

NOTICE OF MEETING

Planning Committee

Thursday 10 November 2016, 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, Ms Gaw, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Leake, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Skinner, Thompson and Worrall

ALISON SANDERS
Director of Corporate Services

EMERGENCY EVACUATION INSTRUCTIONS

- 1 If you hear the alarm, leave the building immediately.
- 2 Follow the green signs.
- 3 Use the stairs not the lifts.
- 4 Do not re-enter the building until told to do so.

If you require further information, please contact: Hannah Stevenson
Telephone: 01344 352308
Email: hannah.stevenson@bracknell-forest.gov.uk
Published: 31 October 2016



Planning Committee
Thursday 10 November 2016, 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

Page No

1. Apologies for Absence

To receive apologies for absence.

2. Minutes

To approve as a correct record the minutes of the meeting of the Committee held on 13 October 2016.

5 - 30

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.

5. 15/01081/FUL Old Whitelocks, Garsons Lane, Warfield, Bracknell, Berkshire RG42 6JA

Change of use from existing barn for storage (B8) purposes.

35 - 48

- | | | | |
|-----|--|---|----------|
| 6. | PS 16/00592/FUL Land East Of 51 To 57 Grampian Road, Sandhurst, Berkshire | Erection of a pair of 3 bed semi-detached houses with garages and parking space, together with 10 residents parking spaces and access drive. | 49 - 68 |
| 7. | 16/00840/FUL 12 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ | Erection of a single storey rear extension. | 69 - 74 |
| 8. | 16/00864/FUL 20 Lytchett Minster Close, Bracknell, Berkshire RG12 9RY | Erection of a part first floor, part two storey side extension, a single storey rear extension and part garage conversion to habitable accommodation. | 75 - 84 |
| 9. | 16/00885/FUL 14 Thornbury Close, Crowthorne, Berkshire RG45 6PE | Erection of first floor side and rear extensions, first floor front and single storey front extensions. | 85 - 94 |
| 10. | 16/00995/PAC The Braccans, London Road, Bracknell, Berkshire RG12 2XH | Prior approval notification for the change of use of offices (B1a) to 36 apartments (C3). | 95 - 100 |

This page is intentionally left blank

**PLANNING COMMITTEE
13 OCTOBER 2016
7.30 - 10.20 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Finnie, Ms Gaw, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Leake, Mrs Mattick, Mrs McKenzie-Boyle, Skinner, Thompson and Worrall

Also Present:

Councillors Turrell and Virgo

Apologies for absence were received from:

Councillors D Birch and Mrs McKenzie

55. Minutes

RESOLVED that the minutes from the meeting held on the 15 September 2016 be approved as a correct record and signed by the Chairman.

An additional Condition regarding the storage of items on balconies and an additional Informative regarding the terms of lease was to be added to Application 15/01035/FUL Amber House, Market Street, Bracknell, Berkshire.

56. Declarations of Interest

Councillor Mrs Ingram declared that she had an unaffected interest in Agenda item 13: Application 16/00722/FUL Firdis, Jigs Lane, South Warfield, Bracknell, Berkshire, RG42 3DP. She had been advised that it was not a prejudicial interest and she would be able to stay in the room for the item.

57. Urgent Items of Business

There were no urgent items of business.

58. PS 16/00321/FUL 9 Albert Road, Bracknell, Berkshire RG42 2AG

A site visit had been held on Saturday 8 October 2016 which had been attended by Councillors Dudley, Finnie, Ms Gaw, Hill, Mrs Ingram, Mrs McKenzie-Boyle and Thompson.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposal.
- The 19 letters of objections as summarised in the agenda papers.

The criteria for public speaking had been met in respect of this application and the committee was addressed by the registered speakers Mr Chris Mayes objector to the application and Mr Patrick Bancroft from Bancroft Developments Ltd representing the applicant.

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

01. By reason of its bulk, scale and mass, the proposed block of flats would result in an unsympathetic and overly prominent new building within the street scene, to the detriment of the character and appearance of the area. The proposed development would therefore be contrary to Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document and National Planning Policy Framework.
02. The proposal would not comply with the Local Planning Authority's standards in respect of vehicle parking and turning. This would be likely to encourage on-street parking and therefore have a detrimental impact upon road safety and the flow of the traffic. The proposed development would therefore be contrary to Policy M9 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy Development Plan Document and Bracknell Forest Borough Parking Standards (2016).
03. 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 Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (February 2015).

59. **16/00331/FUL 69 - 77 Church Street, Crowthorne, Berkshire RG45 7AW**

A site visit had been held on Saturday 8 October 2016 which had been attended by Councillors Dudley, Finnie, Ms Gaw, Hill, Mrs McKenzie-Boyle and Thompson.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council objecting to the proposal.
- The 24 letters of objections received from 18 households as summarised in the agenda papers and Supplementary report.
- The 2 letters of support received as summarised in the agenda papers.

It was 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); and to secure access through the site for all occupiers and their visitors;

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 5 April 2016:

FD15-1349-110: Plots 5-9 Ground Floor Plan
FD15-1349-111: Plots 5-9 First Floor Plan
FD15-1349-112: Plots 5-9 Roof Plan
FD15-1349-115: Plots 5-9 Front and Left Flank Elevations
FD15-1349-116: Plots 5-9 Rear and Right Flank Elevations

And the following approved plans received by the Local Planning Authority on 15 September 2016:

FD15-1349-100 Rev A: Plots 1-4 Ground Floor Plans
FD15-1349-101 Rev A: plots 1-4 First Floor Plan
FD15-1349-102 Rev A: Plots 1-4 Second Floor Plan
FD15-1349-103 Rev A: Plots 1-4 Roof Plan
FD15-1349-105 Rev A: Plots 1-4 Front and Left Flank Elevations
FD15-1349-106 Rev A: Plots 1-4 Rear and Right Flank Elevation

And the following plan received by the Local Planning Authority on 19 September 2016:

FD15-1349-55 Rev G: Proposed Site Layout

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

03. The following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground construction works:
- a) Sample panel of all facing materials, including a sample panel of brickwork which demonstrates brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;
 - b) Samples and/or manufacturer's details of the roof materials for the proposed works are to be provided on site and retained on site during the course of the works;
 - c) Plan, elevation and section drawings, with materials annotated, of new windows and window openings (including surrounds) at a minimum scale of 1:10; and
 - d) Plan, elevation and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10.
- The relevant part of the works shall be carried out only in accordance with the approved details.

Reason: In the interest of the visual amenities of the area and in order to safeguard the character and appearance of the Conservation Area in accordance with the requirements of policy.

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

04. The dwellings hereby permitted shall not be occupied 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 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 construction phase, 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]
08. No dwelling shall be occupied until the existing access outside Plot 1 onto Church Street has been closed and a footway is provided over the closed access in accordance with details to be submitted to and approved in writing by the Local Planning Authority; the footway shall be retained thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

09. No dwelling shall be occupied until means of vehicular access from both Church Street and the private road have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority.
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 and cyclists has been constructed in accordance with details to be 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: BEBLP M6, Core Strategy DPD CS23]
11. The gradient of private drives shall not exceed 1 in 12.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant Policies: Core Strategy DPD CS23]
12. 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]
13. No dwelling shall be occupied until the area shown for parking on the approved plan has been drained and surfaced in accordance with details to be 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]
14. 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.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
15. No gates shall be provided at the vehicular access to the site from Church Street.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
16. 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:
- Widening of Church Road Access
 - Closure of existing access outside plot 1 on to Church Street.

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 scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

17. 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 operativesand 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.
18. The loft space for plots 2 and 3 shall at no time be converted to habitable accommodation.

REASON: To ensure that adequate levels of parking are preserved.

[Relevant Policy: BFBLP M9]
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 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]
21. 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]
22. 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]

23. The development shall not be begun until a scheme for the provision of 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 CS1, CS7]

24. No dwelling hereby permitted shall be occupied until a scheme of signage for the purpose of traffic calming has been submitted to and approved in writing by the Local Planning Authority and subsequently implemented. The signage shall be retained as such thereafter.

REASON: In the interests of pedestrian safety.

[Relevant Policies: CSDPD CS23]

In the event of the S106 agreement not being completed by 13 January 2017, the Head of Planning be authorised to either extend the period further 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).

60. 16/00737/3 Heathlands Home For The Aged, Crossfell, Bracknell, Berkshire RG12 7RX

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council as summarised in the agenda papers.
- The 16 letters of objections received from 13 households as summarised in the agenda papers.
- The letter of objection received from Councillor Henfrey as set out in the Supplementary report.

RESOLVED that the application be **APPROVED** subject to the following condition(s):-

01. The use hereby permitted shall be discontinued on or before three years from the date of this permission.

REASON: To allow the Local Planning Authority to retain the original use of the building once the HMO use ceases.

02. The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority:
- Location plan, received 04/08/2016
 Block Plan, received 03/07/2016
 Ground and First Floor Buildings A&B, received 22/07/2016
 Rooms in use plan, received 20/09/2016
 Floorplan with rooms for cycle storage, received 22/09/2016
 REASONS: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The HMO hereby permitted shall be occupied only by occupants as selected by Ad Hoc Property Guardians.
 REASON: To allow the Local Planning Authority to retain control over the use of the premises.
04. The number of people living in the HMO hereby approved shall not exceed 22 at any one time.
 REASON: In order to ensure that there is sufficient on-site parking in the interests of road safety.
 [Relevant Plans and Policies: BFBLP M9]

61. **16/00374/FUL Binfield House Nursery, Terrace Road, North Binfield, Bracknell, Berkshire**

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council objecting to the proposal.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application 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 01.04.2018.
 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:-
 PL-1000 Location Plan
 8278-PL-1002AP Proposed Block Plan
 8278-PL-1003AP Proposed Information Layout
 PL-1009A Proposed Listed wall elevations
 PL-101 Rev B Plot 1 - Floor Plan
 PL-102 Rev B Plot 1- Elevations
 PL-103 Rev. C Plot 2 - Ground and first floor plan
 PL-104 Rev. A Plot 2 - Second floor and roof plan
 PL-105 Rev. C Plot 2 - Elevations
 PL-106 Rev. B Plot 3 - Ground and first floor plan
 PL-107 Rev. A Plot 3 - Second floor plan and roof plan
 PL-108 Rev. A Plot 3 - Elevations
 PL-109 Rev. B Plot 4 - Floor Plan
 PL-110 Rev. B Plot 4 - Elevations

PL-111 Rev. B Plot 5 - Floor plans and elevations
 PL-112 Rev. B Plot 6 - Floor plans and elevations
 PL-113 Rev. D Plot 7 - Floor Plan
 PL-114 Rev. D Plot 7 - Elevations
 PL-115 Rev. B Plot 8 - Floor Plan
 PL-116 Rev. D Plot 8 - Elevations
 PL-117 Rev. E Plot 9 - Ground and first floor plan
 PL-118 Rev. C Plot 9 - Second floor plan and roof plan
 PL-119 Rev. C Plot 9 - Elevations
 PL-120 Rev. C Plot 10 - Floor Plan
 PL-121 Rev. B Plot 10 - Elevations
 PL-122 Rev. C Plot 11 - Floor Plan
 PL-123 Rev. B Plot 11 - Elevations
 PL-124 Rev. C Plot 12 - Floor Plans
 PL-125 Rev. A Plot 12 - Elevations and roof plan
 PL-126 Rev C Plots 13 & 18 Elevations
 PL-127 Rev D Plot 13 & 18 Floor Plans
 PL-128 Rev B Plot 14-17 Floor Plans
 PL-129 Rev. A Plot 14-17 Elevations
 PL-130 Rev. A Plot 14-17 Roof Plan and Elevations
 PL-131 Rev D Plots 19,20,21 Floor Plans
 PL-132 Rev C Plots 19,20,21 Floor Plans
 PL-133 Rev. C Plots 22,23,24 Floor Plans
 PL-134 Rev. B Plots 22,23,24 Elevations
 PL-135 Bin Store plans and elevations
 PL-21A Double garage for No. 64 Knox Green
 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 showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
 REASON: In the interests of the character of the area.
 [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. No development (other than the construction of the access and the provision of replacement parking for Nos 64 and 65 Knox Green) shall take place until the access from Knox Green including a turning head within the site has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.
 REASON: In the interests of highway safety.
 [Relevant Policies: Core Strategy DPD CS23]
06. No dwelling shall be occupied until a means of vehicular access to it has been constructed in accordance with the approved plans.
 REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. No dwelling shall be occupied until a means of access to it for pedestrians and/or cyclists has been constructed in accordance with the approved plans.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
08. No dwelling shall 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]
09. No dwelling shall be occupied until the associated vehicle parking and turning space serving it has been surfaced 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]
10. 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]
11. There shall be at least 6.0 metres between the garage door (when shut) and the highway boundary.
REASON: In order to ensure that adequate off street vehicle parking is provided in accordance with the
Borough Councils vehicle parking standards.
[Relevant Policy: BFBLP M9]
12. There shall be no restrictions on the use of the visitor parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street parking which would be a danger to other road users.
[Relevant Policy: BFBLP M9]
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 for off site highway works including the following:-
- alterations to Knox Green to form the vehicular access
- works on the section of the existing drive to Binfield House between Terrace Road North and the footpath link to Stevenson Drive to provide safe pedestrian and cyclist access.
None of the buildings provided by the carrying out of the development shall 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]

14. 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 for the parking courts serving plots 13-18 and 19-24, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of each parking court and the lighting retained in accordance therewith.

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

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no freestanding external lighting shall be installed on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of nature conservation

[Relevant Policies: BFBLP EN15, EN20 and EN25]

16. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure, including a new boundary to the side of plot 22, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme associated with each building shall be implemented in full insofar as it relates to that building before its occupation and the means of enclosure shall thereafter be retained.

REASON: In the interests of the visual amenities of the area the amenities of properties adjoining the site.

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

17. 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 to mitigate for the loss of Tree T5

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) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

f) 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 plot to which it relates or the completion of the development as a whole,

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, unless the Local Planning Authority gives written consent to any variation.
 REASON: In the interests of good landscape design and the visual amenity of the area.
 [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

18. 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, Core Strategy DPD CS7]

19. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings 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. The development shall be carried out in accordance with the approved drawings.
 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]

20. The protective fencing and other protection measures specified by condition 19 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected 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.

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]

21. The area of trees lying to the west of plots 7-9 shall be managed and maintained in accordance with the details within the Tree Management Report by Venners Arboriculture dated June 2015.
REASON: To ensure this area of retained trees is maintained in the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN1, EN20]
22. 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 steps and works to secure the long-term safety and stability of the garden wall, including measures to strengthen it as necessary. No dwelling shall be occupied until the approved scheme has been implemented.
REASON: To protect and preserve the garden wall in the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS1]
23. The development hereby permitted shall not be begun until a scheme for the protection, during demolition/construction works, of the C19th garden wall has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed and complied with.
REASON: To protect and preserve the garden wall in the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS1]
24. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-
a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
c) Flood water exceedance routes, both on and off site;
d) A timetable for its implementation, and
e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents'

Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

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

25. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, water usage (dated 27th April 2017) 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]
26. The development hereby permitted shall be carried out in accordance with the Carbon Reduction and Local Energy Generation Options Report V.3 dated October 2015 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]
27. 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
(v) construction and demolition 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.
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 (d) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.
29. The development hereby permitted, including works to deal with on-site contamination, shall not be begun until a Construction Traffic Management Plan has been submitted to and approved by the Local Planning Authority. The approved Management Plan shall be performed, observed and complied

with for the duration of site preparation and the construction of the development hereby approved.

REASON: In the interests of road safety and the amenity of nearby residents.

[Relevant Policies: BFBLP EN25, CSDPD CS23]

30. Notwithstanding the provisions of Class G of Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development by statutory undertakers for the generation, transmission or supply of electricity shall be installed or constructed.
REASON: In the interests of the visual amenities of the area
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
31. Any site clearance shall be carried out in accordance with the 'Ecological Monitoring Report: Matters relating to breeding birds' dated June 2015.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]
32. The development (including site clearance and demolition) shall be carried out in accordance with the Ecological Monitoring Report: Matters related to Great Crested Newts (Planning condition 33) September 2015. The approved scheme shall be performed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
33. The development (including site clearance and demolition) shall be carried out in accordance with the Ethos Bat Survey and Report dated June 2015. The approved scheme shall be performed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN2]
34. An ecological site inspection report shall be submitted within three months of the first occupation of any dwelling hereby approved.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
35. The following windows shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent):-
 - Plot 1: 1st floor north-facing en-suite
 - Plot 2: 1st floor north and east-facing en-suites
 - Plot 3: 1st floor north-facing landing
 - Plot 5: 1st floor south-facing landing
 - Plot 20: 1st floor east-facing bathroom
 - Plot 21: 1st floor east-facing bathroom.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]
36. The development shall be carried out in accordance with recommendations contained within the Ground Appraisal Report prepared by Geo-Environmental for the site at Former Binfield Nursery (Ref: GE10203 GARv1JO011214 Version: 2.0 dated December 2014) attached to application 15/00095/COND.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.
[Relevant Policies: BFBLP EN25]

37. The development hereby approved shall be carried out in accordance with the details contained within the 'Remedial Options and Implementation Strategy' prepared by G&J Geoenvironmental Consultants Ltd Dated June 2015.

