site frontage which assists in protecting sight lines. Boundary treatment at the front of the site will need to be kept at a height of 0.6m or less to provide sight lines between vehicles exiting the site and pedestrians and cyclists using the shared footway/cycleway. This will be controlled by a planning condition.

9.18 The works to construct the new vehicular access will require the consent of the Highway Authority, and the applicant will be advised of this by way of an informative. An existing street lighting column may need to be relocated as part of these works at the applicant's expense.

9.19 Pedestrian access is being provided to the main front door of dwellings and through to the rear for access to the bin and cycle storage. Residents would be able to haul their bins to the kerbside for collection by the Council, and the storage area will be secured by condition.

9.20 Two new parking spaces are proposed for each three bedroom dwelling which complies with the requirements of the Parking Standards SPD. The parking and turning area shown on the proposed site layout complies with the latest standards, as spaces are 2.4m by 4.8m and 6m of aisle space is provided for access. Vehicles would be able to exit onto Forest Road in a forward gear. The parking area would need to be constructed from permeable paving to comply with current drainage requirements. There is no requirement for a visitor parking space for two new dwellings.

9.21 The proposal would result in the loss of car parking that served the former Daruchini restaurant. However this parking was not secured or tied to the restaurant by planning condition or legal agreement through any previous planning permission, therefore it could have been removed and replaced at any time. As it was never tied to the restaurant through a planning condition or Section 106 agreement it is not considered that the development would constitute a material change of use of this land. Although it is noted that this parking has been used in the past by parents of children attending Binfield Primary School, this is not a formal arrangement that forms part of a legal agreement between the sites.

9.22 Although the fact that the car park was not secured by condition or legal agreement is a material planning consideration, it is considered worthwhile assessing the impact of the loss of parking on the former Daruchini site. This site will be changing use using Permitted Development rights from A3 (restaurant) to A1 (retail) as advised by notification received by the Local Planning Authority on 28 May 2015. The Parking Standards for a retail use require less parking than for a restaurant – a ratio of 1 space per 30sqm of floor area for a retail use as opposed to 1 space per 5sqm of floor area for a restaurant use.

9.23 The existing former restaurant building has a floor area of 251sqm and a lawful extension to the rear would provide an additional 133sqm of floor area. Together this would have a parking requirement of 13 spaces. 6 spaces are available at the front of the site, and plans for this site indicate that further parking will be provided to the side, where the

entrance to the retail unit would be located. Furthermore it has been confirmed that 14 spaces will be provided at this site. It is therefore likely that the Parking Standards for an A1 use will be complied with, however this cannot be controlled under this planning application.

9.24 Policy BF1 (Infill and Backland Development) of the Binfield Neighbourhood Plan states that development shall provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected. It is not considered that the development would be contrary to the aims of this policy.

9.25 The parking and access arrangements for the proposed dwelling are considered acceptable, subject to conditions which will be imposed to secure the access, visibility splays and parking for both vehicles and cycles prior to occupation of the dwellings. A further condition will require a Site Management Plan to be submitted in the interests of highway safety, as Forest Road is a classified road. Although the Local Planning Authority cannot control the parking arrangements for the new occupier of the former Daruchini restaurant, it is considered likely that sufficient parking would be provided for the new retail use of that site. It is therefore not considered that the development would result in an adverse impact on highway safety, and would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. BIODIVERSITY CONSIDERATIONS

9.26 The Council's Ecology Officer considers that the site is of low value for wildlife with little in the way of vegetation. A condition will be imposed to restrict site clearance within the main bird nesting period of 1 March to 31 August inclusive, unless a scheme to minimise the impact of the construction of the development on nesting birds is submitted to and approved by the Local Planning Authority. A further condition is recommended that would require a scheme of bird and bat boxes to be submitted, however as there would be no harm to protected species as a result of the development it is not considered that such a condition is necessary on this occasion.

vi. SUSTAINABILITY

9.27 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, cover water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.28 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
- List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
- Details of energy efficiency measures;
- A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
- A feasibility study for all relevant renewable energy technologies;

The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.29 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

vii. COMMUNITY INFRASTRUCTURE LEVY (CIL)

9.30 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

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

9.32 The proposal involves the creation of two additional dwellings, both with an internal floor area of 102 square metres. The proposal is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area or the amenities of the residents of the neighbouring properties. The proposed parking and access arrangements are considered acceptable, and the development would not result in an adverse impact on protected species. Conditions will be imposed to ensure that sustainability requirements are met.

10.2 It is therefore considered that the proposed development complies with Development Plan Policy SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS10, CS12 and CS23, BFBLP 'Saved' Policies EN20 and M9 and the NPPF.

11. 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 16 September 2015:

14-2050-151-P2

14-2050-152-P2

14-2050-153-P2

14-2050-154-P2

14-2050-155-P2

14-2050-156-P2

14-2050-157-P2

14-2050-158-P2

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

03. No construction works shall take place until brick and tile samples 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: BFBLP EN20, Core Strategy DPD CS7]
04. No construction works shall take place until details showing the finished floor levels of the dwelling 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: BFBLP EN20, Core Strategy DPD CS7]
05. The first floor landing windows in the side elevations of the dwellings 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 shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
08. No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. No dwelling shall be occupied until the associated vehicle parking and turning space 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: BFBLP M9, Core Strategy DPD CS23]
10. No dwelling shall be occupied until secure and covered parking and storage for bicycles and bins has been provided in accordance with the approved drawings.
REASON: In order to ensure bicycle and refuse facilities are provided.

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

11. No construction works shall take place 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.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]

12. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

13. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

14. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

15. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

16. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

17. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Commencement
- 02. Approved Plans
- 05. Obscure Glazing
- 06. Restrictions on side facing windows
- 07. Access
- 09. Parking and Turning
- 10. Cycle and refuse storage
- 12. Site Clearance (unless scheme submitted)
- 15. SUDs
- 16. Construction Hours
- 17. Delivery Hours

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

- 03. Material Samples
- 04. Finished Floor Levels
- 11. Site Management Plan
- 14. Energy Demand Assessment