REASON: To enable to the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.
[Relevant Policies: BFBLP EN25]

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no 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 to the dwellings on plots 1, 5, 6, 12, 13, 14 and 15.

REASON: To control development which might have an adverse impact on the C19th garden wall.

39. The dwellings on plots 19-24 (inclusive) shall only be occupied by persons:-
(a) who are aged 60 years or over requiring facilities which consist of the services of a non-resident warden, and
(b) provided that they are aged 55 years or more, the spouse or a partner of a person falling within (a) above who is in occupation of the accommodation.
REASON: To ensure that the special nature of the proposed development is properly controlled and to ensure adequate vehicle parking is provided.
[Relevant Plans and Policies: BFBLP M9, CSDPD CS16]

62. **16/00395/FUL Palm Hills, Guest House, Palm Hills Estate, London Road, Bracknell, Berkshire RG12 9FR**

A site visit had been held on Saturday 10 September 2016 which had been attended by Councillors Birch, Brossard, Dudley, Finnie, Ms Gaw, Mrs Hayes, Mrs Ingram, Mrs McKenzie, Thompson and Turrell.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.

It was 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 use 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 May 2016, 31 August 2016, 26 September 2016:
drawing no. PHA/COU/100
drawing no. PHA/COU/102
drawing no. PHA/COU/103
drawing no. PHA/COU/205
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The dwelling hereby permitted shall not 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 and turning at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
04. The part of the building shown hatched on the plan received 27 September 2016 by the Local Planning Authority and identified as “uninhabitable area” shall not be used for any purpose without first obtaining planning permission for such use.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority, including in the interests of vehicular traffic and the Thames Basin Heath Special Protection Area.
05. At no time shall the C3 residential accommodation hereby permitted comprise more than 6 bedrooms.
REASON: To ensure that no additional impact to the Thames Basin Health SPA occurs.
[Relevant Policies: BFBLP EN3, CSDPD CS14, SEP NRM6]

In the event of the S106 agreement not being completed by 13 January 2017, the Head of Planning be authorised to either extend the period further 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 (February 2015).

63. **16/00396/FUL Palm Hills Guest House, Palm Hills Estate, London Road, Bracknell, Berkshire RG12 9FR**

A site visit had been held on Saturday 10 September 2016 which had been attended by Councillors Birch, Brossard, Dudley, Finnie, Ms Gaw, Mrs Hayes, Mrs Ingram, Mrs McKenzie, Thompson and Turrell.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council objecting to the proposal.
- The 5 letters of objections received from 4 households, as summarised in the agenda papers.
- The 17 letters of support received as summarised in the agenda papers.

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

The proposal by reason of increased vehicular movements which would be generated to and from the site as a result of the proposed uses would lead to conflict at the access and egress onto London Road between pedestrians, cyclists and vehicles to the detriment of highway safety. The proposed development would therefore be contrary to Saved Policy M4 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

64. **16/00518/FUL The Gold Cup, 102 Fernbank Road, Ascot, Berkshire SL5 8JN**

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council objecting to the proposal.
- The 8 letters of objections received from 3 households, as summarised in the agenda papers.

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 (26 April 2016) of the original planning permission 15/01041/FUL.
REASON: A section 73 application cannot be used to vary the time limit for implementation therefore this condition must remain unchanged from the original permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26 May 2016 and 23 August 2016:
Drawing no. P14/35/S/301 Rev B
Drawing no. P14/35/S/330 Rev B
and all relevant drawings from previous permission 15/01041/FUL received by the Local Planning Authority on 21 October 2015, 13 January 2016, 23 February 2016, 7 April 2016:
drawing no. P14/35/S/310
drawing no. P14/35/S/320 Rev A
drawing no. P14/35/S/340
drawing no. P14/35/S/350 Rev B

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:
Bricks: Ibstock Ivanhoe Antique
Roof tiles: Redland Rosemary Craftsman
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 first floor windows in the side elevations of plots 1 and 3 facing north 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]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or 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 northern side-facing elevation and roof slopes of Plot 1 and Plot 3 except for those shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. The rooflights in the roof slopes facing east on plots 1 and 2 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]
07. The development shall be undertaken in full accordance with the finished floor levels that were submitted and approved by planning permission 15/01041/FUL.
REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and the local landscape.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
08. No demolition or construction work shall take place outside the hours of 08:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 on Saturdays, and not at all on Sundays and Bank Holidays.
REASON: In the interests of the amenity of the area and neighbouring residents.
[Relevant Policies: BFBLP EN20]
09. The development shall be undertaken in full accordance with the landscaping details that were submitted and approved by planning permission 15/01041/FUL. 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. The areas shown for soft landscaping purposes 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]

11. The development shall be undertaken in full accordance with the details of walls, fences and any other means of enclosure that were submitted and approved by planning permission 15/01041/FUL. 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 Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

12. The development shall be implemented in full accordance with the details provided in the documents entitled “water efficiency as designed calculation reports” (for plots 1-5) undertaken by Beat Solutions Ltd that were submitted and approved by planning permission 15/01041/FUL and shall thereafter be retained as such.

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

[Relevant Policy: Core Strategy DPD CS10]

13. The development shall be implemented in full accordance with the details provided in the documents entitled “SAP2012 calculation report as designed” (for plots 1-5) undertaken by Beat Solutions Ltd and table completed by Beat Solutions Ltd showing energy demand offset that were submitted and approved by planning permission 15/01041/FUL and shall thereafter be retained as such.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

14. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No dwelling shall 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]

16. No dwelling shall be occupied until the vehicle parking and turning space has been surfaced and marked out in accordance with the details that were submitted and approved by planning permission 15/01041/FUL. 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. 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]

18. The car port 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]

19. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with details that were submitted and approved by planning permission 15/01041/FUL and shall be retained as such thereafter.

REASON: In order to ensure bicycle facilities are provided.

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

20. The development shall be undertaken in full accordance with the site organisation details that were submitted and approved by planning permission 15/01041/FUL. 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 approved purposes.

REASON: In the interests of amenity and road safety.

21. The bird and bat boxes and other biodiversity enhancements shall be implemented in full accordance with the details and plan provided in the document by AAe Environmental Ltd that were submitted and approved by planning permission 15/01041/FUL before the occupation of the dwellings hereby permitted and shall thereafter be observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
 23. 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]
 24. The foundation structure of the garage on plot 5 should be undertaken in full accordance with the details that were submitted and approved by planning permission 15/01041/FUL.
REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.
 25. The parking space labelled P3.1 shall be constructed in full accordance with the no-dig details that were submitted and approved by planning permission 15/01041/FUL prior to the occupation of the dwellings. 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]
 26. 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]
 27. The internal floor layout of plot 4 shall be retained in accordance with the details shown on drawing P14/35/S/330 Rev B received 23 August 2016 by the Local Planning Authority. The dressing room serving the master bedroom shall be retained for this purpose and accessed via the master bedroom only. It shall not be used as a bedroom at any time.
REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.
[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]
 28. Within one month of the date of planning permission being granted, the dormer window on the front facing roof slope of plot 4 facing north west shall be glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent). It 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]
65. **16/00656/FUL Woodcote, Chavey Down Road, Winkfield Row, Bracknell, Berkshire RG42 7NY**

A site visit had been held on Saturday 8 October 2016 which had been attended by Councillors Dudley, Finnie, Ms Gaw, Hill, Mrs Ingram, Mrs McKenzie-Boyle and Thompson.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The 1 letters of objection received as summarised in the agenda papers.

RESOLVED that the application is recommended to 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:
Site Location Plan, Drawing number: 07, Received 11.10.2016
Proposed Floor Plans, Drawing number: 05 a, Received 12.07.2016
Proposed Elevation, Drawing number: 04 a, Received 12.07.2016
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]
04. The roof light to be inserted into the northern roof slope of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room in which the window will be installed.
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 (as amended) (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 side elevations of the dwelling at first floor level or above 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]

66. **16/00722/FUL Firdis, Jigs Lane, South Warfield, Bracknell, Berkshire RG42 3DP**

A site visit had been held on Saturday 8 October 2016 which had been attended by Councillors Dudley, Finnie, Ms Gaw, Hill, Mrs Ingram, Mrs McKenzie-Boyle and Thompson.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council objecting to the proposal as summarised in the agenda papers.
- The 3 letters of objection received as summarised in the agenda papers.

RESOLVED that the application is recommended to be **APPROVED** subject to the following conditions:-

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:
Site Location, Block Plan and Parking Layout, Received 05.09.2016
Proposed Floor Plans, Received 05.09.2016
Proposed Elevations, Received 05.09.2016
Proposed Floor Plan and Elevations of Outbuilding, Received 08.08.2016
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. 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]
4. The lowest part of the rooflights to be inserted into the eastern roof slope of the development hereby permitted shall be no less than 1.7 metres above internal floor level of the room in which the window will be installed.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
5. The first floor window in the northern elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

67. 16/00874/PAC Richmond House, 281 High Street, Crowthorne, Berkshire RG45 7AH

The application was withdrawn from the agenda for the Planning Committee following its determination via delegated powers in light of no objections being received and all matters being addressed in that the proposal would not result in contamination issues, flood issues, adverse transport and highway implications and further there would be no adverse noise impacts to future occupiers of the 2no. 1 bedroom flats.

68. Miscellaneous Item

The Committee noted the information contained in the Planning Performance Report – Quarter Two 2016/17 which was provided in the supplementary report tabled at the meeting.

CHAIRMAN

This page is intentionally left blank

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

**PLANNING COMMITTEE
10th November 2016**

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

		Case Officer	Reporting Officer
5	16/00592/FUL Land East Of 51 To 57 Grampian Road Sandhurst (Little Sandhurst And Wellington Ward) Erection of a pair of 3 bed semi-detached houses with garages and parking space, together with 10 residents parking spaces and access drive. Recommendation: Approve.	Katie Walker	Basia Polnik
6	15/01081/FUL Old Whitelocks Garsons Lane Warfield (Winkfield And Cranbourne Ward) Change of use from existing barn for storage (B8) purposes. Recommendation: Approve.	Sarah Horwood	Basia Polnik
7	16/00840/FUL 12 Worcestershire Lea Warfield Bracknell (Warfield Harvest Ride Ward) Erection of a single storey rear extension. Recommendation: Approve.	Shannon Kimber	Basia Polnik
8	16/00864/FUL 20 Lytchett Minster Close Bracknell Berkshire (Harmans Water Ward) Erection of a part first floor, part two storey side extension, a single storey rear extension and part garage conversion to habitable accommodation. Recommendation: Approve.	Matthew Miller	Basia Polnik
9	16/00885/FUL 14 Thornbury Close Crowthorne Berkshire (Crowthorne Ward) Erection of first floor side and rear extensions, first floor front and single storey front extensions. Recommendation:	Sarah Horwood	Basia Polnik

- | | | | |
|----|--|--------------|---------------|
| 10 | 16/00995/PAC
The Braccans London Road Bracknell
(Bullbrook Ward)
Prior approval notification for the change of use
of offices (B1a) to 36 apartments (C3).
Recommendation: Approve. | Katie Walker | Martin Bourne |
|----|--|--------------|---------------|

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.

ITEM NO: 6

Application No.
15/01081/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
2 November 2015

Target Decision Date:
28 December 2015

Site Address:

**Old Whitelocks Garsons Lane Warfield Bracknell
Berkshire RG42 6JA**

Proposal:

Change of use from existing barn for storage (B8) purposes.

Applicant:

Mr Nick Wells

Agent:

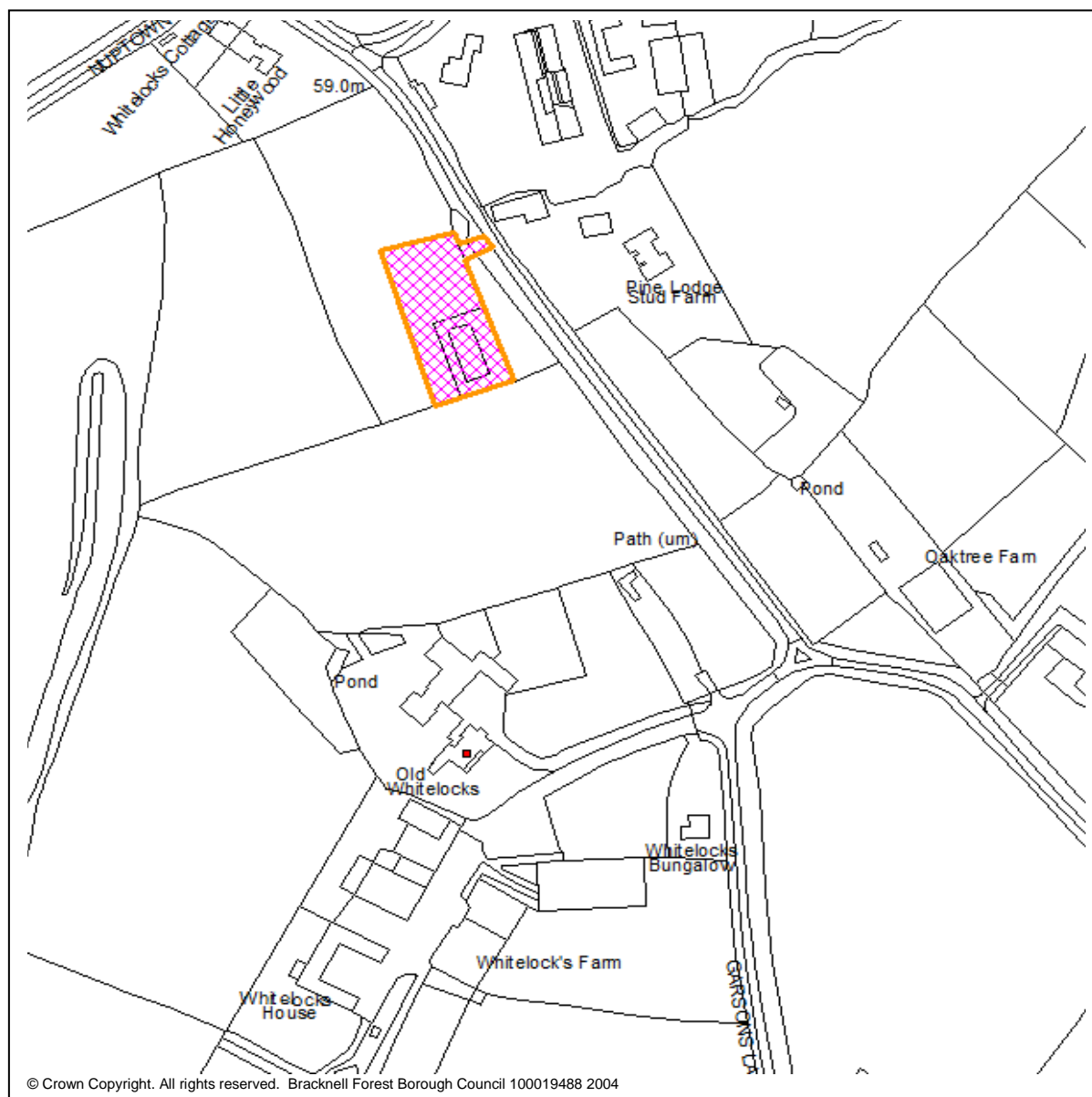
Mr Rob Huntley

Case Officer:

Sarah Horwood, 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 proposed change of use of an existing barn (previously used for ancillary storage) to B8 storage purposes would constitute appropriate development within the Green Belt, would not adversely impact upon the openness of the Green Belt and would not detract from the character of the area. Further, the proposal would not adversely impact upon the residential amenities of neighbouring properties and no adverse highway implications would result. There would be no ecological or tree implications.

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 as more than 3 objections have been received.

2.2 This application was scheduled to be reported to the Planning Committee in June, however was subsequently withdrawn from the agenda. Further investigation was required as to the lawfulness of the existing barn that is the subject of this application. This matter has now been resolved.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Green Belt
Trees along the eastern boundary covered by Tree Preservation Orders (ref: TPO 1121)

3.1 The barn is located within a large field that is bounded by mature trees and hedgerow facing out onto Hawthorn Lane. Some of the trees along the eastern boundary of the site are covered by TPOs.

3.2 The existing barn comprises feather edge timber boarding and a profiled metal edge sheet roof.

3.3 There are dwellings to the north/north-east of the site and to the south of the site.

4. RELEVANT SITE HISTORY

4.1 Application 06/00838/FUL approved for erection of detached barn.

4.2 Application 12/00773/FUL refused for conversion of existing barn to form 1 no. 4 bed dwelling. Appeal dismissed.

4.3 Application 13/01033/FUL approved for construction of culvert over ditch to facilitate access to existing field gate.

4.4 As stated previously at paragraph 2.2, the lawfulness of the existing barn has been investigated and officers are satisfied that the barn is lawful under Section 171B of the Town and Country Planning Act 1990 (as amended) as the barn has existed for a period in excess of 4 years.

4.5 In relation to permission 06/00838/FUL, it was granted subject to conditions. Some of the conditions were pre- commencement conditions where details were required to be provided to the LPA for approval prior to the commencement of development. The pre- commencement conditions were in relation to materials, tree protection and drainage.

4.6 It was brought to the attention of the Council by the applicant that details relating to these pre- commencement conditions had not been submitted to the LPA for approval and the barn was therefore not constructed in accordance with permission 06/00838/FUL and the conditions attached to the permission are therefore void. Council officers have checked and no details relating to pre-commencement conditions were submitted to the LPA for approval and therefore the barn was in breach of the 2006 permission when it was constructed. This means it was an unauthorised development as it was not implemented as part of the 2006 permission as the conditions which required approval connected to that permission were not approved. Because the barn was not built under the 2006 permission, none of the conditions attached to that permission – including condition 10 (which required the barn to be demolished if it was no longer used for agricultural purposes or an application were made for an alternative use) are effective or enforceable. The applicant and agent have provided evidence that the barn was completed some time in December 2008 and therefore became lawful in 2012 by virtue of Section 171B of the Town and Country Planning Act 1990 (as amended) which states:

“Where there has been a breach of planning control consisting in the carrying out without planning permission of building operations ... no enforcement action may be taken after the end of the period of 4 years beginning with the date on which the operations were substantially complete.”

Further, an aerial photograph from 2008 shows the barn in situ.

4.7 In summary, the barn that exists on site was unauthorised at the time of its construction and was not constructed as part of the 2006 permission. All conditions attached to that permission are not applicable and are void. The barn is however lawful as it has been in existence for a period in excess of 4 years and is immune from any enforcement action.

5. THE PROPOSAL

5.1 Full permission is sought for the change of use of an existing barn previously used for ancillary storage (including residential storage and storage of machinery used for the maintenance of the land) to B8 use.

5.2 A gravel bound surface parking and turning area is proposed within the site, which would connect to an access approved by permission 13/01033/FUL.

5.3 A new hedgerow is proposed along with timber post and rail fencing to separate the site off from the remainder of the open land.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council

6.1 Objects on the following grounds – “The proposal represents inappropriate change of use within the Green Belt due to Hawthorn Lane being unsuitable for large vehicles and no passing bays are available for vehicles moving in both directions”.

Other representations

6.2 7no. letters of objection received which can be summarised as follows:

- Inappropriate development within the Green Belt and harmful to openness of Green Belt
- Highway implications - the single track lanes are unsuitable for heavy traffic and would cause a hazard to horse riders, cyclists, etc
- Increased vehicular movements to and from the site
- The area is used by walkers, horse riders, cyclists, etc and is a beauty spot and increased traffic would impact this.
- Could be an incremental step in securing change of use of the building to residential
- Industrialisation in ever decreasing rural part of Bracknell
- Will a replacement barn be required
- Increased noise and disturbance resulting from the proposed use
- Parking and turning area would be visually intrusive
- No local need for storage. Are other storage facilities in the wider area
- Building not been used for agricultural purposes and should be demolished
- No very special circumstances exist to use the barn for B8 purposes.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 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 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Parking	CS23 of CSDPD, 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.
Green Belt	CS9 of CSDPD, Saved Policies GB2, GB4 of BFBLP	CS9 is consistent GB2 is not consistent GB4 is more descriptive, not entirely consistent with NPPF
Trees/Landscaping	CS1 and CS7 of CSDPD, Saved Policies EN1 and EN2 of BFBLP	Consistent
Biodiversity	CS1 and CS7 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD,		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Community Infrastructure Levy (CIL)		

9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

- i. Principle of development
- ii. Residential amenity
- iii. Impact on character and appearance of the area
- iv. Impact on highway safety
- v. Impact on trees
- vi. Impact on biodiversity
- vii. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12).

9.3 Site Allocations Local Plan (SALP) Policy CP1 refers to the presumption in favour of sustainable development as outlined in the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the Development Plan for Bracknell Forest Council shall be approved without delay unless material considerations indicated otherwise. Where there are no policies relevant to the application or the relevant policies are considered to be out of date, then permission shall be granted unless material considerations indicate otherwise. It further states that where there are no policies relevant to the application or relevant policies are out-of-date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate that development should be restricted.

9.4 The site is located within the Green Belt, as shown on the Bracknell Forest Borough Policies Map (2013).

9.5 As the site is located within the Green Belt, the main considerations from a policy perspective are:

1. Whether the proposed development constitutes inappropriate development in the Green Belt
2. The effect of the proposal on the openness of the Green Belt

9.6 The NPPF stresses the fundamental aim of Green Belt policy being to prevent urban sprawl by keeping land permanently open, and the essential characteristic of Green Belts are their openness and permanence (para. 79). The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para. 87), and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (para 88). The construction of new buildings in the Green Belt should be regarded as inappropriate, subject to certain exceptions (paras. 89 and 90)

9.7 Core Strategy Policy CS9 refers to the need to protect the Green Belt from inappropriate development and seeks to protect land outside the defined settlements for its own sake, particularly from development that would harm the character, appearance or function of the land.

9.8 Saved Policy GB2 of the BFBLP refers to the change of use of land within the Green Belt. The policy states there is a general presumption against change of use of land in the Green Belt unless the proposal relates to outdoor sport/recreation; cemeteries or other uses which protect the open, rural and undeveloped character of the area.

9.9 Saved Policy GB4 of the BFBLP allows for the re-use and change of use of buildings within the Green Belt. "Within the Green Belt, the change of use and adaptation of existing buildings will only be acceptable where:

- (i) the impact of the proposal on the existing open, rural, and undeveloped character of the Green Belt will not be materially greater than that of the present use; and
- (ii) strict control is exercised over the extension of re-used buildings, and the associated land around them which might conflict with the existing open, rural, and undeveloped character of the Green Belt; and
- (iii) the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and
- (iv) the proposed change of use or adaptation would not be detrimental to the character of the building, its surroundings and landscape setting; and
- (v) the proposed change of use, within any individual building or complex of buildings within a close proximity, would not result in a net increase of more than 500 square metres of business, industrial, distribution or storage (use Classes B1 to B8) floorspace; and
- (vi) the proposal would not cause significant environmental, road safety or traffic generation problems; and
- (vii) the proposed change of use of the building is small scale and appropriate to a rural area."

9.10 The NPPF allows for the re-use of buildings provided that the buildings are of permanent and substantial construction, however GB4 goes further than the NPPF and provides the 7 criteria listed above that the proposal should be assessed against. As this policy is not entirely in conformity with the NPPF, the approach set out within the NPPF carries greater weight.

9.11 The following paragraphs of the NPPF relating to the Green Belt are of specific relevance to this application, especially as Green Belt development plan policies are not entirely consistent with the NPPF and therefore carry limited weight:

- Para 79 - the Government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 87 - makes it clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 - substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

Para 90 lists forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. The re-use of buildings provided that the buildings are of permanent and substantial construction is included on the list of development that may not be inappropriate.

1) Whether the proposal constitutes inappropriate development within the Green Belt

9.12 The application proposes the re-use of an existing lawful building (previously used for ancillary storage including for the storage of machinery used for the maintenance of the land) for B8 use. The proposal must be tested against the criteria contained in the Bracknell Forest Borough Local Plan Policy GB4 and Policy CS9 in the Core Strategy Development Plan Document in so far as they are consistent with the NPPF and the NPPF to assess if it is acceptable development in the Green Belt.

9.13 Paragraph 90 of the NPPF states: "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are... the re-use of buildings provided that the buildings are of permanent and substantial construction;"

9.14 The proposed change of use of the barn to B8 purposes is considered to be in accordance with Saved Policy GB4 for the following reasons:

- The proposal does not increase the built form on site so it is considered that there is no greater impact upon the open undeveloped character of the Green Belt than at present.
- There are no extensions proposed to the building to facilitate the change of use to B8.
- The proposed change of use would not result in a net increase of more than 500 square metres of business, industrial, distribution or storage (use Classes B1 to B8) floorspace (although it is noted that this is not in compliance with the NPPF, however accords with Policy GB4);
- No alterations are proposed to the building itself to facilitate the change of use to B8.
- The building was granted planning permission in December 2006 and is less than 10 years old. It is of sound, substantial construction due to its age and design (constructed from feather edge boarding and metal roof sheeting). No alterations are required to the building externally to facilitate the change of use and the building is open plan internally so lends itself to use for storage purposes
- Adequate space exists on site to provide on-site parking and turning required connected to the proposed use of the building for B8 storage purposes.
- The building is lawful as discussed as paragraphs 4.4 to 4.7 and therefore its re-use for B8 purposes is acceptable

9.15 In summary, it is considered that the scale and nature of the development connected to the change of use of the building is not inappropriate development within the Green Belt.

9.16 Further, a parking and turning area is proposed connected to the proposed use of the barn for B8 purposes. This would be essential to support the proposed use of the building.

2) Effect of the proposal upon the openness of the Green Belt

9.17 Para. 79 of the NPPF indicates that 'openness' is an essential characteristic of the Green Belt. The term openness is not defined in the NPPF, however given the lack of definition; it could reasonably be interpreted as the absence of built development. Openness can be harmed by (among other things) new built form, external storage, extensive hard standing, car parking and boundary walls or fencing. Landscapes are very important to the openness and amenity of the Green Belt. The visual impact on landscape forms part of the consideration of harm, and is not just associated with views from public vantage points.

9.18 The NPPF states that certain forms of development are not inappropriate in the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purpose of including land within the Green Belt. The NPPF lists development of this kind and includes: "the re-use of buildings provided that the buildings are of permanent and substantial construction."

9.19 It is not considered that the scale and nature of the development proposed would impact upon the purposes of including land within the Green Belt. There are no extensions or additions proposed to the existing barn which ensures that the proposal would not result in any additional harm to the openness of the Green Belt.

9.20 To further protect the openness of the Green Belt, a planning condition is recommended to ensure no external storage of machinery, equipment, materials, etc, occurs outside of the building.

9.21 The proposed parking and turning area would be concentrated mainly to the north of the building. The eastern boundary of the site facing onto Hawthorn Lane is well screened by existing trees and hedgerow and further hedgerow planting is proposed within the site to provide further visual screening to the parking and turning area. As such, the proposed parking and turning area is not considered to have an unacceptable adverse impact upon the openness of the Green Belt as to be unacceptable when viewed from both within the site and surrounding land.

9.22 To summarise, the re-use of an existing lawful barn within the Green Belt is acceptable in principle in accordance with para 90 of the NPPF. No extensions are proposed to the existing barn to facilitate its change of use to B8 use. A parking and turning area is proposed connected to the proposed use of the barn for B8 purposes, however this would be screened by additional soft landscaping proposed along with the retention of existing boundary screening facing onto Hawthorn Lane. The proposal is therefore not considered to have a detrimental impact upon the openness of the Green Belt. The proposal therefore accords with Policy CS9 of the CSDPD, Saved Policies GB1 and GB4 of the BFBLP and the NPPF, subject to assessing other material planning considerations including impact on residential amenity, highway safety, etc.

ii. Residential amenity

9.23 The nearest residential dwellings are to the north-east and east of the site, some 50m away. The proposed change of use of the barn to B8 use would result in increased vehicular movements to and from the site (generating approximately 10 two-way vehicular movements over the course of a typical day) which would result in increased noise and disturbance to adjoining properties. However the site is well screened from Hawthorn Lane by existing trees as are the front boundaries of adjoining properties which would mitigate potential noise and disturbance. As such, the resulting vehicular movements would not result in such adverse impact to adjoining properties through noise and disturbance as to be harmful in view of the separation distances of the nearest dwellings to the application site.

9.24 The use of the building for storage purposes would not in itself be a noise generating use.

9.25 Due to the existing screening along the eastern boundary facing onto Hawthorn Lane, the associated works with the change of use of the building - the parking and turning area would not appear visually intrusive to surrounding properties.

9.26 The planning condition recommended to prohibit external storage would also be in the interests of the residential amenities of neighbouring properties.

9.27 As such, the proposal is not considered to affect the residential amenities of neighbouring properties and accords with Saved Policy EN20 of the BFBLP and the NPPF.

iii. Impact on character and appearance of surrounding area

9.28 No external alterations would be required to the existing barn itself to facilitate a change of use to B8 use.

9.29 Access to the barn would require the implementation of extant planning permission 13/01033/FUL for an access onto Hawthorn Lane and a new internal track is proposed which would connect the access to the barn and create a parking and turning area for vehicles and a lorry. Whilst the access track and parking and turning area would have some urbanising impact upon the rural character of the area, the works would be limited at surface level and given the level of screening provided along the eastern boundary facing onto Hawthorn Lane, this element of the scheme would not be readily visible from outside of the site. Further, additional soft landscaping would be undertaken along the northern, western and part of the southern boundary with planting of hedgerow to provide further screening to the parking and turning area when viewed from outside of the site. A planning condition requiring details of landscaping is recommended to be imposed.

9.30 The planning condition recommended to prohibit external storage would be beneficial to the visual amenities and rural character of the area.

9.31 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iv. Highway safety

Access

9.32 The existing barn is located in a field adjacent to Hawthorn Lane, an unclassified country lane which is de-restricted, though speeds are likely to be well below this due to its relatively narrow width and rural character. Hawthorn Lane is a shared surface for all road users with verges to either side and is unlit.

9.33 The development would be served by a new vehicular access onto Hawthorn Lane which was approved by the LPA (ref: 13/01033/FUL) and includes a culvert of the existing ditch adjacent to Hawthorn Lane. This access has not been implemented. The means of access should be provided prior to occupation of the development and this could be secured by planning condition.

9.34 Adequate sight-lines can be achieved along Hawthorn Lane for vehicles exiting the site and the slightly wider width at the access provides some potential for vehicles to wait or pass each other, as do the verges. The Council's Highways Officer is in agreement with the applicant that the development is unlikely to generate significant movements by large vehicles over and above the current use of the lane by horse boxes, agricultural vehicles and refuse vehicles. Widening the

lane is likely to affect the ditch/roadside drainage and is not considered justified for the scale of development.

Parking

9.35 4 parking spaces and 1no. lorry space is proposed which complies with the Council's Parking Standards 2016. The 4no. parking spaces would be 2.4m wide x 4.8m deep with an additional 6m of access/manoeuvring space behind the spaces.

9.36 The lorry parking and turning space is acceptable.

Trips

9.37 The use of the barn for B8 storage could generate in the region of 10 two-way vehicular movements over the course of a typical day. The existing barn is likely to generate very few vehicular movements over the course of a typical day. However the level of vehicular movements would not be considered to result in detrimental harm to the surrounding highway network.

9.38 Subject to the imposition of conditions relating to the provision of the access approved under permission 13/01033/FUL being implemented and further the implementation of the parking and turning area prior to the building being brought into B8 use, the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF and would not result in adverse highway implications.

v. Trees

9.39 The eastern boundary of the site is occupied by a small wooded copse consisting primarily of maturing/ semi mature Oak and a small number of Ash. The maturing / semi mature Oaks on this site are a valuable long term asset particularly as many of these trees have substantial further growth potential. The most important of these specimens are protected by confirmed Tree Preservation Order 1121.

9.40 The proposed access track leading from the access approved by permission 13/01033/FUL would be outside of the root protection area (RPA) of existing trees and therefore would not adversely impact upon these trees. There is an existing post and wire fence that separates the barn and land from the trees along the eastern boundary which would provide a physical barrier on site to ensure protection from storage of materials, etc on site. As such, it is not considered that any works proposed subject to this application would in themselves result in damage to existing trees. For information, tree protection measures in relation to the access were considered as part of that approved application.

9.41 As such the proposal would be in accordance with Policy EN1 of the Bracknell Forest Borough Local Plan and the NPPF and would not result in an adverse impact on existing trees.

vi. Biodiversity

9.42 Due to the modern age of the building and its substantial design of weather boarding and metal sheet roofing, the building would not be suitable for bats or birds, including barn owls. As such, an ecological survey is not required.

vii. Community Infrastructure Levy (CIL)

9.43 As the proposed development relates to the change of use of an existing agricultural barn to B8 storage purposes, it is not considered development that is CIL chargeable as the development

does not relate to residential use, specialist residential accommodation for older people or convenience based supermarkets/superstores and retail warehousing as set out in the Council's Community Infrastructure Levy Charging Schedule.

10. CONCLUSIONS

10.1 The proposed conversion of an existing barn to B8 storage purposes would constitute appropriate development within the Green Belt, not adversely impact upon the openness of the Green Belt and would not detract from the character of the area. The proposal would not adversely impact upon the residential amenities of neighbouring properties.

10.2 No adverse highway implications would result from the proposal. There would be no ecological implications or adverse impact to trees.

10.3 The scheme is not CIL liable.

10.4 The proposal is therefore considered to comply with CSDPD CS1, CS7, CS9, CS23, Saved Policies EN1, EN20, GB2, GB4, M9 of the BFBLP and the NPPF. The application is therefore recommended for conditional approval.