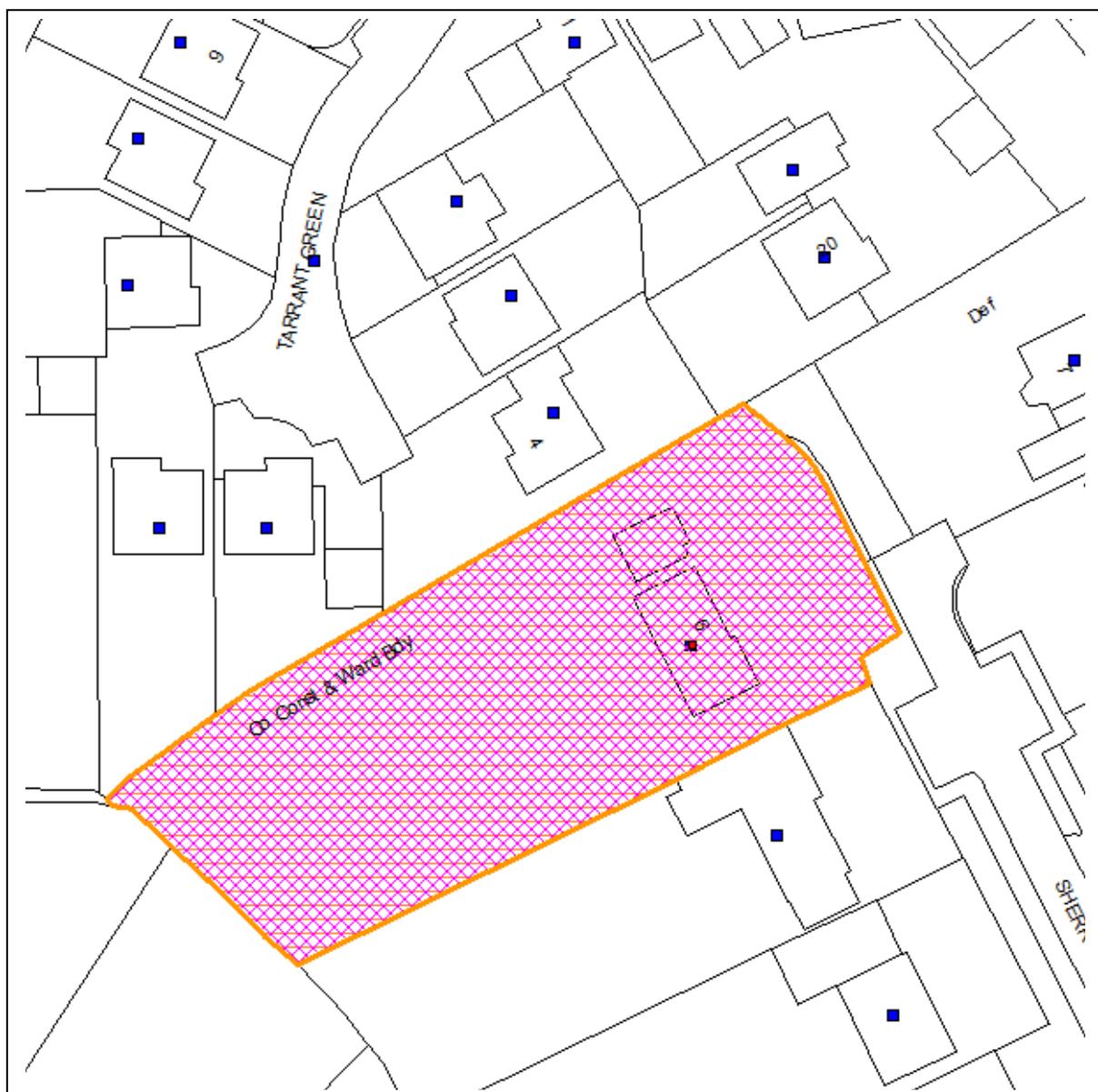
The following conditions require discharge prior to the occupation of the dwelling hereby approved:

- 08. Visibility Splays
- 13. Sustainability Statement

03. The Streetcare Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a license before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
15/00955/FUL	Priestwood And Garth	5 October 2015	30 November 2015
Site Address:	6 Sherring Close Bracknell Berkshire RG42 2LD		
Proposal:	Erection of two storey side extension with chimney, installation of dormer windows to front and rear and single storey rear extension with provision of balcony and single storey front extension following demolition of existing garage and utility room. Remove existing roof and provide new roof to main house with two rooms in roof space. New detached double garage with room over. Change materials of dwelling to have rendered walls with slate tiled roof.		
Applicant:	Mr and Mrs P Gillett		
Agent:	Mr Clive Milburn		
Case Officer:	Charlotte Pinch, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of a two storey side extension with chimney, installation of 3 dormer windows to the front and rear. A single storey rear extension, a balcony to the rear at first floor level and a single storey front extension, following demolition of the existing garage and utility room. In addition the proposal includes the erection of a detached two storey, double garage with home office at first floor level. The walls of the dwellinghouse will be rendered with a slate tile roof.

1.2 Amended plans were received on 29 October 2015 which showed the garage ridge height reduced by 600mm to reduce its bulk and height. A first floor side facing window on the garage was moved from the east to the west elevation, to ensure no negative impacts from overlooking. First floor balcony on the rear elevation was removed and replaced with a Juliet balcony, therefore it is considered there will be no negative impacts on privacy.

1.3 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions are recommended in relation to additional windows, materials, parking and the ancillary use of buildings.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections and at the request of Councillor Finch due to concerns regarding overlooking and overbearing nature.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary, therefore this development is acceptable in principle.
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3.1 No.6 Sherring Close is a two storey detached property located in a predominantly residential area. The property has a large enclosed rear garden with 1.8 metre high boundary fencing and large trees and vegetation on both side and rear boundaries. The property has a small grassed area to the front, in addition to a large driveway and hard standing in front of the existing garage.

4. RELEVANT SITE HISTORY

4.1 3920
Dwelling house and garage.
Approved 1957.

17893
Demolition of garage and store construction of granny flat extension over double garage and utility room.

Approved 1972.

601546

Demolition of garage and store. Erection of double garage with utility room.

Approved 1976.

5. THE PROPOSAL

5.1 The proposed development is for the erection of a two storey side extension, following demolition of the existing garage and utility room, to form a kitchen and enlarged utility room at ground floor level and an additional bedroom with dressing room, en-suite and Juliet balcony at first floor level. A single storey rear extension at ground floor level will form a family room and a single storey front extension will form a porch with pillars. The development will also include a loft conversion, with the addition of 3 dormers to the front and rear to provide 2 bedrooms and an en-suite at second floor level. Furthermore a two storey detached garage is proposed to the front of the property, to provide parking for 2 cars at ground floor level, a shower room and a home office at first floor level.

The two storey side extension would measure 6.4 metres in width, 6.7 metres in depth and 9 metres in height. The single storey rear extension would measure 6.7 metres in width, 6 metres in depth and 3.2 metres in height. The single storey front extension would measure 3.5 metres in width, 1.3 metres in depth and 3.1 metres in height. Each dormer window would measure 1.5 metres in width, 2 metres in depth and 1.7 metres in height. Finally the proposed detached double garage would measure 8.5 metres in width, 7 metres in depth and 5.6 metres in height.

During the course of the application process amended plans were received on 29 October 2015, which reduced the height of the garage, moved a first floor side facing window and replace the first floor balcony with a Juliet balcony.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Bracknell Town Council object to the proposal on the grounds that a third floor is out of keeping in the street scene and the dormer windows would lead to overlooking of adjacent properties. They also have concerns about the use of the garage as a home office in what is a residential road.