11. RECOMMENDATION

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

1.The use 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.

2.The development hereby permitted shall be carried out only in accordance with the approved plans received by the Local Planning Authority on 2 November 2015 and 12 June 2016:

Location plan at scale of 1:1250

Drawing no. 1070-04 Rev B

Drawing no. 1070-05 Rev A

Drawing no. RHPC/SP/001/B

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

3. No goods, materials, plant or machinery shall be stored outside the building on the site.

REASON: In the interests of the visual amenities of the surrounding area and the openness of the Green Belt.

[Relevant Policies: CSDPD CS7, CS9, BFBLP EN20, GB2, GB4]

4. The building shall be used for B8 storage purposes and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In the interests of residential amenities of neighbouring properties and to ensure the development is provided with adequate car parking to prevent the likelihood of on-street car parking.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]

5. No additional floorspace, including mezzanine floors, shall be constructed within the building connected to the use hereby approved.

REASON: To prevent an over-development of the site and to ensure adequate parking.

[Relevant Policy: BFBLP M9]

6. The building shall not be brought into use for B8 storage purposes until a scheme depicting hard and soft landscaping, including details of boundary treatment, 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. The areas shown for landscaping shall thereafter be retained.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

7. The building shall not be brought into use for B8 storage purposes until the means of vehicular access to the site has been constructed in accordance with planning permission 13/01033/FUL.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

8. The building shall not be brought into use for B8 storage purposes until the associated vehicle and lorry parking and turning spaces have been surfaced and marked out in accordance with the approved drawing, ref: RHPC/SP/001/B received 12 June 2016 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]

Informatives

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

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

1. Time limit
2. Approved plans
3. No external storage
4. B8 use only
5. No mezzanine floors

- 7. Access
- 8. Parking and turning

The following conditions require discharge prior to the building being brought into use:

6. Landscaping

3. The Street Care 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 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.

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

This page is intentionally left blank

ITEM NO: 5

Application No.
16/00592/FUL

Ward:
Little Sandhurst And
Wellington

Date Registered:
5 July 2016

Target Decision Date:
30 August 2016

Site Address:

**Land East Of 51 To 57 Grampian Road Sandhurst
Berkshire**

Proposal:

Erection of a pair of 3 bed semi-detached houses with garages and parking space, together with 10 residents parking spaces and access drive.

Applicant:

Mr Derek Allen

Agent:

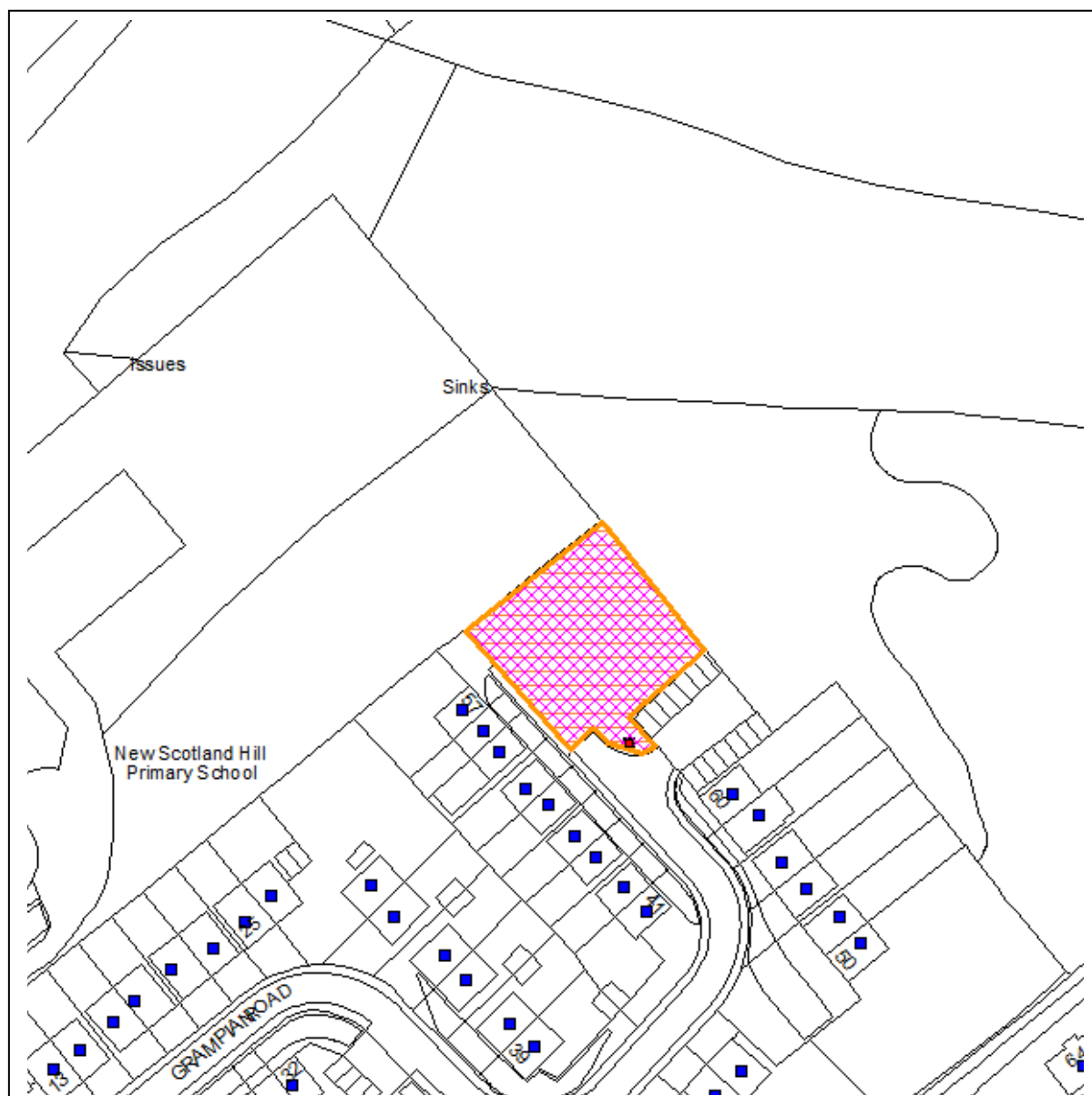
(There is no agent for this application)

Case Officer:

Katie Walker, 01344 352000

development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The proposal is for the erection of two new dwellings with associated gardens, garages and parking, as well as the provision of 10 parking spaces for residents in Grampian 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 or the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking subject to the recommended conditions. Relevant conditions will be imposed in relation to detailed design, biodiversity 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.

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 5km of the SPA

3.2 The site is opposite houses 51 - 57 Grampian Road. It is bounded to the west by 51 – 57 Grampian Road; to the north and east by woodland associated with Wellington College; and to the south by two garage blocks.

3.3 The site is currently vacant and is used informally as a parking area by residents in Grampian Road. However, the site is privately owned by the applicant. The original plans for Grampian Road show that a children's play area was proposed on the site, however this was never implemented.

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

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the site is set out below:

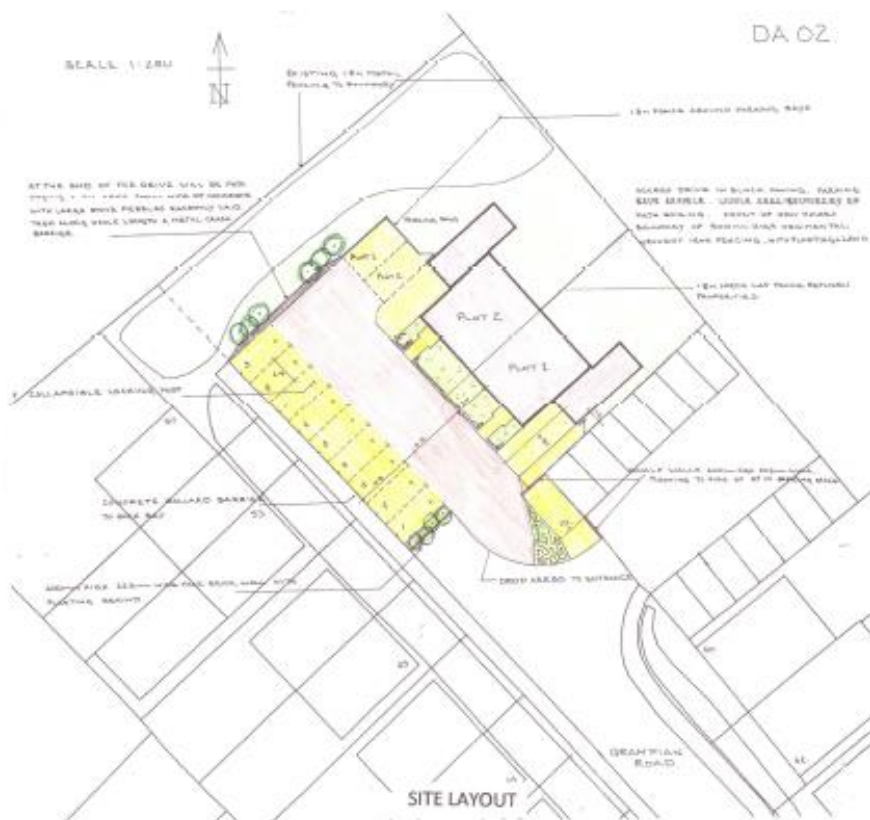
619158: Outline application for erection of detached bungalow with provision of 9 casual parking spaces for existing residents – refused 1993.

607040: Application for the erection of a detached house with garage and provision of concrete parking area for 8 cars on land adj. 42 – refused 1982.

12921: Outline residential dev. (Part of) (Affects Nos: 11b - 57 odd and 18 - 60b even Grampian Road) – approved 1967.

5. THE PROPOSAL

5.1 The proposal is for the erection of two, three-bedroom dwellings. These would face 51-57 Grampian Road, and would each have a rear garden and a garage and an additional parking space each. The proposal also includes 10 parking spaces for the use of residents in Grampian Road, to be allocated on a first-come-first-served basis.



6. REPRESENTATIONS RECEIVED

Parish Council

6.1 Sandhurst Town Council objected to the application on the following grounds:

- i) the distributor road network has insufficient spare capacity especially during peak traffic periods to accommodate, in safety and without delays, the extra traffic which would be generated by this proposal.
- ii) the proposed dwellings would occupy an elevated position causing overlooking of surrounding properties and headlights shining into bedrooms opposite; the members consider this constitutes an unneighbourly development.
- iii) the parking issues that currently exist are at best onerous and during the term time peak periods, vehicles are sharing the road with parents, children and buggies, presenting a very real H&S hazard. This issue will only be exacerbated by traffic movements from the proposed dwellings.
- iv) the members have concerns that construction work would have an adverse environmental impact on protected flora and fauna existing alongside the boundary with Wellington College Bog SSSI.
- v) local residents have long enjoyed (in excess of 20 years) access to the plot and a footpath through it onto surrounding heathland. To deny this would be detrimental to the amenities of the area.

vi) the offer of additional parking spaces for some of the local residents is divisive, the members would wish to see any additional parking being made available to all local residents.

Other Letters of Representation

6.2 55 letters of objection were received from 24 households. The issues raised can be summarised as follows:

- Loss of parking area is unacceptable and will result in on-street parking on a road already experiencing severe parking problems [*Officer note: the site is in private ownership and its use of the site for parking is unauthorised. The owner of the site could fence this off*].
- Concern regarding loss of trees [*Officer note: the trees are not subject to TPOs. The Council's Tree Service has been consulted and raise no objection. This is covered in the report*].
- Construction impacts of drop away of land [*Officer note: Construction concerns are not a planning matter*].
- Concerns regarding access of emergency and refuse vehicles [*Officer note: Berkshire Fire and Rescue raised no concerns; the Council's Waste Section raised no objection*].
- Residents have been offered a parking space by the developer which some residents consider inappropriate [*Officer note: this is not a planning matter*].
- Concerns over biodiversity impacts [*Officer note: the Council's Biodiversity Officer has not raised an objection. Refer to officer report*].
- Blocking of access to the heathland [*Officer note: there is no public right of way across this site*].
- The Council could adopt the land and make it into an official car park [*Officer note: this is not proposed by the application so cannot be considered as part of the assessment of the proposal*].
- The proposal only includes 1 space per house [*Officer note: the proposal includes two spaces for each house which is in line with the Council's parking standards*].
- Pedestrian safety as children and parents often have to walk in the road due to on street parking and this proposal will exacerbate this.
- The land is higher than the houses opposite and the development will obstruct their natural light and will also have privacy implications. Headlights from cars would shine into houses opposite.
- Concerns over maintenance of road [*Officer note: this is not a planning consideration*].
- Concerns over noise and disturbance.
- Removal of parking would cause disruption and unnecessary tension between neighbours [*Officer note: this is not a planning matter*].
- There are 5 spaces shown on the deeds for neighbouring properties not shown on this site [*Officer note: the applicant has demonstrated that he owns the land. The information in private deeds of those living on Grampian Road is not a planning matter*].
- The proposal is adjacent to a SSSI [*Officer note: Natural England has been consulted and raised no objection*].
- If the land has been used in excess of 12 years without any objection from the registered owner you can claim "adverse possession". [*Officer note: this is a legal matter; however no claim for this was registered prior to submission of the planning application*].
- Concerns over number and type of vehicles during construction and where they will park.
- The area is used for children playing, and the original plans for the estate showed this as a children's play area [*Officer note: the land is used for parking, and residents have also stated that children play here. However, the land is in private ownership*].

- Concerns that the proposal would cause subsidence to existing garages [*Officer note: this would be dealt with under building regulations*].
- Existing garages have asbestos roofs and proposals could cause a health hazard.
- The land may have been contaminated [*Officer note: Council records do not show this as contaminated land*].
- The proposal would be contrary to the Human Rights Act 1998 which states that it is 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, including the substantive right of respect for a person's home; and the substantive right of peaceful enjoyment of one's possessions which include one's home and other land. This is due to the close proximity of the proposed parking spaces which will result in nuisance from car headlights and health risks from exhaust fumes [*Officer note: it is not considered that the parking layout, 6 metres from the existing houses, represents an unusual situation. The Human Rights Act is outside of planning, however it is not considered that the proposal breaches this Act. The existing site is largely used for parking and it is not considered that the proposal, for 10 resident spaces, would significantly impact over and above the existing informal parking arrangements in terms of health*].

7. SUMMARY OF CONSULTATION RESPONSES

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

Biodiversity Officer

7.2 No objection subject to conditions.

Environmental Health

7.3 No comments.

Transportation Officer

7.4 No objection subject to conditions.

Berkshire Fire and Rescue

7.5 No objection. Recommends sprinkler systems installed in dwellings.

Waste Officer

7.6 No objection.

Natural England

7.7 No objection.

Tree Officer

7.8 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 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 Area 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 Biodiversity considerations
- vi Impact on trees
- vii SPA
- viii Sustainability
- ix 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 at the end of an existing residential road. The proposal would provide a net increase of two new dwellings, contributing to the supply of housing within the Borough.

9.3 A number of residents have concerns that the proposal would result in the loss of a parking area. However, the site is privately owned and the parking on the site is unauthorised. The owner could, at any time, fence off the site, restricting access to it. Therefore, the principle of development on this site is not determined by the current unauthorised parking on the site.

9.4 Some residents are also concerned that the site was designated as a children's play area in the original plans for the estate. The original plans for the estate show the area as land subject to adoption by the Local Authority. However, this land was not adopted. The land was also allocated in the BFBLP under Proposal PR4 as an area of open space of public value, but recognised that this could only be realised through compulsory purchase of the site as the site was privately owned. However, this allocation was not saved and was not replaced in subsequent policy. Policy H12 of the BFBLP refers to the enclosure of land in residential areas, stating that this will not usually be permitted. However, this relates to the enclosure of land for the inclusion of amenity land into residential curtilage as opposed to development sites. The supporting text to this policy states that, for example, indiscriminate parking could be addressed through the use of fencing or stone

bollards. The site remains in private ownership and could be fenced off at any time. As such, the value of the site for children's play or parking can only be given limited weight.

9.5 The Council cannot demonstrate a 5 year supply of housing, and the proposed development would comprise an additional two dwellings, which would contribute to the housing supply in the Borough within the settlement boundary. The proposed development is therefore acceptable in principle in line with SALP Policy CP1, CSDPD Policies CS1, CS2 and CS15.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.6 The site is at the end of Grampian Road, opposite 51-57 Grampian Road. As the site is vacant, the erection of two additional dwellings will impact on the character and appearance of the area to a degree. However, 41-57 Grampian Road comprise 3 pairs of semi-detached houses, and a terrace of 3 houses. The creation of a pair of semi-detached houses is in line with the pattern of development. In addition, the backdrop of trees formed by woodland associated with Wellington College will remain. It is a material consideration that the site is privately owned and could be fenced off at any time, and therefore the fact that the site currently comprises informal open space can be afforded limited weight.