Other representations:

6.2 A total of 4 objections have been received from residents of surrounding properties.

The objections can be summarised as follows:

- Loss of privacy and overlooking from additional first and second floor windows.
- Design and size of the dwellinghouse is out of keeping in the close.
- Overbearing nature.
- Size and scale of the garage.
- Commercial/business use of the garage.

[Officer Note: The distances between first and second floor windows and neighbouring properties are discussed later in the report, concerns relating to overbearing nature and the impact of the proposal on the character of the host dwelling and surrounding area

are discussed in the report below. A condition will be imposed to ensure there is no business use of the garage.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highway Authority

This dwelling takes access off the adopted residential cul-de-sac. On-street parking is un-restricted.

The proposal results in the loss of the existing garage parking space and reduces the available driveway space. The double garage complies with the current standards for vehicle parking and it is advised that this be secured by planning condition for vehicle parking at all times.

The Highway Authority has no objection and recommends that this planning application be approved, subject to suggested conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent Para. 39 refers to LPAs setting their own parking standards for residential development.
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Bracknell Forest Borough Council 'Extending your home: A Householder's guide' (2003)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety
- v Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 No.6 Sherring Close is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential

amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 No.6 Sherring Close is not located in an identified Character Area under the Character Area Assessments SPD (2010). There is no uniform style of properties in Sherring Close, and properties are considered large in size and scale. No.6 Sherring Close sits on a larger plot than that of neighbouring properties, therefore can accommodate a development of a slightly larger scale.

9.4 It is considered that the proposed 3 dormers on the rear elevation and single storey rear extension would not be visible in the street scene of Sherring Close. The dormers are of a modest size and will be constructed of materials to match the existing roof. The proposed design of the two storey side extension will mirror that of the southern end of the existing dwellinghouse. It will extend the property from the north side elevation to form a symmetrical property. It is therefore considered that the extension would not be out of keeping with the character of the surrounding area.

9.5 It is considered that the proposed single storey front porch and 3 front dormers would not be adversely out of character with the host dwelling. Despite it being on the front elevation of the house and visible in the street scene, there are similar features in the surrounding area.

9.6 It is proposed that the external materials of the property will be changed from red brick to render and replace the existing roof tiles with slate. There is no uniform use of materials in the street scene of Sherring Close. Neighbouring properties are a mixture of red brick, dark wood cladding and partial or full white render. It is therefore considered that this change in materials would not be out of keeping with the character of the surrounding area.

9.7 Following the submission of amended plans the height of the proposed garage has been reduced by 600mm with the maximum height being 5.6 metres. This makes the proposed garage appear subordinate to the house and of acceptable size and scale. Furthermore, the location of the garage at the end of the cul-de-sac, located in a large plot and screened on two sides by tall vegetation, means that it would not appear to be out of keeping in the Close.

9.8 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area or the host dwelling, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

9.9 On the front elevation 3 dormer windows at second floor level are proposed and 3 additional windows at first floor level. However, these windows would be located 35 metres from the front elevation of No.7 and No.8 Sherring Close, and 15 metres from the boundary with No.7 and 20 metres from the boundary with No.8. In accordance with the Bracknell Forest Borough Council 'Extending your home: A Householder's guide' (2003) it states that a window at second floor level (including a dormer) should be no less than 30 metres from a neighbouring property and 15 metres from a boundary, where it overlooks that property or boundary. The proposed windows meet these requirements, therefore it is not considered they will result in significant overlooking.

9.10 On the rear elevation 3 dormer windows at second floor level are proposed and a Juliet balcony at first floor level. The original scheme proposed a first floor terrace balcony but this has been removed and replaced with a Juliet balcony, as shown on amended plans. A condition stating that the flat roof of the single storey rear extension cannot be used as a balcony is recommended. Due to the thick and tall vegetation screening the length of the south eastern boundary with No.5 Sherring Close, it is not considered that the proposed 2nd floor windows will cause significant loss of privacy over and above the existing situation.

9.11 On the east side elevation of the proposed garage a first floor window has been moved to the western side elevation, so it directly faces the property of No.6, to avoid any overlooking into No.7 Sherring Close.

9.12 The property is located 15 metres from the boundary with No.7 Sherring Close, 5 metres from the boundary with No.5 and 5 metres from the boundary with No.4 Tarrant Green. These are considered to be considerable separation distances, in addition to over 2.5 metre high vegetation boundary screening, therefore it is not considered that the proposal would be unduly overbearing.

9.13 Due to factors outlined above, the proposal would not be significantly detrimental to the living conditions of the occupants of adjoining properties. It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv Impact on Highway Safety

9.14 The proposal would result in the loss of one garage parking space and slightly reduces the available driveway space. However, the double garage offsets this as it provides two additional parking spaces which comply with current standards for vehicle parking and this can be secured by planning condition to retain it for vehicle parking at all times. Therefore, overall the property will be able to provide a minimum of 3 parking spaces, which complies with current parking standards for a dwelling of this size.

v Community Infrastructure Levy (CIL)

9.15 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new developments of 1-14 dwellings. The amount payable varies depending on the location of the development within the borough and the type of development.

9.16 This proposal would not result in net additional dwellings and therefore the development is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host dwelling or local area, or the amenities of the residents of the neighbouring properties, subject to the recommended conditions. There would be no highway safety implications. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy EN20 and M9, and the NPPF.

11. 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:
15/16/050/2 Rev D 'Proposed Plans'
15/16/050/4 Rev C 'Detached Garage Plans'
15/16/050/5 Rev A 'House and Garage Elevations'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 first floor and above of the north-east side elevation of the garage and the north-west and south-east side elevation of the dwellinghouse hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
04. The materials to be used in the construction of the external surfaces of the two storey side extension, single storey front extension, 3 front dormers and detached double garage hereby permitted shall be similar in appearance to those of the existing building.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The garage accommodation hereby permitted 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]
06. The first floor of the garage hereby permitted shall be used only for purposes ancillary to the use of the premises (as outlined in red on the submitted site plan) as a dwellinghouse.
REASON: To ensure no commercial use of the premises.
07. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: In the interests of the privacy of nearby dwellings.
[Relevant Policies: BFBLP EN20, Core Strategy CS7]

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

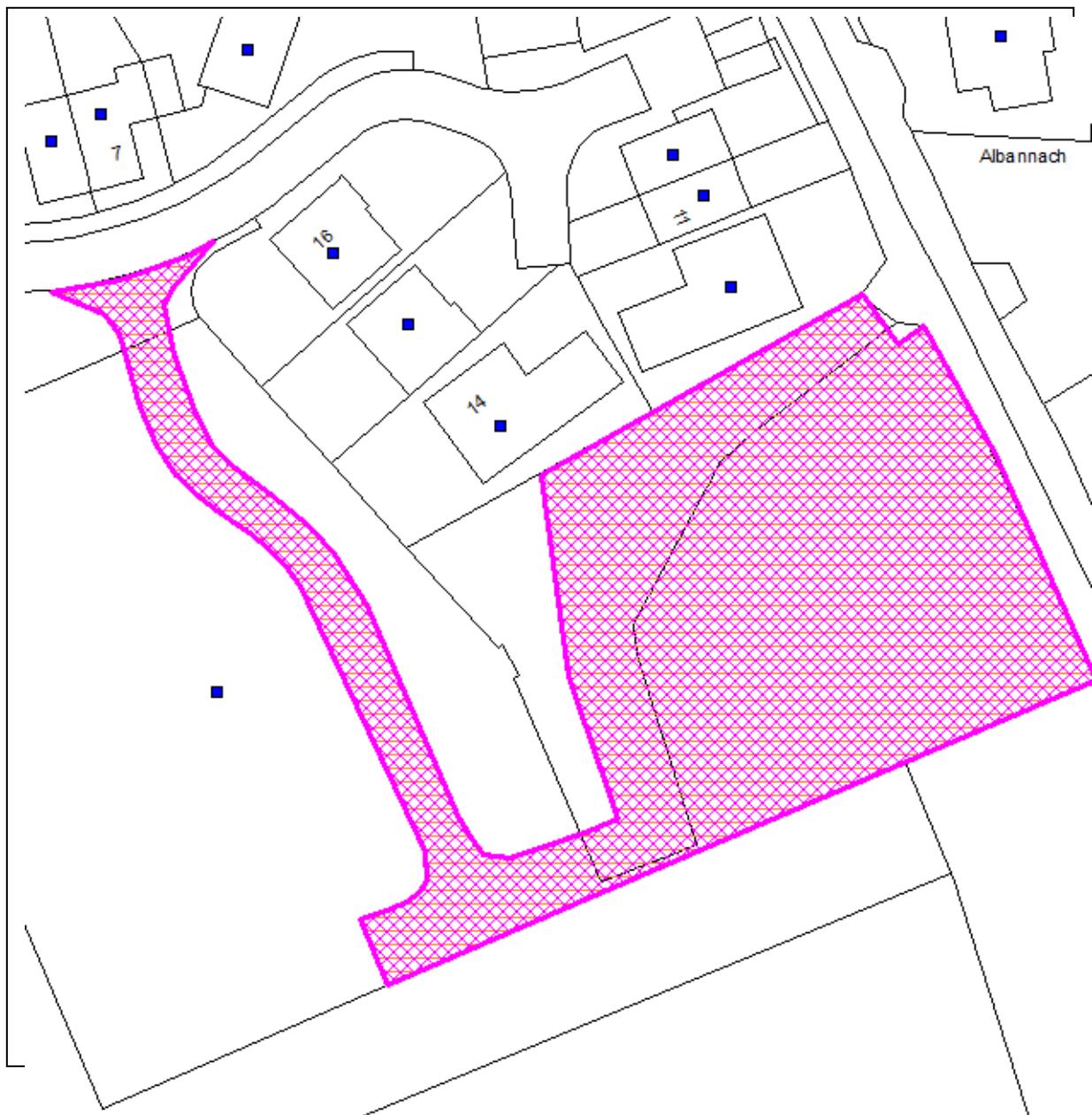
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1. Time limit
 2. Approved plans
 3. Windows
 4. Materials
 5. Parking
 6. Ancillary Use
 7. Balcony
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

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

ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
15/01014/FUL	Winkfield Cranbourne	And 14 October 2015	9 December 2015
Site Address:	Land At The Limes Forest Road Hayley Green Warfield Bracknell Berkshire		
Proposal:	Erection of 4 no. houses with new vehicular access to The Limes. [Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002].		
Applicant:	Mr Lee Davis		
Agent:	(There is no agent for this application)		
Case Officer:	Margaret McEvit, 01344 352000 development.control@bracknell-forest.gov.uk		

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



SUMMARY

1.0 This full application proposes the erection of two pairs of semi-detached houses on a site that comprised part of a larger site where planning permission was granted on appeal for eight detached houses (14/00711/FUL). Previously two 5 bedroom detached houses were shown to be provided on the site covered by this planning application within the larger development proposed for land at The Limes.

1.1 Provision is shown for a pedestrian footpath link to be made from the southern boundary of the site onto adjoining land owned by Bracknell Forest and the recreation ground beyond. This was also shown on the larger housing development and a S106 Agreement was completed under application 14/00711/FUL to secure contributions towards a footpath from the southern boundary of the site across Westmorland Park to facilities south of the Park. This would provide a route to local facilities south of Westmorland Park. Access to the application site is as approved under 14/00711/FUL and is shown from The Limes.

RECOMMENDATION

Planning permission be granted subject to the completion of a S106 Agreement and conditions in Section 11 of this report
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Land outside the settlement boundary

3.1 The site is part of an unused field, enclosed by mature tree planting to the west and south and woodland to the east. The site is south of The Limes, a development of 15 detached dwellings, constructed in 2006. The boundary of the site with The Limes corresponds with the settlement boundary as defined in the Bracknell Forest Borough Local Plan (BFBLP) and the Core Strategy Development Plan Document (CSDPD). A recreation ground borders the site to the south and west, with the Whitegrove residential area to the south of the recreation ground. A pedestrian track along the site's eastern boundary gives a direct route to the recreation ground.

3.2 This application site comprises the former plots 7 and 8 of planning application 14/00711/FUL in the south east of the larger site of land at The Limes. Vehicular access is shown from the existing road The Limes in the same position as in the appeal approval with the position of the access road into the site unchanged.

4. RELEVANT SITE HISTORY

4.1 Planning permission was granted on appeal for the erection of 8 no. dwellings, together with new vehicular to The Limes, pedestrian access to open space to the south and car parking.

14/00711/FUL	Erection of 8 no. dwellings, together with new vehicular to The Limes, pedestrian access to open space to the south and car parking.	Allowed on appeal.
14/00099/FUL	Erection of 9 no. dwellings, together with new vehicular and pedestrian access and car parking.	Refused. Appeal withdrawn.
12/00139/FUL	Erection of 14no. dwellings with associated vehicle and pedestrian access and car parking.	Refused. Appeal dismissed.

5. THE PROPOSAL

5.1 This full application proposes the erection of four semi-detached houses accessed from The Limes. Three of the houses are shown to have three bedrooms, with one unit having four bedrooms. The houses are proposed to replace two 5 bedroom detached houses permitted as part on the application 14/00711/FUL. The houses are two storeys in height, with pitched roofs and front gable features. Plots 7 and 8 are attached by the garage for plot 7. Plots 9 and 10 are provided with a detached double garage.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Warfield Parish Council objects to the application on the grounds that the proposal represents an undesirable overdevelopment of the site and that the proposal would unacceptably increase the pressure on highways and transportation infrastructure, public open space, built sports facilities, and education facilities.