9.7 The houses opposite the site are brown brick houses with brown hung tiles to the first floor and brown tiled pitched roofs. The houses on the same side as the proposed dwellings, beyond the garage blocks, are similar in colouring but have large white dormers to the first floor. The proposed dwellings would have a dormer in a similar style to the first floor, and would be similar in appearance to the existing dwellings on Grampian Road. A condition is recommended to require samples of materials for the proposed dwelling to ensure that the materials would be appropriate to the character of the area. The proposed dwellings would each have an attached garage and while this is different from the houses opposite, the site is next to garage blocks and the inclusion of attached garages is not considered harmful to the street scene.



9.8 The houses opposite the site are sited at a lower level than the proposed houses by approximately half a storey. The houses are, however, at the same level as the other houses on the same side of Grampian Road and in terms of character and appearance, are considered acceptable.

9.9 The proposals are in keeping with the surrounding residential development in terms

of plot pattern and design. It is therefore considered that, subject to the recommended conditions, 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

9.10 The proposed development would be opposite 51-57 Grampian Way. The properties would be sited at a higher level than the houses opposite, by approximately half a metre. It is acknowledged that some of the neighbours have concerns about overlooking into their properties. The front windows to the proposals are the living room at ground floor and a bedroom and bathroom at first floor, and it is understood that the houses opposite also have living rooms and bedrooms facing the site. However, the proposed houses would be situated in excess of 20 metres from the existing dwellings at 51-55 Grampian Road, which constitutes an acceptable front to front relationship. Although the houses opposite are half a storey lower than the proposed development, it is not considered that this would exacerbate the overlooking impacts, and the relationship between the proposed dwellings and the existing dwellings would be similar to that seen further down on Grampian Way, on the opposite side of the garage block. It is therefore considered that there would not be unacceptable overlooking to the properties opposite. As the houses are adjacent to woodland to the north and east and garage blocks to the west, there would not be overlooking impacts on any other properties as a result of the proposal. Also, due to the distance between the proposed houses and the houses opposite, there would not be any overshadowing impacts.

9.11 The residents opposite have also raised concerns over the impacts of the proposed parking on their residential amenity due to headlights and exhaust fumes. The proposed parking would be approximately 6 metres from the dwellings at 51 – 57 Grampian Road. It is not considered that to have cars parking opposite dwellings is unusual, and in addition a certain amount of the site is already used for parking. The additional harm that could arise as a result of the proposed parking layout is therefore not considered to be significant.

9.12 Some residents have raised concerns that the proposal would be overbearing in the street scene, as the site is currently vacant. It is inevitable that any building on a vacant site would be overbearing compared to that vacant site. While it is appreciated that the houses opposite the site currently have views of an informal parking area and the woodland associated with Wellington College, a right to a view is not a planning consideration. In any event, the dwellings are two storey, which is the same as the other houses on Grampian Road, and are of a typical scale for a residential street. As stated, the houses opposite are half a storey lower than the proposed dwellings, but the proposed dwellings are in keeping with the other properties on the same side of Grampian Road. As such, the provision of a pair of two storey, semi-detached dwellings is not considered to be overbearing.

9.13 Another concern raised by residents is that the area is used as an informal play area for children and that the loss of this would result in a loss of residential amenity. In addition, some residents have set out that the original plan for the estate designated this as a play area. The site was never formalised as a play area, and during Officer site visits in the middle of the day during the school summer holidays the site was being used informally for parking. While the residents' claims that the site is used for play is not disputed, the site is clearly not being used for children's play only and also comprises informal parking and the loss of this area purely as open space and play space is therefore limited. In any event, as explained, the site is privately owned and could be fenced off at any time.

9.14 A further concern of residents is that the site is used for access to the woodland and to Scotland Hill Primary School. There are, however, no official footpaths or rights of way across this land, and therefore the loss of this as residential amenity can not be given significant weight.

9.15 The proposed dwellings would each be provided with a private rear garden, approximately 10 metres long and 18 metres wide, which is considered proportionate to the size of the dwellings.

9.16 Due to the design and layout of the proposals it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties, and the houses would provide a good standard of residential amenity for future occupiers of the proposal. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv TRANSPORT IMPLICATIONS

Access

9.17 The site takes access off an adopted residential cul-de-sac which is subject to a 20mph speed limit. There are footways to either side of Grampian Road and the area is lit. On-street parking is unrestricted. The extent of the adopted highway is the turning head and the footpath heading towards no. 57 Grampian Road. The existing garage blocks to the east and the application site (to the north) are outside of the public highway.

9.18 The Highway Authority visited the area at around 8am on Monday 8th August 2016 and traffic movements were relatively low. There is a nearby primary school and the area may well be much busier during term-time. It is noted from local comments that school traffic drives to the end of Grampian Road to turn and exit the residential estate. Two new houses are likely to generate a total of 12 two-way movements per day, including one or two movements in peak periods and this represents a modest traffic increase relative to traffic already using Grampian Road.

9.19 Considerable parking was observed during the site visit with vehicles parked on the bend between nos. 48 and 58 Grampian Road. It may well be this parking, which local comments note, restricts access for Council bin lorries. The proposal provides parking for two new houses plus parking for existing residents and their visitors.

9.20 With respect to access, the amended Site Layout indicates that the new dwellings and parking area would take access off the adopted turning head. The extent of the applicant's red line area ties in with the limits of the adopted highway and thus a means of access could be created as shown on the amended Site Layout. An access width of around 6 metres is proposed to the new dwellings and the new parking area and this would enable vehicles to pass. Planting is proposed along with 600mm high dwarf walls and a condition is recommended to ensure that any planting should be low level to provide sight-lines between vehicles exiting adjacent accesses/parking spaces and pedestrians, including children.

9.21 Pedestrian access to the front doors of these new houses would be via individual footpaths which are to be a metre wide and this complies with the Council's requirements for new dwellings. Rear access to properties is to be provided for bin storage and residents would be expected to bring their bins to the front of the properties which would be no greater than 25 metres from the road. The Council's Waste Officer has confirmed that this is acceptable.

Parking

9.22 Each of these 3-bed dwellings is to be provided with two parking spaces to comply with the Council's parking standards (2016). The proposed garages do not comply with the current standards but do not form part of the parking provision. A condition is recommended to secure the use of garages for cycle parking.

9.23 The driveway lengths are shown on the amended Site Layout as 6.5 metres and this would enable parked vehicles to be clear of the access way. Roller shutter garage door should be secured by planning condition to further ensure parked vehicles do not interfere with access to the communal parking bays and passing vehicles. The driveway spaces are between 3 metres and 4 metres wide thus providing for less mobile/disabled users.

9.24 It is noted from the applicant's submission and local comments that the land of the application site is currently used for parking by local residents. The Highway Authority has visited the area and counted 12 vehicles to be parked on the land at around 8am on a typical morning. Similar numbers were counted during other observations with fewer cars parked on the land during the middle of the day (as would be expected for residential parking demand, given people are out at work etc). For example, only 7 vehicles were observed to be parked on the land at 11.30am on the 30th August 2016 (and 3 vehicles parked in the garage blocks). This planning application includes the provision of 10 parking spaces and as such this seems like reasonable provision, given these parking observations and there being around 15 properties close to this land. It is noted that the previous layout proposed 11 spaces and this has been reduced to 10 spaces due to the proposed garages not complying with the Council's standards for parking spaces.

9.25 The applicant owns the application site and as explained, the use of the site for parking is an informal arrangement which could cease at anytime. Thus while its loss for parking is regrettable, as explained the site is privately owned and can be fenced off by the applicant. The applicant is providing 10 spaces and the adjacent garage blocks are to remain.

9.26 The amended Site Layout shows collapsible bollards being provided such that parking spaces could be allocated to an individual/household and this allocation of parking would be a private matter between the applicant and residents, outside of the planning process.

9.27 The proposed parking spaces are shown on the amended Site Layout as 2.4 metres by 4.8 metres plus 6.2 metres of aisle space which complies with current standards. It is proposed to provide a barrier along the northern perimeter of the parking area to avoid vehicles manoeuvring in and out of parking spaces falling down the drop. Also, concrete bollards are shown at the back of the parking bays to prevent vehicles overhanging the adjacent adopted footpath and the exact positioning of these should be agreed with the Highway Authority (as should any works affecting the highway). The parking area should be constructed of permeable paving.

Trips

9.28 Two new houses are likely to generate a total of 12 two-way movements per day, including one or two movements in peak periods. A condition requiring a construction management plan is recommended to control construction traffic, including deliveries and contractor parking.

9.29 Subject to the proposed conditions, the application is in line with CSDPD PolicyCS23 and Saved Policy M9 of the BFBLP.

v BIODIVERSITY

9.30 The site is adjacent to a Site of Special Scientific Interest (SSSI) known as Wellington College Bog, which supports nationally important habitats and species. As such, Natural England were consulted on the application and raised no objection, subject to conditions regarding controls to ensure that there would be no impact on the SSSI from construction activities; and a condition ensuring that no materials, works or ongoing use should encroach on to the SSSI. These conditions have been recommended.

9.31 There are a number of other protected species nearby the site, including great crested newts and reptiles. Following comments from the Council's Biodiversity Officer, the applicant has submitted a preliminary ecology appraisal, carried out by a qualified ecologist. This demonstrates that no evidence of protected species was found on the site, and no further surveys are required.

9.32 The Council's Biodiversity Officer is satisfied with the findings of the report, including the report's suggested biodiversity mitigations and enhancements. A condition is recommended to secure these, as well as conditions regarding details of hard and soft landscaping, and restricting lighting. Subject to these conditions, the application is acceptable in line with CS Policies CS1 and CS7.

vi IMPACT ON TREES

9.33 The proposed development would be located adjacent to the Wellington College Bog SSSI, which comprises an area of woodland to the north and east of the site. The trees in this area are not subject to a TPO.

9.34 The applicant has submitted an arboricultural report which demonstrates that 3 trees and a group of trees would need to be removed to facilitate the proposed development. These trees are on the application site. Given the tree cover surrounding the site, it is not considered that the loss of these trees would have a significant impact on the overall woodland cover.

9.35 The arboricultural report also sets out measures including protective fencing for those trees to be retained, as well as 'no dig' technology. Conditions are recommended to secure the details and implementation of tree protection measures and, subject to this condition, the proposal is acceptable in accordance with Policies CS1, CS7 and EN1.

vii SPA

9.36 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 0.6 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.

9.37 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.

9.38 In this instance, the development would result in a net increase of 2 three bedroom dwelling which results in a total SANG contribution of £4,342.

9.39 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 contributions this results in a total SAMM contribution of £1,422.

9.40 The total SPA related financial contribution for this proposal is £5,764. The applicant must agree 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 Retained 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.

viii SUSTAINABILITY

9.41 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.

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

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 it comprises the creation of 2 new dwellings. The dwellings fall within the Crowthorne/Sandhurst charging area.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary, providing

2 additional dwellings in the Borough 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, tree protection 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 EN1, EN20 and M9 of the BFBLP, CS1, CS2, 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 received by the Local Planning Authority on 30 August 2016:

DA01 and DA02: Site layout, Location Plan, and Floorplans
Front Elevation, Section, Second Floor Plan, Rear Elevation, Side Elevations
First Floor Plan
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 buildings 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. 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 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, 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. 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 within the site and on adjoining land adjacent to the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge, shrub removal and retention.
- d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.
- e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 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.
- f) Proposed ground protection measures in accordance with Section 9.3 (Figure 3) of BS 5837:2005.
- g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- h) 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]

07 The development hereby permitted shall not be begun 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.

The Construction Method Statement shall be observed, performed and complied with.

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]

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

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 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 implemented, 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) (England) Order 2015 (as amended) 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 Within a period of 5 years from the completion of the development: -

- a) No retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed.
- b) Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding biodiversity.

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

- 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 construction phase, 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 DA01 and DA02 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 Any planting to the front of the proposed dwellings will be no taller than 600mm.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

- 17 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]

- 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, 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.

This information should also demonstrate that relevant controls are in place in order to ensure that there will be no impact on the adjacent SSSI site from construction activities, in particular through dust management and control, and polluted runoff control.

REASON: In the interests of amenity, road safety and to protect the SSSI.

- 19 No materials, machinery or work should encroach on to the SSSI either before, during or after demolition, construction or ongoing use.

REASON: In the interests of protecting the SSSI.

- 20 The garage doors 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 garages are still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars comprising the communal reversing/turning area.

[Relevant Policy: BFBLP M9]

- 21 The garage accommodation shall be retained for the use of the parking of cycles at all times.

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

[Relevant Policy: BFBLP M9]

- 22 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]

- 23 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]

- 24 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]

- 25 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. Time limit
2. Approved Plan
8. Bird nesting
11. Replacement trees
12. Construction hours
13. Delivery hours
14. Vehicular access
15. Visibility splays
16. Height of planting
17. Parking and turning
19. No encroachment onto SSSI
20. Roller shutter doors to garages
21. Garage retained for cycle parking
22. No gates

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

3. Materials
4. Means of enclosure
5. Hard and soft landscaping
6. Tree protection
7. No dig
9. Biodiversity enhancements
10. Lighting strategy
18. Construction management plan
23. Sustainability Statement
24. Energy Demand Assessment
25. 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 Berkshire fire and rescue recommend that sprinkler systems are installed in the dwellings.

In the event of the S106 agreement not being completed by 10 February 2017, the Head of Planning be authorised to either extend the period further or to 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

This page is intentionally left blank

ITEM NO: 7

Application No.
16/00840/FUL

Site Address:

Ward:
Warfield Harvest Ride

Date Registered:
17 August 2016

Target Decision Date:
12 October 2016

**12 Worcestershire Lea Warfield Bracknell Berkshire
RG42 3TQ**

Proposal: **Erection of a single storey rear extension.**

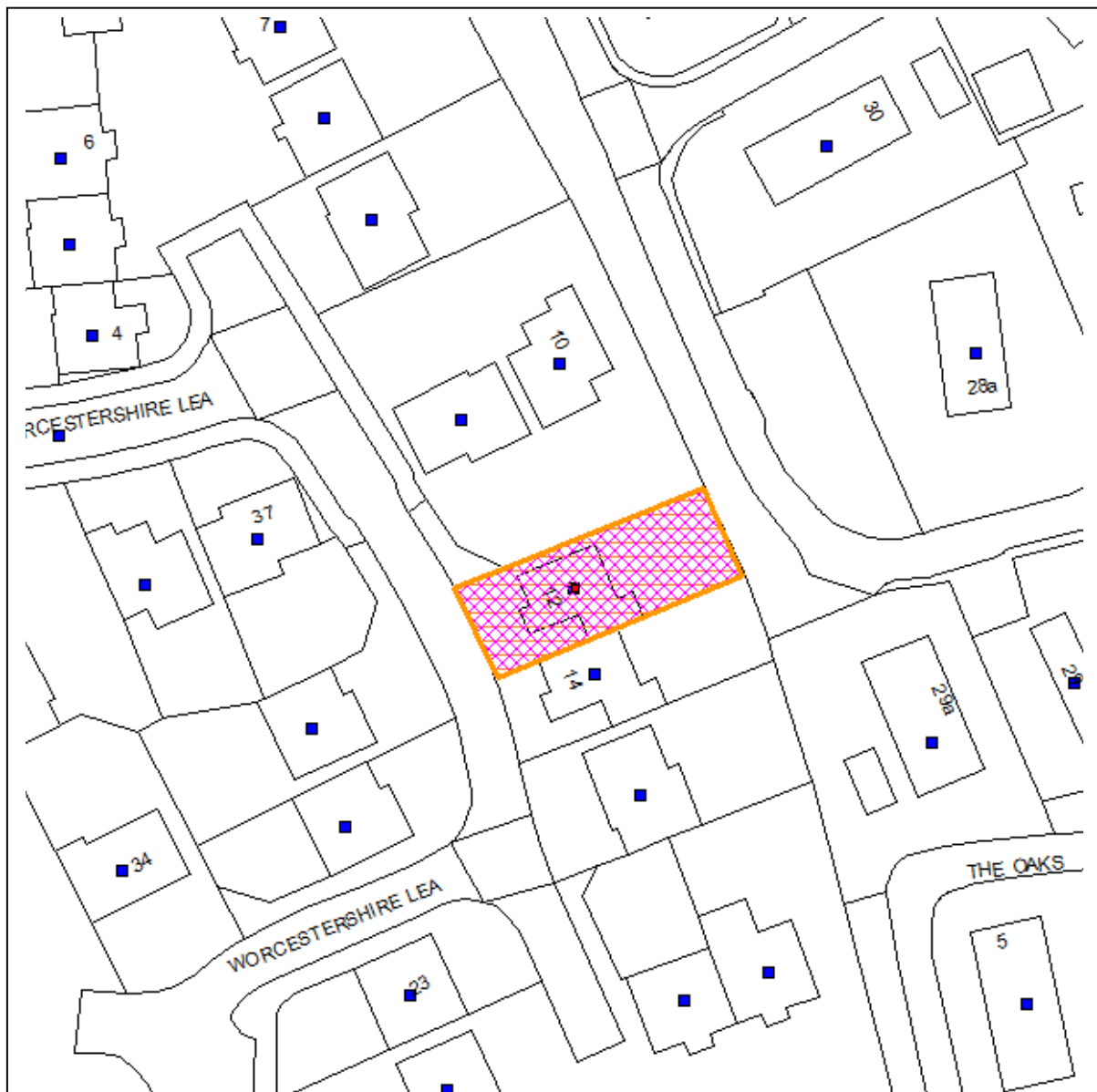
Applicant: Mr Vlahovic

Agent: Mrs Sarah Smith

Case Officer: Shannon Kimber, 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 application is for the erection of a single storey rear extension. Planning permission is being applied for retrospectively.
- 1.2 There are no significant effects on the streetscene or on the occupiers of the neighbouring properties as a result of this development. The development is in keeping with the host dwelling and the character of the surrounding area and does not result in an over development of the site.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 Following the receipt of three objections, the Local Authority's 1-3 Objection Procedure was undertaken. Councillors Thompson and Barnard have requested that the application be considered by the Planning Committee due to concerns over its size and the impact on the amenity of the occupiers of the neighbouring properties.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 No. 12 is a two storey, linked detached dwelling located on the eastern side of Worcestershire Lea sited within Warfield Estate. The surrounding land is predominantly residential.

4. RELEVANT SITE HISTORY

4.1 620442

Submission of details for siting, design, external appearance and means of access pursuant to outline permission 609694 for substitution of house type on plots 33, 51, 82 and 83 (No enclosures - condition 6).
Approved 1995

4.2 609694

Outline application for a residential Development, local centre and ancillary uses (Affects all Worcestershire Lea).
Appeal Allowed 1989

5. THE DEVELOPMENT

- 5.1 The development has a flat roof with a roof lantern and provides an extended living area. The extension has a maximum depth of 3.6 metres, a maximum width of 7.3 metres and a maximum height of 3.75 metres with the eaves at a height of 3.5 metres.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Warfield Parish Council recommend refusal. The reasons are the size and mass of the development, and that the extension exceeds the build line of the property.

[Officer Note: the points raised by the Parish Council are addressed in section 9ii of the following report].

Other Representations:

6.2 An objection was received from 10 Worcestershire Lea, which adjoins the northern boundary of the application site. The following points were raised:

- 1) Length and height of the extension result in an imposing development.
- 2) The design is hideously ugly.
- 3) The materials are not in keeping with the surrounding dwellings. Also the white render causes glare.
- 4) The view from the rear of no. 10 Worcestershire Lea is dominated by the extension. The drainpipe is also visible.
- 5) The development would affect the resale value of the neighbouring dwellings.

6.3 Another objection was received from 11 Worcestershire Lea, a property which also adjoins the northern boundary of the application site. The following points were raised:

- 1) The size and height of the development results in an imposing structure.
- 2) The materials are not in keeping with the existing dwelling. The white render further exacerbates the negative impact of the oversized extension.

[Officer Note: The above points which relate to the impact of the development on the amenities of the surrounding properties is assessed in section 9iii of the following report. Outlook and house prices are not a material planning consideration].

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No 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 associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Other publications		
National Planning Policy Framework (NPPF)		
Bracknell Forest Borough Council 'Extending your home: A Householder's Guide' (2003)		
Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (SLPDS)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Community Infrastructure Levy

i. Principle of Development

9.2 12 Worcestershire Lea is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the extension is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 It is noted that there are other examples of similar developments within the surrounding area, including numbers 10, 36 and 38 Worcestershire Lea. As such the development is considered to be in keeping with the character of the area.

9.4 The size and mass of the development are considered acceptable as a single storey extension in a residential area. The extension is to the rear of the dwelling and as such does not have a negative impact on the pattern of development or the streetscene.

9.5 As noted by the Warfield Parish Council, the development exceeds the build line of the property. However, as this development is to the rear the property, the build line is not considered sensitive and the development is not considered be detrimental to the character of the area.

9.6 Due to the orientation of the two neighbouring properties to the north, the rear extension at no. 12 is be partially visible from the highway. The majority of the extension is screened by the existing dwellinghouse. Further screening is provided by the 2 metre high boundary wall to no. 11 Worcestershire Lea. The development is sited 13.75 metres from the near-side edge of the highway at the closest point. Whilst it is visible from Worcestershire Lea it is not considered to result in a dominating impact on the streetscene.

9.7 The exterior of the existing dwelling is constructed, predominantly, from mixed stock facing brickwork. There is a section of white render to the ground floor at the front of the application site as well as a section of tile hanging to the first floor, also at the front. The rear development is rendered and painted white. As this material is used in the existing dwellinghouse, the render on the rear extension matches in appearance a material used in the existing dwelling and as such the scheme is considered to be in keeping with the host dwelling.

9.8 The development is therefore in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20 and the NPPF.

iii. Impact on Residential Amenity

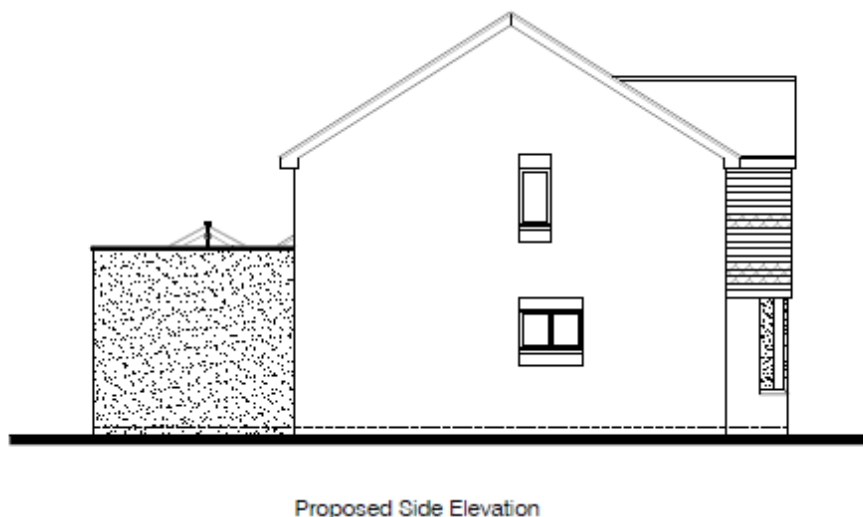
9.9 The development is at single storey level. Whilst there are levels changes in the wider area in Warfield, the application site is level and on a similar level to the surrounding residential dwelling. It is therefore not considered that the development results in any undue levels of overlooking.

9.10 The development is 12.2 metres from the rear of no. 11 Worcestershire Lea and 11.8 metres from the rear of no. 10 Worcestershire Lea, at the closest points. These separation distances are considered significant. The development does not result in an unacceptable level of overbearing or overshadowing on these neighbouring properties.

9.11 Whilst it is acknowledged that the white colour of the render could reflect sunlight, it is considered that render is not typically a reflective surface. A conservatory would create more solar glare due to the reflectiveness of glass. The choice of external material is not considered to result in an undue detrimental effect on the amenities of the occupiers of the neighbouring dwellings.

9.12 The development is sited 1.35 metres from the boundary with no. 14 Worcestershire Lea. The extension is partially screened by the existing garage, which links the two dwellings. The development projects 1.95 metres further to the rear than the existing garage; this distance is not considered to be a significant alteration to the existing situation. As such the development is not considered to be overbearing on the occupiers of the attached neighbouring property to the south.

9.13 The image below depicts the northern elevation of no. 12 Worcestershire Lea, which is visible to the occupiers of numbers 10 and 11 Worcestershire Lea, although it is partly screened by the 1.8 metre timber fence which denotes the boundary.



9.14 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. Whilst the extension intersects a 45 degree line in both the horizontal and vertical planes it does not intersect more than half of the affected window, it is therefore considered that the development does not result in an undue adverse impact on the property with regards to loss of light.

9.15 The development is acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Community Infrastructure Levy (CIL)

9.16 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is a householder application, it will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and does not result in an adverse impact on the character and appearance of the host dwelling or surrounding area. The development does not result in an adverse impact on the residential amenity of the neighbouring properties. No highway implications arise as no additional bedrooms are proposed or any revisions to the parking layout. It is therefore considered that the

development complies with 'Saved' policy EN20 of the BFBLP, Policies CS2, and CS7 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. The development hereby permitted shall be in accordance with the following approved plans and other submitted details:
Site Location Plan and Block Plan, JSD-16-45/01, Received 17.08.2016
Proposed Ground Floor Plan and Roof Plan, Drawing number: JSD-16-45/04, Received 17.08.2016
Proposed Elevations, Drawing number: JSD-16-45/05, Received 17.08.2016
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

11.2 Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the development against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Approved plans

Doc. Ref:

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: 8

Application No.
16/00864/FUL

Site Address:

Ward:
Harmans Water

Date Registered:
6 September 2016

Target Decision Date:
1 November 2016

20 Lytchett Minster Close Bracknell Berkshire RG12 9RY

Proposal:

Erection of a part first floor, part two storey side extension, a single storey rear extension and part garage conversion to habitable accommodation.

Applicant:

Mr Sam Farrin

Agent:

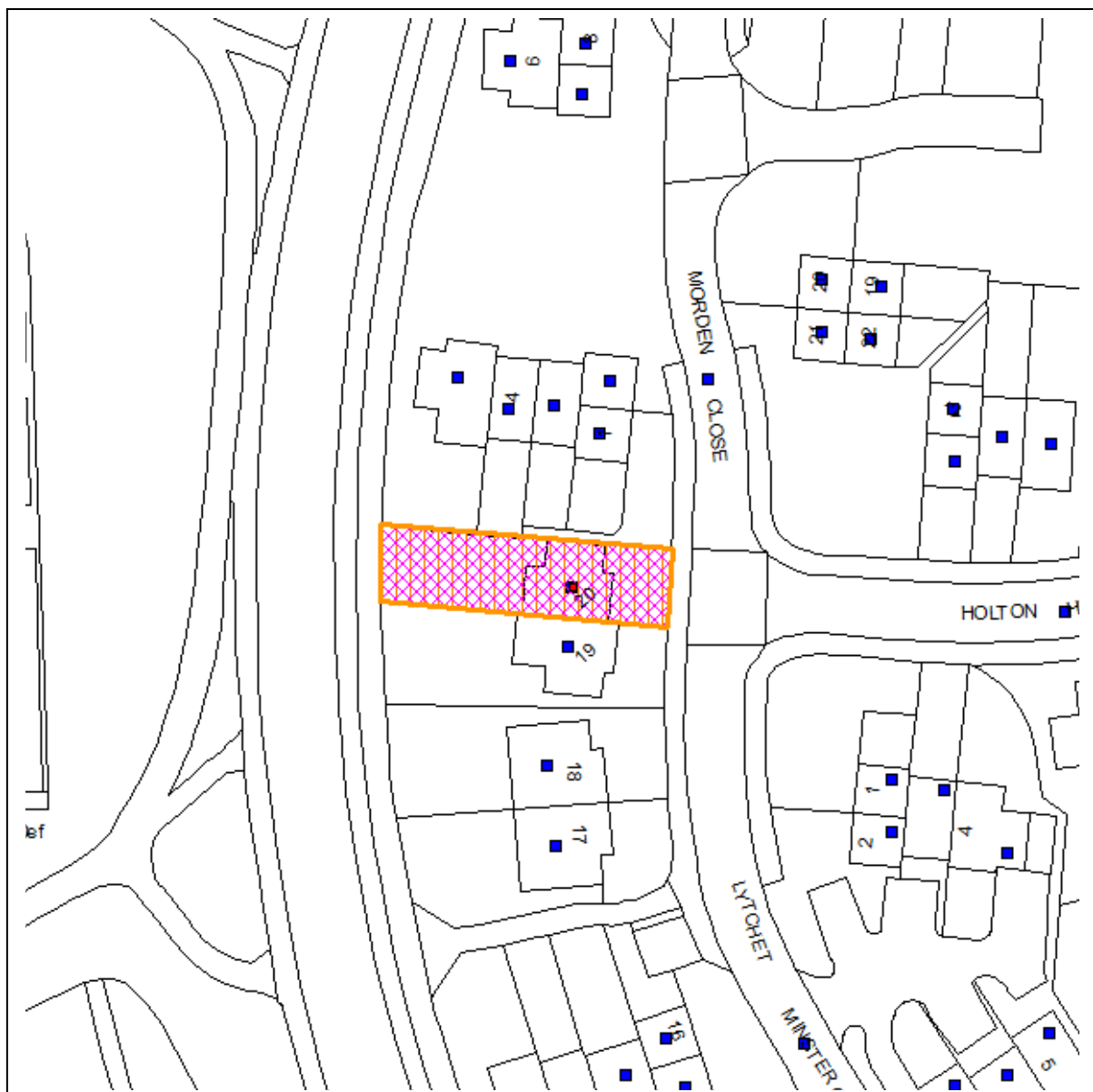
Mr Steven Miles

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 proposed development is the erection of a part first floor, part two storey side extension (to the north-facing elevation), a single storey rear extension and a part garage conversion to habitable accommodation.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely impact upon the character and appearance of the surrounding area, the residential amenities of neighbouring properties, and would be acceptable in terms of highway safety and parking, subject to proposed conditions.

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
Within settlement boundary

3.1 20 Lytchett Minster Close is a three bedroom, two storey semi-detached dwellinghouse located in a predominately residential area. The property contains an attached single garage (to be altered as part of the proposal), and contains a hardsurfaced frontage providing off-street parking. The property benefits from an enclosed rear garden with an external side access route to the garden. The dwelling has not been previously enlarged.

4. RELEVANT SITE HISTORY

4.1 No previous planning applications submitted.

5. THE PROPOSAL

5.1 The proposed development is the erection of a part first floor, part two storey side extension to the north-facing elevation, a single storey rear extension, and a part garage conversion to habitable accommodation.

5.2 The proposed side extension would measure 2.6 metres in width (matching the side projection of the existing garage), 8.4 metres in total depth, and 7.8 metres in total height, with a hipped roof. It would contain an undercroft section on the ground floor at the rear, set-in 0.4 metres from the first floor.

5.3 The proposed single storey rear extension would measure 2.0 metres in depth, 4.5 metres in width, and 3.4 metres in height. It would have a mono-pitched roof with two roof lights.

5.4 Cumulatively the extensions would form a dining room and kitchen enlargement at ground floor level. At first floor level it would form enlargements to two bedrooms, and an en-suite bathroom.

5.5 The existing garage would be externally altered by the proposed side extension. In addition to this, it is proposed to part convert it into a utility room and part of the enlarged kitchen, with a store area to the front.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Winkfield Parish Council object to the proposal due to the loss of the garage space for parking, where there are known on-street parking issues in the area. The Parish Council also raise concerns that the proposal would result in an adverse impact on the amenities of neighbouring properties.

Other representations:

6.2 A total of 3no. objections have been received from the occupants of the neighbouring properties of 1, 3 and 4 Morden Close to the north. The objections can be summarised as follows:

- the proposal would result in an adverse loss of light and loss of privacy impacts and be overbearing and overshadowing to the neighbouring properties;
- the proposal would result in the devaluation of surrounding properties;
- the construction works associated with the proposal would result in potentially adverse generation of noise pollution; and
- the proposal would be out of character with the surrounding area by reducing the separation distances of built form in respect of the proposal and the neighbouring properties to the north.

[Officer Comments: Noise generation through the construction process is controlled by separate Environmental Health legislation. Property values are not a material planning consideration. The remaining above matters are assessed in the report below].

6.3 A support comment has been received from the occupant of the adjoining dwelling of 19 Lytchett Minster Close to the south. However, the reason/s for the support of the proposal have not been provided.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highway Officer:

The Highway Officer raises no objection.

7.2 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 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent

Highway Safety & Parking	CS23 of CSDPD, 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.
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011). 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 Impact on highway safety
- v Community Infrastructure Levy

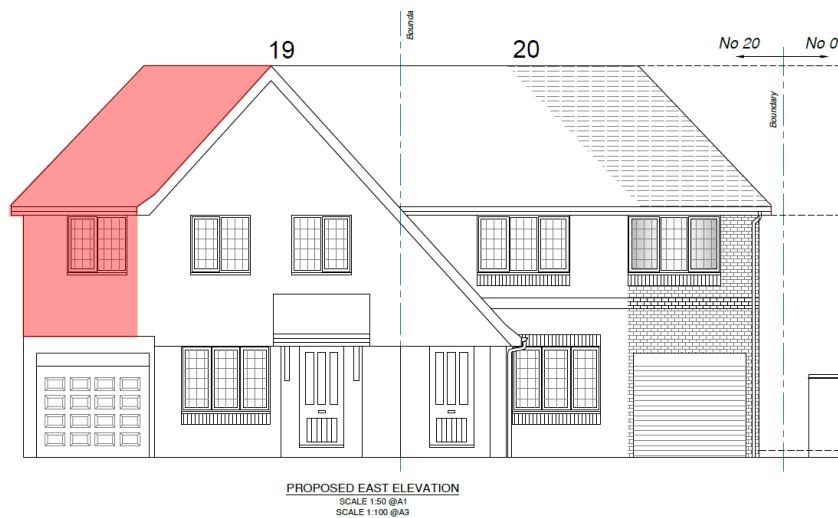
i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. 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, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Area

9.3 While the proposed side extension would not be subordinate in appearance to the host dwelling, it would match the architectural style of the host dwelling, and the proposed roof layout of the side extension would match the hipped roof style of the host dwelling (*Figure 1*). The extension would match the height of the existing dwelling and the projecting side width of the attached garage.