Other representations:

6.2 Five letters of representation have been received raising the following planning considerations:

- The recent appeal decision was based on eight dwellings.
- The additional units will increase traffic onto an already busy and dangerous road. [Officer comment. The application is not considered to raise any issues of highway safety. The access onto Forest Road has adequate visibility and the increased traffic from this application is not considered to raise issues of highway safety or capacity].
- If approved, the developer may make further applications to increase the number of units beyond 10. [Officer comment. Any further applications would be considered on their own merits on the basis of the proposal being applied for].
- Parking for the additional units may overspill into The Limes. [Officer comment. The application provides for adequate car parking to meet adopted car parking standards].
- The Limes cannot accommodate additional traffic. The existing road is narrow, with a sharp bend. [Officer comment. The Limes is an adopted road, with a 20mph speed limit, with the width and alignment designed to reduce vehicle speeds to the 20mph limit].

- The proposed footpath link from the development across Westmorland Park will result in parking within The Limes by users of the park. [Officer comment. The previous appeal for development of land at The Limes secured a contribution towards a footpath to be constructed over Westmorland Park. This current application makes provision on the site boundary for access to be achieved from the site onto any footpath. The footpath provision was considered by the inspector at this appeal and considered that it was appropriate to ensure easy pedestrian access across the park to local shops and facilities].
- Loss of animal habitats. [Officer comment. No protected habitats exist on the site].
- Loss of open green space. [Officer comment. The loss of the open space and impact on the character of the area is addressed in this report and was considered in the previously approved appeal application 14/00711/FUL].
- Local services are already strained and cannot accommodate additional residents. [Officer comment. A CIL contribution will be secured from this development].
- Difficulties with accommodating construction vehicles and deliveries to the site. [Officer comment. Details of construction site management are recommended to be secured through a condition].

7. SUMMARY OF CONSULTATION RESPONSES

7.1 The transportation officer has no objection to the proposal subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 ,CS2 , CS9, CS14 CS23 &CS24 of CSDPD. Policy NRM6 of the South East Plan	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Housing	Saved policy H5 of the BFBLP	Policy H5 not fully consistent with the NPPF. The NPPF does not specifically restrict new dwellings outside of settlements but does seek to recognise the intrinsic beauty and character of the countryside.
Environment	Saved policies EN3, EN8 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Impact on character and appearance of the area
- ii Impact on residential amenity
- iii Impact on highway safety
- iv Thames Basin Heaths Special Protection Area (SPA)
- v Planning Obligations and Community Infrastructure Levy

i. Impact on Character and Appearance of Area

9.2 The site is on land outside of the settlement area on part of an L-shaped piece of grassland south of the housing development The Limes. The settlement boundary in this area runs along the southern boundary of The Limes.

9.3 The southern boundary of the site is marked by a belt of trees, with the playing fields of Westmorland Park beyond. The trees are important in providing separation between Hayley Green and the northern edge of Bracknell and in maintaining the rural character of the village. This application does not propose any loss of trees along this boundary. In considering the recent appeal for the wider site including this current application site, the inspector considered that in landscape terms, "I conclude that the area of grassland does not, of itself, add significantly to the character and appearance of the surrounding area; it is within an enclosed parcel of land and has little wider presence." (para 15). The inspector did acknowledge that the proposal to erect 8 houses would introduce a substantial built form into a presently undeveloped area, which would have a harmful impact on the separation of the settlements of Hayley Green and Bracknell. However, it was considered that this harm would be only moderate.

9.4 The site is outside the settlement area where policies CS9 of the CSDPD, and policies EN8 and H5 of the BFBLP seek to protect the countryside for its own sake and restrict the type of development that will be permitted in the countryside. Currently Bracknell Forest cannot demonstrate that it has a five year supply of deliverable housing, therefore para. 49 of the NPPF states that relevant policies for the supply of housing, which includes policies CS9, EN8 and H5, should not be considered up to date. In such circumstances planning applications should be considered in the context of a presumption in favour of sustainable development as set out in para. 14 of the Framework. This means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The inspector found that the harm that would be caused to the character and appearance of the area by virtue of the reduction in the physical separation between Hayley Green and Bracknell would be only moderate in scale and would not significantly and demonstrably outweigh the benefits of granting planning permission and thereby increasing the local supply of housing. This current application is not considered to have any greater adverse impacts than the previously approved proposal for this site, and in terms of the benefits of increasing the local supply of housing, an additional two dwellings will be provided. It cannot be shown therefore that the harm to the character of the area would significantly and demonstrably outweigh the benefits of granting planning permission.

9.5 The proposed houses would be provided in the south east part of the wider site covered by planning application 14/00711/FUL. The footprint of plot 8 extends forward of the previously approved house on this plot, but this is not considered to be significant in

terms of the impact on the character of the area. Plots 9 and 10 match the footprint of the previously approved plot 8. The house types proposed under this application are considered to be acceptable in terms of the proposed house types on the larger development site and existing properties in The Limes.

9.6 Existing trees along the southern boundary of the site will be retained. Houses are positioned so trees are not overshadowing rear garden areas and the siting of houses proposed in this application is not considered to result in a greater impact on these trees or be likely to result in pressure to prune or remove trees by future householders.

ii. Impact on Residential Amenity

9.7 This application proposes the erection of four houses in the same positions as two houses approved under planning application 14/00711/FUL. The proposed houses are not considered to have a greater impact on the amenities of nearby properties in The Limes than the previously approved houses. The revised properties are positioned 17m and 21m from the boundaries of 12 and 14 The Limes. This is considered to be an acceptable distance to avoid unacceptable levels of overlooking from first floor bedroom windows in the proposed houses.

iii Impact on Highway Safety

9.8 The site would be accessed from The Limes, an adopted residential cul-de-sac. This access road will serve the approved development allowed under 14/00711/FUL. The new dwellings could generate approximately 24 two-way vehicle movements over a day, with two or three vehicle movements likely to occur in the peak morning and evening periods. A total of ten dwellings would be accessed off this access road onto The Limes, with sixteen houses currently served off The Limes. Although ten units using this road would result in a 60% increase in vehicular traffic along The Limes over the existing 16 houses, the appeal decision in permitting eight dwellings would result in a 50% increase in vehicular traffic. Given the 20mph speed limit on The Limes, and the width and alignment of this cul-de-sac, it is not considered that the proposal to increase the number of units by two would be detrimental to highway safety.

9.9 The houses will be provided with garages and parking on site and visitor parking spaces will be provided within the site. Parking provision is considered to be acceptable to meet car parking standards.

iv Thames basin Heaths Special Protection Area (SPA)

9.10 Relevant policy and guidance includes SEP Policy NRM6, CSDPD Policy CS14 and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Document. These policies seek to ensure that the development will not adversely affect the integrity of the Thames Basin Heaths SPA.

9.11 In line with South East Plan Policy NRM6, the Council has reviewed its SPA avoidance and mitigation strategy in the form of the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPASPD) (March 2012). This includes a requirement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which will be calculated on a per bedroom basis. A contribution towards SAMM should be secured in association with this application.

9.12 The Council is satisfied, following consultation with Natural England, that the above measures will prevent an adverse affect on the integrity of the SPA. Pursuant to Article 6(3)

of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2012) permission may be granted.

v Planning Obligations and Community Infrastructure Levy

9.13 The application should comply with guidance in:-

* Planning Obligations SPD, this came into effect (with CIL) on 6 April.

* TBHSPA Avoidance and Mitigation SPD.

9.14 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.15 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

9.16 This Application is for CIL chargeable development. It lies within the Northern Parishes CIL Charging Zone. CIL payments may be used to mitigate the impact on the following which would previously have been addressed by contributions secured by a s106 agreement:-

- the wider transportation network
- open space and outdoor recreational facilities
- built sports facilities serving the development
- local education facilities
- local library facilities
- local community facilities
- local youth facilities
- part of the measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA)

9.17 The application site makes provision for a link to be created in the southern boundary to access any future footpath across Westmorland park to enable future residents to access facilities across the park. Contributions towards this footpath were secured through the Agreement completed as part of the appeal decision 14/00711/FUL. It is not considered necessary to secure additional contributions towards this footpath as only two additional units are being provided.

9.18 Matters to be secured by S106 Agreement now comprise:-

- measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA) (see Section (iv) above)

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of area. The site forms part of a wider development site where planning permission was granted on appeal for 8 dwellings. This application represents an

increase of two units in this part of that wider site. The land is outside of the settlement area, but given the lack of a five year deliverable supply of housing in Bracknell Forest, policies to restrict the supply of housing must be considered to be out of date. Para. 14 of the NPPF indicates that in such circumstances, planning permission should be granted unless the harm would significantly and demonstrably outweigh the benefits. The inspector when considering application 14/00711/FUL did not consider that the moderate harm to the character of the area would significantly and demonstrably outweigh the benefits arising from increasing the local supply of housing. The replacing of two 5 bedroom detached houses with four 3/4 bedroom semi-detached houses on the same footprints is not considered to result in any greater harm to the character of the area than the previously approved scheme. The overall benefits from the provision of an additional two units have increased. It is considered that when considered against para. 14 of the NPPF the proposal represents sustainable development, and planning permission should be granted.

10.2 Sufficient parking has been provided to serve the development and the increased traffic using The Limes and accessing Forest Road is not considered to be detrimental to highway safety. Concerns have been expressed that The Limes cannot accommodate additional traffic and that access onto Forest Road could not be safely achieved. The Limes has a 20mph speed limit and its design is such that vehicle speeds are restricted. Visibility onto Forest Road is adequate.

10.3 The application is considered to be acceptable subject to conditions and the completion of a S106 agreement to secure SPA mitigation contributions.

11. 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 14.10.2015:

55711-PL-01A-SITEPLAN

AH55711/PL/01/A

AH55711/PL/20

AH55711/PL/21/B

AH55711/PL/22/A

AH55711/PL/23/B

AH55711/PL/24/B

AH55711/PL/25

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: BFBLP EN20, Core Strategy DPD CS7]

04. None of the dwellings hereby permitted shall be occupied until the means of access, including access for pedestrians and cyclists, has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
05. Prior to the commencement of construction of any of the approved dwellings a vehicular turning head shall be constructed within the application site, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the development is provided with adequate turning for vehicles within the site .
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
06. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
i) the parking of vehicles of site operatives and visitors
ii) loading and unloading of plant and materials
iii) storage of plant and materials used in constructing the development
iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
v) wheel washing facilities
vi) measures to control the emission of dust and dirt during construction
vii) temporary portacabins and welfare for site operatives
REASON: In the interests of amenity and road safety.
07. No dwelling shall be occupied until the vehicular parking and/or turning space associated with that dwelling has been laid out in accordance with the approved plans and surfaced in a material, details of which shall have first been submitted to and approved in writing by the local planning authority.
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]
08. The garages shown on the approved plans shall be retained for the use of parking vehicles 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]
09. Notwithstanding any details shown on the approved drawings, the garage doors shall be a minimum width of 2.4m and a minimum height of 2.1m.
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]

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
11. All planting comprised in the soft landscaping works shall be carried out in accordance with the approved details in the first planting season (1st October to 31st March) following the completion of the development or in accordance with the a programme that shall first be agreed in writing with the local planning authority prior to the commencement of work on the development. All hard landscaping works shall be completed prior to the occupation of any part of the 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.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
12. Notwithstanding the information submitted with this application, the development hereby permitted shall not be begun until a plan showing trees and hedgerows to be retained has been submitted to and approved in writing by the Local Planning Authority. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. If any trees or hedgerows shown to be retained on the approved plans, are removed, uprooted, destroyed, die or become diseased during the course of the development within a period of 5 years of the completion of the development, another tree, or hedgerow of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives it written consent for any variation.
REASON: In order to assess the impact of the development upon existing vegetation.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
13. All existing trees and hedgerows to be retained in accordance with details approved under condition 12 shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.
REASON: In order to assess the impact of the development upon existing vegetation.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
14. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the dwellings are first occupied or in accordance with a

timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: - In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

In the event of the S106 planning obligation(s) not being completed by 28th February 2016 the Head of Planning be authorised to **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