Figure 1 – Proposed front elevation & extension to no.19



9.4 The proposed side extension would be similar in design and architectural merit to the south-facing side extension erected to the adjoining dwelling of 19 Lytchett Minster Close (Figure 1), with an integral garage and hipped roof feature. Furthermore, it is considered that the balance and relationship of these two dwellings would be preserved through the resulting matching enlargements.

9.5 The proposal would be highly visible in the surrounding area through the siting of the host dwelling adjacent to the junction of Lytchett Minster Close, Holton Heath and Morden Close, and its visibility from New Forest Ride to the west (rear). In respect of the character of the surrounding area, the area consists of a variety of dwelling sizes, designs and types, with various enlargements made to many of these dwellings. The proposal, by way of its design and symmetry to no.19, is considered appropriate to the character of this area. While an objection has been raised as to the reduction in separation distances to neighbouring dwellings resulting in an adverse impact on the character of the area, the actual separation distance of the existing built form would not be reduced as the side extension would not project past the existing side wall of the garage.

9.6 Dedicated access for bin storage to the rear of the property would be retained through the external side gate.

9.7 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, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.8 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.

9.9 The proposed side extension would not be readily visible from the adjoining dwelling of 19 Lytchett Minster Close, as it would not project forward or rearward of the host dwelling. The single storey rear extension would be visible from the rear of no.19, which contains an

existing conservatory. As the rear extension would not project beyond the rear elevation of this conservatory, it is not considered that it would result in any undue loss of light impacts on the occupants of no.19.

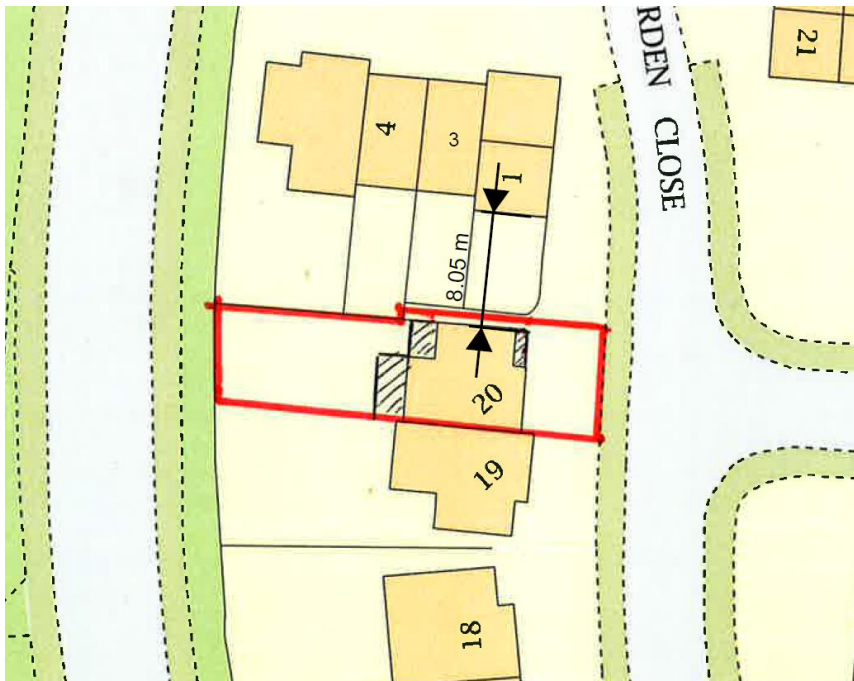
9.10 The proposal would be visible from the neighbouring dwellings of 1, 3, 4 and 5 Morden Close to the north. In respect of 1 Morden Close, its south-facing elevation is the dwelling's side elevation, with a side garden which borders the application site. This side elevation contains a window serving a kitchen at ground floor level and a window serving a bathroom at first floor level. Neither of these windows therefore serve habitable rooms, and as a result it is not considered that the proposal would result in an adverse loss of light to the occupants of 1 Morden Close.

9.11 In respect of 3 and 4 Morden Close, their south-facing elevations are the rear elevations of the dwellings, with rear gardens which then border the application site. These two dwellings are identical in layout, with a rear ground floor window and door serving a kitchen, a first floor window on the eastern side serving a bathroom, and a second first floor window on the western side serving a bedroom. Similar to 1 Morden Close, the kitchen and bathrooms are not habitable rooms for the purposes of loss of light assessment. 4 Morden Close is situated westwards of the built form of the application site, and would not directly face the proposed first floor elements of the proposal.

9.12 While a bedroom window of 3 Morden Close would face part of the proposed first floor of the development, there would be a separation distance of approximately 9 metres. In accordance with BRE Standards (2011) for loss of light, a 25 degree line drawn on the vertical plane from the midpoint of this window would not intersect the proposed enlargement, and would therefore meet the aforementioned standards. Furthermore appropriate weight has to be given to the existing situation, in terms of the impact of the existing dwelling on this window. It is therefore not considered that the proposal would result in an undue loss of light to the bedroom.

9.13 In terms of potential for overshadowing of the rear/side gardens of the properties of 1, 3 and 4 Morden Close, and being overbearing, due attention is given to the existing impacts created by the presence of the existing dwelling. It is not considered that a first floor extension that would not project in width past the side of the existing garage, or project forwards or rearwards of the existing dwelling, would result in an adverse increased level of overshadowing that would be demonstrably harmful to the neighbouring residents.

Figure 2 – Block Plan



9.14 The proposal would contain one north-facing side window at first floor level, which would serve an en-suite bathroom. This window would be required to be obscure-glazed and non-opening (and this would be secured by planning condition), and therefore it would not be considered to result in an adverse loss of privacy or overlooking impact on the neighbouring properties. No further windows are proposed to the first floor of this elevation, and this would be secured by planning condition.

9.15 The proposal would involve the formation of an additional first floor window to the rear (west-facing) elevation of the dwelling. This window would not directly face the neighbouring properties, and existing windows are present on this elevation at first floor level. Furthermore, such a relationship between the window and the neighbouring dwellings to the north is common in a built-up residential area, and is not considered to result in an adverse impact on the residential amenity of these neighbouring properties.

9.16 The proposal would also be visible from the property of 5 Morden Close to the northwest. However, in view of the separation distances and orientation of this dwelling to the application site, and its siting further away from 3 and 4 Morden Close, it is not considered that the proposal would result in an adverse impact on the residential amenity of this property.

9.17 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, subject to the recommended conditions.

iv Impact on Highway Safety

9.18 The proposal would not result in a net increase in bedrooms (three existing). In accordance with the guidance contained within the Parking Standards SPD (2016), it is advised that a three bedroom dwelling should have provision for two acceptable off-street parking spaces. The property as existing has two parking spaces provided through the existing hardsurfaced frontage.

9.19 While the existing allocated parking space within the garage would be lost through the conversion, no shortfall in parking requirements would result in view of the retained frontage. The Highway Officer raises no objection to the proposal as no shortfall in parking would result. However, in view of the loss of the garage space, it is considered appropriate to impose a condition to require the retention of the two parking spaces within the property frontage.

9.20 The retained storage area to the front of the garage and the associated garage doors would provide sufficient retained capacity for secure cycle storage.

9.21 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 (2007), and the NPPF, subject to the recommended condition.

v Community Infrastructure Levy (CIL)

9.22 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 new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.23 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. Extending the existing dwelling at this site is not development that 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 host dwelling or surrounding area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended conditions. 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 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 6 September 2016:

Block Plan scale 1:500
16-016 P03 Rev.C 'Proposed Plans'
16-016 P04 Rev.C 'Proposed Elevations'
16-016 P05 Rev.B 'Existing and Proposed Roof Plans'

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on the north-facing elevation of the development hereby permitted.
REASON: In the interests of the residential amenities of the neighbouring properties of 1, 3 and 4 Morden Close, Bracknell.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
05. The 1no. window the first floor on the north-facing side elevation of the development hereby permitted, serving the en-suite bathroom, shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed to this standard, and retained as such.
REASON: In the interests of the residential amenities of the neighbouring properties of 1, 3 and 4 Morden Close, Bracknell.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
06. The development hereby permitted shall not be occupied until the 2no. off-street parking spaces as shown on drawing 16-016 P03 Rev.C 'Proposed Plans', received by the Local Planning Authority on 6 September 2016, have 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]

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
 3. Materials
 4. Windows
 5. Obscure-glazing
 6. Parking Plan
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.

This page is intentionally left blank

ITEM NO: 9

Application No.

16/00885/FUL

Site Address:

Ward:

Crowthorne

Date Registered:

9 September 2016

Target Decision Date:

4 November 2016

14 Thornbury Close Crowthorne Berkshire RG45 6PE

Proposal:

Erection of first floor side and rear extensions, first floor front and single storey front extensions.

Applicant:

Mr & Mrs Sweetland

Agent:

Mr Graham Barker-Dench

Case Officer:

Sarah Horwood, 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 proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely impact upon the character and appearance of the surrounding area, the residential amenities of neighbouring properties, and would be acceptable in terms of highway safety and parking, subject to proposed conditions.

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 as more than 3 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Character Area – Area B West Crowthorne

3.1 14 Thornbury Close is a detached two storey dwelling located to the south of the highway. There is an existing pitched roof dormer on the front elevation of the host dwelling. There is an integral garage on the eastern elevation of the dwelling and an area of block paving to the front providing on-site parking for 2no. vehicles.

3.2 The surrounding area is residential in character.

3.3 The borough boundary between Bracknell Forest and Wokingham lies to the north of the application site.

4. RELEVANT SITE HISTORY

604108 approved in 1979 for single storey rear extension to existing kitchen.

612967 approved in 1988 for construction of pitched roofs to front and rear dormers.

5. THE PROPOSAL

5.1 Full planning permission is sought for the following extensions to the dwelling:

- Single storey front extension forming playroom, dimensions of 2.645m deep x 3m wide with maximum height of 3.5m;
- First floor front extension with the existing pitched roof dormer being extended across the whole width of the host dwelling;

- First floor side extension, dimensions of 6.09m deep x 2.6m wide with a maximum height of 6.5m;
- First floor rear extension, dimensions of 2.1m deep x 5.68m wide with a maximum height of 6.3m.

5.2 The proposed extensions would provide extended living accommodation to the host dwelling. The materials to be used in the construction of the external finishes of the extensions would comprise brick, tile hanging and render.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Recommends refusal on the grounds of overdevelopment of the site.

Other representations

6.2 3no. letters of objection received which raise the following:

- The boundary line as shown is incorrect and not in accordance with land registry title deeds. As such, the extension to the front would not fit within the boundary and would encroach onto adjoining land.
- Drawings indicate plot is larger than it is, therefore making proposed dwelling too big for the actual plot.
- Loss of sunlight and daylight.
- Impact on outlook with greater sense of enclosure due to close proximity and height of proposed rear extension.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer:

7.1 No objection.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 39 refers to LPAs setting their own parking standards for residential development
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 Character Area Assessments, Supplementary Planning Document 2010		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Community Infrastructure Levy

i. Principle of development

9.2 SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

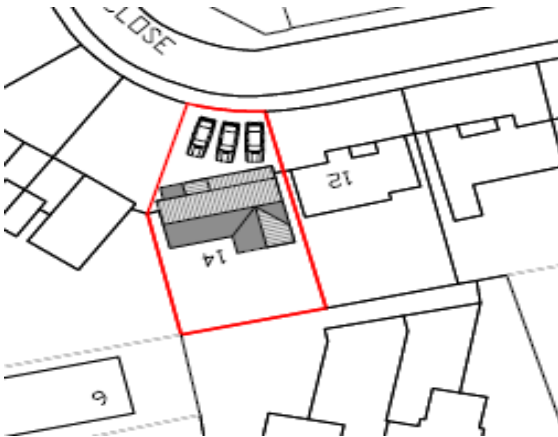
9.3 CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings and locating development in locations that reduce the need to travel.

9.4 CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

9.5 These policies are considered to be consistent with the sustainable development principles of the National Planning Policy Framework (NPPF), and as a consequence are considered to carry significant weight.

9.6 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, etc. These matters are assessed below.

ii. Residential amenity



12 Thornbury Close

9.7 The single storey front extension forming a playroom would project in line with the existing porch and therefore would not impact upon the residential amenities of no. 12 Thornbury Close.

9.8 The first floor front extension due to its siting and the set back of the dwelling from the front elevation of no. 12 by 0.6m, would not appear prominent or result in loss of daylight to no. 12.

9.9 The first floor side extension would be set 1.6m from the flank wall of no. 12. The first floor of the application site is set back 0.6m from the first floor of no. 12. There are no windows in the flank wall of no. 12 facing the application site. The first floor side extension would itself not result in loss of daylight to no. 12 when assessed from front and rear facing windows at no. 12 and further would not appear overbearing to no. 12. No windows are proposed in the flank wall of the first floor side extension facing no. 12 and a planning condition is recommended removing permitted development rights for windows at first floor level and above in this elevation in the interests of the amenities of the occupiers of the adjoining property.

9.10 Part of the proposed first floor side extension to the rear and all of the first floor rear extension would project 2.6m beyond the rear elevation of no. 12. It is not considered that a 2.6m projection at first floor level set 1.6m from the flank wall of no. 12 would appear unduly overbearing to the adjoining property, with the visual prominence mitigated further by the roof of the first floor rear extension pitching away from the boundary with no. 12 and it being subordinate to the ridge line of the roof of the host dwelling. In relation to loss of daylight to no. 12, to the rear there are patio doors at ground floor level serving the lounge closest to the boundary with the application site and at first floor level, a dormer window serving a bedroom (for information, the dormer runs across the width of no. 12 at first floor level). The proposed first floor side and first floor rear extension would not infringe on a 45 degree angle taken from the midpoint of the patio doors at ground floor level or bedroom window at first floor level when measured on the horizontal plane in accordance with guidelines set out in the BRE site layout planning for daylight and sunlight – a guide to good practise 2011 and therefore no adverse loss of daylight would result to no. 12.

15 Thornbury Close

9.11 The single storey front extension forming a playroom would project 2.6m from the front elevation of the host dwelling closest to the western boundary with no. 15 Thornbury Close and would be set approximately 1.5m from the front elevation of no. 15 at the closest point – this being a single storey front extension to the lounge of no. 15. The proposed extension would not infringe on a 45 degree angle taken from the midpoint of the lounge window of no. 15 at ground floor level when measured on the horizontal plane in accordance with the BRE guidelines and therefore no

adverse loss of daylight would result to no. 15. Further, in view of the single storey height of the front extension and its roof design which would pitch away from the boundary with no. 15, it would not appear intrusive to no. 15.

9.12 The proposed first floor front extension forming enlarged dormer would be set 2m from the flank wall of no. 15 at the closest point. In view of the siting of the front elevations of the dwellings at nos. 14 and 15, the proposed first floor front extension would not result in loss of daylight or appear overbearing to no. 15.

9.13 The proposed first floor side extension would be sited on the eastern elevation of the host dwelling, projecting in line with the front and rear of the dwelling at first floor level and therefore would not result in any impact to the residential amenities of no. 15.

9.14 The first floor rear extension would be set 7m from the western boundary with no. 15 Thornbury Close with a 12m separation distance between the flank wall of the first floor rear extension and the flank wall of no. 15. In view of this separation distance and the siting of the first floor rear extension which would not project beyond the rear elevation of no. 15, the proposed first floor rear extension would not appear overbearing or result in loss of daylight to no. 15.

8 and 9 Kipling Hall

9.15 The proposed first floor rear extension would be set 8.4m from the rear boundary of the application site with 11m to the rear boundary of no. 8 Kipling Hall to the south and 19m to the rear elevation of no. 8 at the closest point. In view of these separation distances, the proposed first floor rear extension would not result in overlooking/loss of privacy or appear visually prominent to no. 8, mitigated further by existing leylandii hedging along the southern boundary of the application site and trees within the grounds of Kipling Hall which are subject to Tree Preservation Orders (TPOs).

9.16 The proposed first floor rear extension would be set 20m from the front/side elevation of no. 9 Kipling Hall at the closest point to the south-west of the application site. In view of this separation distance along with the existing leylandii hedging along the southern boundary of the application site and trees within the grounds of Kipling Hall which are subject to Tree Preservation Orders (TPOs), the proposed first floor rear extension would not result in overlooking/loss of privacy or appear visually prominent to no. 9.

3 Thornbury Close

9.17 The proposed first floor front and side extensions and single storey front extension would be set approximately 18m from the front/side boundary of no. 3 Thornbury Close to the north at the closest point with 25m separation distance to no. 3 at the closest point. In view of these separation distances, the proposed extensions would not result in overlooking or appear visually prominent to no. 3.