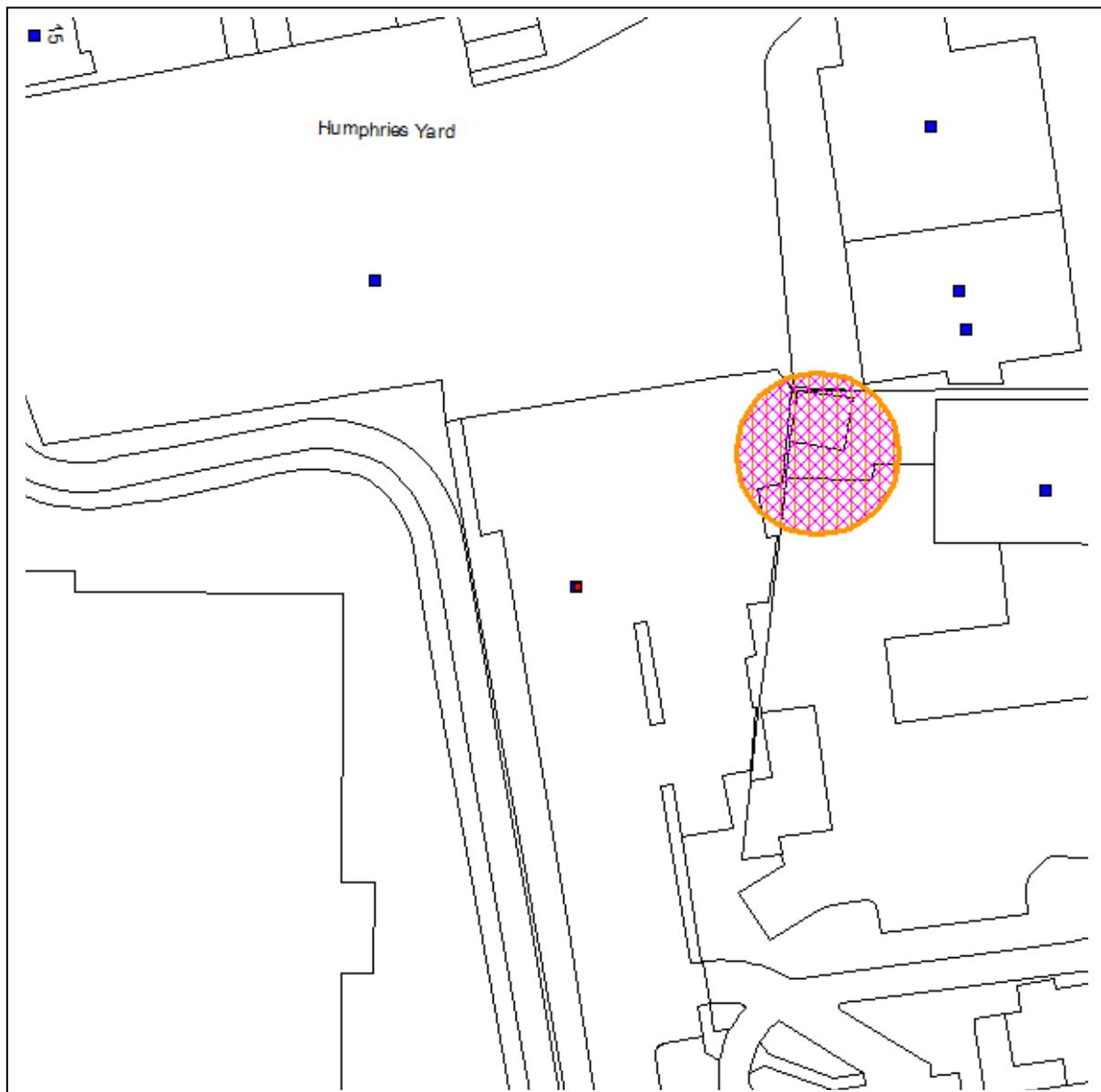
Doc. Ref: Uniform 7/DC/Agenda

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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ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
15/01095/RTD	Old Bracknell	30 October 2015	24 December 2015
Site Address:	Land At Rear Of Shell Garage Bagshot Road Bracknell Berkshire		
Proposal:	Replacement of existing 12M pole supporting 3 no. antennas (overall height 14.9M) with a new 16M pole supporting 3 no. shrouded antennas (overall height 16M), replacement of 1 no. equipment cabinet, installation of 1 no equipment cabinet with ancillary development.		
Applicant:	HG3 Ltd and EE Ltd		
Agent:	Waldon Telecom Ltd		
Case Officer:	Matthew Miller, 01344 352000 development.control@bracknell-forest.gov.uk		

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



1. SUMMARY

1.1 Prior approval is sought for the installation of a 16 metre high telecommunications mast with a shrouded antenna, to replace an existing mast with antennas (14.9 metres in height).

1.2 The proposal is not considered to result in an adverse impact on the character of the surrounding area due to the nominal increase in size and its setting adjoining an area of woodland. It would not result in an adverse impact on the amenity of the neighbouring properties due to the separation distances. It is not considered that the proposal would result in an adverse impact on highway safety in comparison of the existing situation which does not create a risk to highway safety. Furthermore it is not considered that there are any grounds for refusal of the proposal based on perceived health risks.

1.3 It is therefore recommended that the siting and appearance of the development proposed be approved.

RECOMMENDATION

Prior Approval be granted as per the recommendation in Section 12 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported before the Planning Committee as the application has to be determined within 56 days.

3. PERMITTED DEVELOPMENT RIGHTS FOR TELECOMMUNICATIONS DEVELOPMENT

3.1 Class A(a), Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 deals with permitted development for telecommunications development.

3.2 Class A(a) relates to the installation, alteration or replacement of any telecommunications apparatus. Sub-section A.1 states that development is not permitted by Class A (a) if-

(c) in the case of the alteration or replacement of an existing mast (other than on a building or other structure), on article 2(3) land or on any land which is, or is within, a site of special scientific interest)-

(i) the mast, excluding any antenna, would when altered or replaced-

(aa) exceed a height of 20 metres above ground level;

(bb) at any given height exceed the width of the existing mast at the same height by more than one third; or

(ii) where antenna support structures are altered or replaced, the combined width of the mast and any antenna support structures would exceed the combined width of the existing mast and any support structures by more than one third.

3.3 The proposed mast with the associated shrouded antenna would not exceed 20 metres, and at any given height would not exceed the width of the existing mast at the same height by more than a third. As such the proposal complies with the the caveats outlined within paragraph 3.2 above. The GPDO also allows for cabinets where they do not exceed 1.5 square metres in ground area. The ground area of the proposed replacement equipment cabinet would be 0.54 square metres.

3.4 However it is necessary to assess the siting of the mast in terms of the acceptability of its proposed siting and to assess whether it would adversely impact highway safety, in order to ascertain as to whether Prior Approval is required.

4. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within defined settlement

4.1 The site is located within a mixed use area, with commercial properties immediately surrounding the application site, and with residential properties further to the north and south, and the Brakenhale School to the west. The site adjoins the Shell Petrol Station, Bagshot Road, to the immediate east and south, and access to the site is through the petrol station forecourt. An existing 14.9 metre high telecommunications mast with antennas and three equipment cabinets is present on the site. The application site is enclosed by close-boarded fencing on all sides to separate it from the surrounding properties.

4.3 The nearest dwellings are sited within the highway of Coningsby to the north, There is a minimum separation distance of 42 metres to the rear boundaries of these properties. There is also a separation distance of 80 metres to the dwellings within Glebewood to the south.

5. RELEVANT SITE HISTORY

5.1 The site history can be summarised as follows:

RTD010/99

Installation of one tri-sector antenna, one 300mm microwave dish one 12 metre street tower and equipment cabin.

Approved (1999)

5.2 In addition to the above additional telecommunications cabinets have been installed within the site, under permitted development rights.

6. THE PROPOSAL

6.1 This application seeks Prior Approval for a replacement telecommunications mast, measuring 16 metres in height (including the shrouded antenna), and 0.2 metres in diameter (increasing to 0.5 metres in diameter for the antenna). The replacement mast would be sited in the same location as the existing.

6.2 In addition an equipment cabinet is proposed to be installed to the north of the proposed mast, measuring 0.9m (l) x 0.5m (w) x 2.1m (h). It would replace an existing cabinet in the same location.

6.3 The proposed replacement mast constitutes 'permitted development', but the developer must apply to the Local Planning Authority (LPA) to ascertain whether prior approval is required for the siting and appearance of the development. In this instance the applicant has submitted these details for approval and the Council has 56 days in which to consider them. If no decision is made within the timeframe the application will be deemed as approved.

6.4 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.

6.5 The applicant has stated that an increase in the mast height is required to upgrade existing coverage to provide 4G services, and to continue to provide adequate service to more than one telecommunications operator.

7. REPRESENTATIONS RECEIVED

Bracknell Town Council:

7.1 No comments received at time of writing.

Other representations:

7.2 No representations have been received at time of writing.

[Officer Comment: The consultation period expires on 4 December 2015. Any further comments received past the deadline of the Committee Report will be included on the Supplementary Report].

8. SUMMARY OF CONSULTATION RESPONSES

8.1 No statutory or non-statutory consultations have been required.

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

9.1 The key policies and guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 and SC4 of BFBLP	Consistent (SC4 consistent with regards to character and appearance considerations)
Trees	Saved policy EN1 of BFBLP	Consistent
Highway safety	CS23 of CSDPD	Consistent
Telecommunications Provision	Saved policy SC4 of BFBLP	Not consistent in terms of need(see sections 10.24 – 10.26 of report).
Supplementary Planning Documents (SPD)		
(None)		
Other publications		
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Community Infrastructure Levy.		

10. PLANNING CONSIDERATIONS

10.1 The key issues for consideration are:

- i. Impact on character and appearance of the area
- ii. Impact on residential amenity
- iii. Impact on highway safety
- iv. Health implications
- v. Need
- vi. Community Infrastructure Levy

i. Impact on Character and Appearance of Area

10.2 As stated within section 6.6 of the report, a taller replacement telecommunications mast is required to improve and upgrade existing coverage. No alternative sites have been considered in view of the proposal being an upgrade to an existing site.

10.3 The proposed mast and antenna would be taller than the existing structure by 1.1 metres, and would have an equal width. The increase height of the replacement mast would nominally increase its visual prominence in the street scene when viewed from Bagshot Road; however the increase is not excessive in view of the overall height of the existing mast, and therefore it is considered that the proposal would not appear unduly prominent in the street scene, in comparison to the existing mast. Furthermore, the mast would have a separation distance to Bagshot Road of 38 metres, and would be partially obscured by existing intervening buildings.

10.4 The proposal would be distinctly visible from the car park to the immediate west, which serves Kentucky Fried Chicken, Bagshot Road, and it would also be visible from the forecourt of the Shell Petrol Station to the immediate south.. In view of the commercial nature of these properties and the presence of an existing mast, it is not considered that that the proposal would be out of character when viewed from the west or south.

10.5 As the existing mast is not externally treated (i.e. through colour finishing) it is not considered necessary that the proposed replacement mast be treated in view of its nominal increase in dimensions, and its siting set back back from the highway, surrounded by commercial properties.

10.6 The proposed additional telecommunications cabinet would not be visible from public vantage points as it would be screened by the existing close-boarded fencing bordering the application site.

10.7 As the replacement mast would not be sited in an alternative location to that of the existing mast, a planning condition is not required (in the event of prior approval being granted) for the replacement mast that the existing mast is removed once the new mast is operational.

10.8 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and SC4, and the NPPF.

ii Impact on Residential Amenity

10.9 It is not considered that the proposed mast and associated equipment cabinet would have a detrimental impact on neighbouring properties within Coningsby or Glebewood to the north and south respectively, considering the separation distances of 42 metres and 80 metres respectively to the rear boundaries of these properties (at the shortest point). Furthermore the mast would be at least partially obscured from these dwellings by the intervening commercial buildings.

10.10 The proposal would also potentially be at least partially visible from the residential properties within Elizabeth Close to the east, but would have a separation distance of 85 metres to the nearest properties, with intervening buildings and the dual carriageway of Bagshot Road.

10.11 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iii. Impact on highway safety

10.12 The proposal would be set back from the highway of Bagshot Road by 38 metres, and would be accessed through the Shell Petrol Station, via Bagshot Road, utilising existing access arrangements.

10.13 The access and maintenance arrangements to the proposal would therefore constitute a private site management matter between the applicant and the occupiers of the Shell Petrol Station, and would have no implications to highway safety. Existing arrangements are in place in relation to the existing mast, and no issues have been raised to the Local Planning Authority in respect of these arrangements.

10.14 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23 and the NPPF.

iv. Health Implications

10.15 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission Non-Ionising Radiation Protection) guidelines.

10.16 The ICNIRP is an independent scientific body which has produced an international set of guidelines for public exposure to radio frequency waves.

10.17 These guidelines were recommended in the Stewart Report and adopted by the Government, replacing the National Radiological Protection Board (NRPB) guidelines.

10.18 It is therefore considered that there are no grounds for refusal of the proposal based on perceived health risks, and as a result the proposal complies with the NPPF.

v. Need

10.19 BFBLP 'Saved' Policy SC4 refers to telecommunication development being permitted provided that there is a need for the development.

10.20 However, para. 46 of the NPPF states that 'Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, [or] question the need for the telecommunication systems'.

10.21 The applicants have outlined the need to provide improved telecommunications services in this location in sections 6.6 and 10.2 of this report. However, the issue of need is not a planning consideration and therefore in this respect, 'Saved' Policy SC4 is inconsistent with national policy.

vi. Community Infrastructure Levy (CIL)

10.22 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of floor space for new dwellinghouses. The amount payable varies depending on the location of the development within the borough and the type of development.

10.23 In this case the proposal is not CIL liable as it would involve the creation of any additional internal floor space.

11. CONCLUSIONS

11.1 It is considered that the proposal would not result in an adverse impact on the character of the surrounding area, the amenity of the surrounding properties, on highway safety, or on public health. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, and CS23, BFBLP 'Saved' Policy EN20, and the NPPF. With regard to 'Saved' Policy SC4 limited weight is given to this policy for the reason given in section 10.22 of the report.

12. RECOMMENDATION

That the siting and appearance of the development proposed be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 30 October 2015:
BRF022/71500-01 'Site Location Maps'
BRF022/71500-03 'Proposed Site Plan'
BRF022/71500-05 'Proposed Site Elevation'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Informative(s):

01. The applicant is advised to seek consent from the Council's Traffic Manager for any works on the highway. The Traffic Manager can be contacted at the Environment Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000.
02. The applicant is advised that consideration should be given to the use of anti-graffiti paint on the proposed cabinet.

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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