9.18 As such, the proposal would not result in adverse impacts to the residential amenities of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iii. Impact on character and appearance of surrounding area

9.19 The site is located within a Character Area as designated by the Character Area Assessments SPD – West Crowthorne. The SPD defines the area as comprising houses which are predominately 2 stories high with occasional 2.5 storey houses and bungalows. It goes on to state that “building materials are predominately red brick with the odd use of yellow brick and render and the subtle variations in local character should be retained”.



9.20 The proposed first floor front extension would extend the existing front facing pitched roof dormer across the width of the front elevation of the host dwelling. Its design would be in keeping with the existing dormer and it would be a sympathetic addition to the host dwelling.

9.21 The proposed first floor side extension would match the roof profile of the existing eastern elevation of the host dwelling. It would be set over 1m from the boundary with no. 12 Thornbury Close to the east with a 1.6m separation distance to the flank wall of no. 12. In view of these separation distances, the proposed first floor side extension would not result in a terracing effect with the adjoining dwelling of visually and physically linking the dwellings together.

9.22 The proposed first floor rear extension due to its siting, modest projection and subordinate roof design would not appear prominent in the street scene.

9.23 The proposed single storey front extension due to its modest projection and single storey height would not appear prominent in the street scene.

9.24 The proposed extensions would not result in overdevelopment of the site. The proposed single storey front extension forming playroom would project in line with the existing porch on the front elevation as an infill extension; the first floor side extension would be sited over the footprint of the existing garage and part of the utility room at ground floor level; the first floor rear extension would be sited over the footprint of the existing kitchen and utility at ground floor level and the first floor front extension would extend the existing front facing pitched roof dormer across the whole front of the host dwelling. As such, the proposed extensions would not be overdevelopment of the site and would not result in disproportionate additions to a dwelling located within the settlement boundary.

9.25 The materials to be used in the external finish of the proposed extensions would comprise facing brick, tile hanging and render at ground floor level. The use of facing brick and tile hanging would match the host dwelling. The use of render at ground floor level would not be considered out of keeping in the surrounding area – no. 15 Thornbury Close has white painted brickwork at ground floor level, other dwellings in Thornbury Close have white UPVC cladding and there are examples of rendered finishes on dwellings on Lyneham Road – from which Thornbury Close is accessed. The use of render in the area is also highlighted in the Character Area Assessments SPD. As such, the materials proposed would be in keeping with both the host dwelling and surrounding area.

9.26 As a result of the proposed extensions, there would be a requirement to provide 1no. additional parking space to the front of the dwelling which would result in the removal of some of

the existing soft landscaping to the frontage. The frontage currently comprises an area of block paving providing parking for 2no. cars along with some soft landscaping and some of the soft landscaping would be lost by the driveway extension. This would however not be detrimental to the visual amenities of the area.

9.27 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Character Area SPD and the NPPF.

iv. Highway implications

9.28 The property takes access off an adopted residential cul-de-sac and on-street parking is unrestricted.

9.29 The existing property comprises 3 bedrooms and is currently served by a garage and 2 driveway spaces. The proposed extensions would increase the number of bedrooms at the dwelling to 4, requiring 3 parking spaces in accordance with the Council's Parking Standards SPD (2016).

9.30 A parking plan showing 3no. parking spaces to the front of the dwelling has been submitted which is considered acceptable. A planning condition requiring the implementation of the parking spaces prior to the occupation of the extensions is recommended to be imposed. An informative is also recommended in relation to extending the dropped kerb to the front of the dwelling to provide access to the parking spaces.

9.31 Subject to the imposition of the aforementioned condition and informative, the proposal would not result in highway safety implications, in accordance with Saved Policy M9 of the BFBLP, CS23 of the CSDPD and the NPPF.

v. Community Infrastructure Levy (CIL)

9.32 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.

9.33 CIL applies to any new build including new build that involves the creation of additional dwellings. In this case, as the proposal is for a residential extension, it is not CIL liable.

10. CONCLUSION

10.1 The proposed single storey front extension and first floor front, side and rear extensions would not result in significant adverse impacts to the residential amenities of adjoining properties, would not adversely affect the character and appearance of the surrounding area and would provide sufficient on site parking provision. Further, the scheme is not CIL liable.

10.2 As such, the proposal is considered to be in accordance with CS7 and CS23 of the CSDPD, Saved Policies EN20 and M9 of the BFBLP and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

11. RECOMMENDATION

11.1 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 9 September and 23 October 2016:

Drawing no. 9100/04 – proposed ground floor layout
Drawing no. 9100/05 – proposed first floor layout
Drawing no. 9100/08 – proposed elevations
Drawing no. 9100/08 – roof and parking plan

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 those outlined in section 11 – materials of the planning application form received 1 September 2016 by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed in the east and west elevations of the development hereby permitted.
REASON: In the interests of the residential amenities of the neighbouring properties.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
05. The first floor extensions hereby permitted shall not be occupied until the off-street parking spaces as shown on drawing no. 9100/08 received by the Local Planning Authority on 23 October 2016 have 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]

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
 3. Materials
 4. Windows
 5. Parking Plan
03. The Street Care team should be contacted at 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.

ITEM NO: 10

Application No.
16/00995/PAC

Site Address:

Ward:
Bullbrook

Date Registered:
3 October 2016

Target Decision Date:
28 November 2016

**The Braccans London Road Bracknell Berkshire
RG12 2XH**

Proposal: **Prior approval notification for the change of use of offices (B1a) to 36 apartments (C3).**

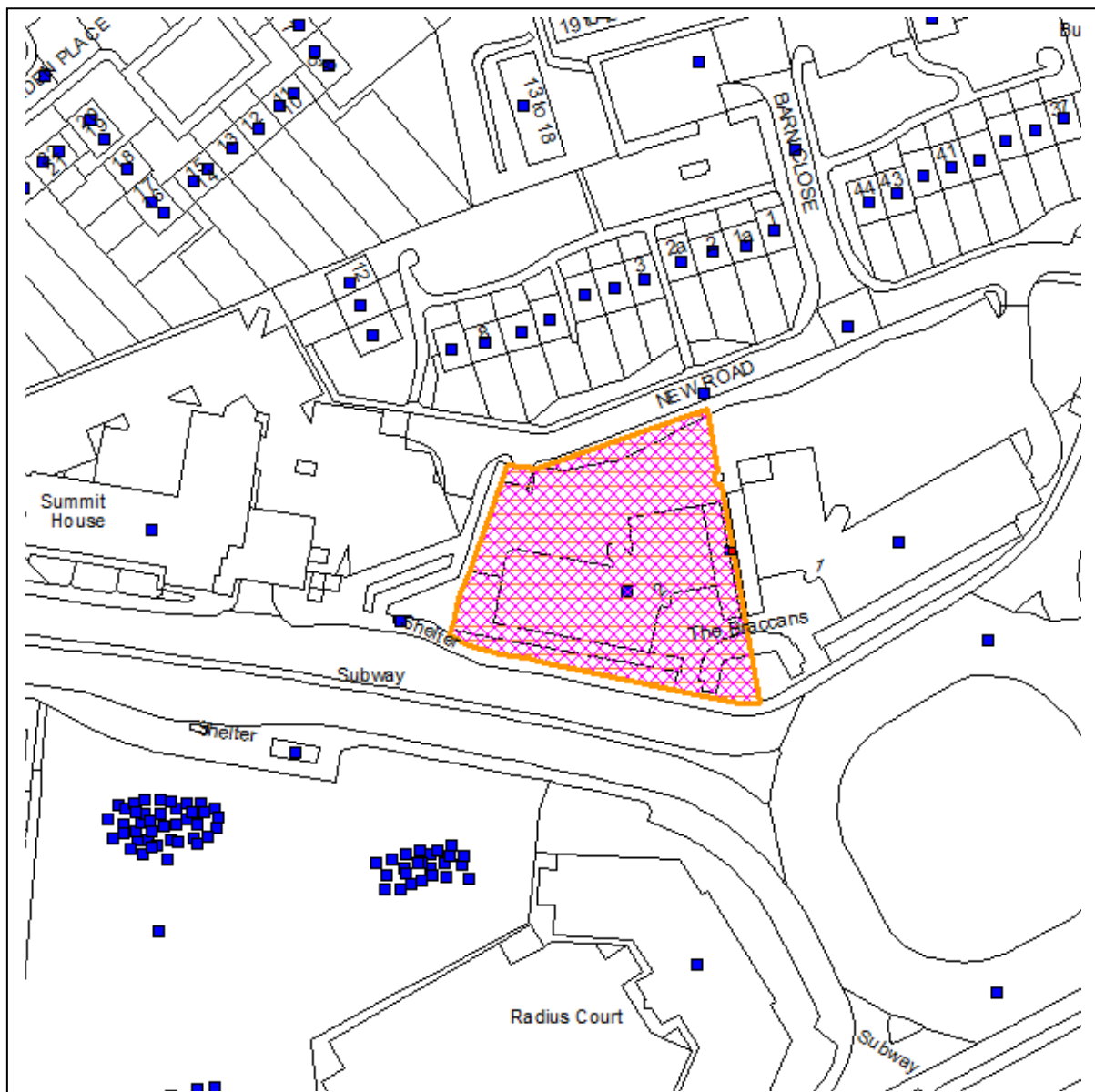
Applicant: Allen Planning Ltd

Agent: (There is no agent for this application)

Case Officer: Katie Walker, 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 change of use of The Braccans from office (B1) to 36 residential dwellings (C3).

1.2 The proposal complies with the criteria set within Paragraph O.1 of Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore the proposal satisfies the conditions in Paragraph O.2 of the same legislation. As such, prior approval can be granted.

RECOMMENDATION
Prior approval is required and should be granted.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The prior approval application has been reported to the Planning Committee as it has to be determined within 56 days.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Within 5km of the SPA

3.1 The site is known as The Braccans 2, and is a large office building, forming one of a pair of office buildings with The Braccans 1. It is bounded: to the south by London Road; to the east by Braccans 1, beyond which is Bay Drive; to the north by New Road; and to the west by a car park associated with the adjacent commercial development, Summit House. This property has permission for conversion into apartment-hotel use (C1).

3.2 The building is three storeys tall, and is currently an office building. The surrounding area is a mix of residential and commercial.

3.3 The site is within 5 kilometres of the Thames Basin Heath Special Protection Area (SPA).

4. RELEVANT SITE HISTORY

4.1 The relevant site history can be summarised as follows:

613355: Erection of a 4650 sq.m. office buildings (Use Class B1 Business Use) with 205 car parking spaces - approved 1989.

615455: Reserved matters. Erection of 55,000 sq.ft. office building and 205 parking spaces - approved 1989.

16/00299/PAC: Prior approval notification for the change of use of offices (B1a) to 33 apartments (C3) – approved 2016.

5. THE PROPOSAL

5.1 Prior approval is sought for the change the use of the existing building known as The Braccans 2 from Class B1(a) (offices) to Class C3 (dwelling houses) in accordance with Class O of Part 3 of

Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Pursuant to paragraph W of the same legislation, the applicant is applying for prior approval for this change of use. The proposal comprises the creation of 36 apartments. A similar prior approval application was granted in May 2016, for 33 apartments.

5.2 No external alterations are proposed to facilitate the change of use.

5.3 This application would retain the existing parking layout which provides 68 parking spaces.

6. REPRESENTATIONS RECEIVED

Town Council:

6.1 Bracknell Town Council raised no objection to the application.

Other representations:

6.2 No responses to the neighbour consultations letters or the site notice were received at the time of writing.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

7.1 No concerns with regards to either contaminated land or the impacts of noise from commercial premises on the intended occupiers of the development, given that this application comprises 3 apartments over and above the permitted prior approval.

7.2 Highway Officer: Recommends approval of the Prior Approval application.

8. RELEVANT LEGISLATION

8.1 Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows 'development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes order, to a use falling within Class C3 (dwellinghouses) of that schedule.

8.2 Paragraph O.1 states: Development is not permitted by Class O if:

(a) the building is on article 2(5) land;

(b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes order-

(i) on 29th May 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

(c) the site is, or forms part of, a safety hazard area;

(d) the site is, or forms part if, a military explosives storage area;

(e) the building is a listed building or is within the curtilage of a listed building; or

(f) the site is, or contains, a scheduled monument.

8.3 Paragraph O.2 states that development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

- (a) transport and highways impacts of the development,
- (b) contamination risks on the site,
- (c) flooding risks on the site, or
- (d) impacts of noise from commercial premises on the intended occupiers of the development,

and the provisions of paragraph W (prior approval) of this Part shall apply in relation to that application.

8.4 Section W sets out the procedure to be followed where a developer is required to apply for prior approval to the Local Planning Authority under any class falling within Part 3. This paragraph states that the Local Planning Authority may refuse an application where, in the opinion of the Authority, the proposed development does not comply with or the developer has provided insufficient information to enable the Authority to establish whether the proposed development complies with any conditions, limitations or restrictions specified in this Part as being applicable to the development in question.

9. ASSESSMENT

9.1 (a) The building is not on article 2(5) land and an application under paragraph O.2(1) was received on 30 March 2016.

- (b) The building was last used for a use falling within Class B1(a) offices.
- (c) The site does not form part of a safety hazard area.
- (d) The site does not form part of a military explosives storage area.
- (e) The building is not Listed or within the curtilage of a Listed Building.
- (f) The building is not listed or a scheduled monument.

9.2 With regard to the conditions listed in paragraph O2:

- (1) (a) Transport and highways impacts of the development

Access

9.3 The Braccans is located on London Road at the Eastern Road Roundabout. Pedestrian access is from the London Road frontage and the car park takes access off New Road, an adopted road. Also, there is an existing footpath to the side of the building for access between the car park and the building. No changes are proposed to the existing access arrangements serving this office and approved as the access for 33 apartments.

Parking

9.4 The proposed floor plans do not show the number of bedrooms per flat, however the applicant has confirmed that there would be 26 one-bedroom flats and 10 two-bedroom flats. This would result in a car parking requirement of 46 spaces for residents plus 7 visitor spaces, totaling a requirement of 53 spaces. The existing parking provision is 68 spaces, which would remain. The proposal therefore exceeds the Council's parking standards.

9.5 64 cycle spaces are to be provided within a double stacked bike store and this complies with the parking standards. The cycle parking and bin storage appears to be sited on a raised planted area and access is likely to be difficult. Alterations to the raised planting are likely to be required and bins could be stored closer to the building to avoid an adjacent private footpath. Also, the cycle parking provision could be scaled down as only 53 spaces are required. However, the

Highways Authority has no objection to the prior approval application. An informative regarding the Council's waste collection is recommended.

Trips

9.6 36 flats could generate in the region of 144 two-way trips over the course of a typical day with 15 or 16 movements in both the morning and evening peak periods. The proposed residential use is likely to generate fewer movements than the current permitted office use.

9.7 In conclusion the proposal provides sufficient on-site parking and the access is considered to be suitable, given that the number of trips is likely to be reduced. There are no objections to the proposal from a highways and transportation perspective.

(b) Contamination risks on the site

9.8 The Braccans is not situated on land that has been indicated as a potential contaminated land site, and there is no other information available that would indicate that The Braccans is situated on contaminated land as described in part 2A of the Environmental Protection Act 1990.

(c) Flooding risks on the site

9.9 The site is within Flood Zone 1 and it is not therefore considered that there are any flooding risks on the site. For that reason there are no concerns regarding the proposed change of use.

(d) Impacts of noise from commercial premises on the intended occupiers of the development.

9.10 The Environment and Communities Team has no concerns with the application in relation to the impact of noise from commercial premises in the vicinity of the proposed development.

9.11 (2) The development must be completed within 3 years starting with the prior approval date.

Other matters

9.12 The site is located within 5km of the Thames Basin Heaths Special Protection Area. It is a condition of any planning permission granted by a general development order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority has given written approval under the Habitats Regulations 2010. As this proposal would create additional dwellings and is located within an area where additional dwellings would lead to a significant impact on the SPA, if not mitigated, an informative is recommended advising the applicant how to apply for approval under the Habitats Regulations 2010.

10. CONCLUSIONS

10.1 An assessment has been made of the proposal and it is considered that prior approval is required for the change of use of the building from an office use (B1) to 36 apartments (C3).

10.2 The proposal complies with the criteria set within Paragraph O.1 of Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore the proposal satisfies the conditions in Paragraph O.2 of the same legislation, provided the permission is implemented within 3 years of the date of this prior approval. As such, prior approval can be granted.

11. RECOMMENDATION

11.1 That Prior Approval is required and that Prior Approval be granted. The proposal therefore complies with Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

01. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless a planning obligation is entered into under Section 106 of the Town & Country Planning Act 1990 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to in the heading above.

02. This decision is based on the following plans and information received by the Local Planning Authority on 3 October 2016:

Site Plan

Proposed ground floor plan

Proposed first floor plan

Proposed second floor plan

And the following plans and documents received on 21 October 2016:

Cycle parking plan

Email clarifying unit mix

03. The applicant should contact the Council's Waste Section regarding waste arrangements on 01344 352000.