



NOTICE OF MEETING

Planning Committee

Thursday 17 May 2018, 7.30 pm

Council Chamber - Time Square, Market Street, Bracknell, RG12 1JD

To: The Planning Committee

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

ALISON SANDERS
Director of Resources

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If you require further information, please contact: Hannah Stevenson
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Published: 8 May 2018



Planning Committee
Thursday 17 May 2018, 7.30 pm
Council Chamber - Time Square, Market Street, Bracknell, RG12
1JD

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AGENDA

Page No

1. **Apologies for Absence**

To receive apologies for absence.

2. **Minutes - 19 April 2018**

To approve as a correct record the minutes of the meeting of the Committee held on 19 April 2018.

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3. **Declarations of Interest**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary 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 Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

4. **Urgent Items of Business**

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

PLANNING APPLICATIONS

(Head of Development Management)

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

- 5. PS Application No 17/00582/FUL - Land At East Lodge, Great Hollands Road, Bracknell**

Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping. 15 - 32
- 6. PS Application No 18/00332/FUL - 18 Broom Acres, Sandhurst**

Erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory. (Resubmission of 17/00348/FUL) 33 - 42
- 7. PS Application No 18/00124/FUL - Nuptown Piggeries, Hawthorn Lane, Warfield**

Erection of 2no. dwellinghouses with detached garages following demolition of existing buildings and removal of hardstanding. 43 - 62
- 8. Application No 18/00038/FUL - Chadwick Mews, Bracknell**

Section 73 application to amend condition 01 (approved drawings) of planning permission 09/00378/REM to allow removal of leylandii cypress tree screen between Chadwick Mews and The Green and replacement planting. 63 - 72
- 9. Application No 18/00193/FUL - 28 Carnation Drive, Winkfield Row, Bracknell**

Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage, conversion of loft to habitable accommodation with rear facing rooflights and installation of window at first floor level to eastern side elevation. 73 - 82

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**PLANNING COMMITTEE
19 APRIL 2018
7.30 - 9.05 PM**

Present:

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

Apologies for absence were received from:

Councillors Dudley, Angell, D Birch, Leake, Mrs McKenzie, Skinner and Thompson

89. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 22 March 2018 be approved as a correct record and signed by the Chairman.

90. Declarations of Interest

There were no declarations of interest.

91. Urgent Items of Business

There were no urgent items of business.

92. PS 17/01123/OUT Beaufort Park, South Road, Wokingham, Berkshire RG40 3GD

Outline application (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council, raising no objection to the initial outline application.
- Fifty representations received from local residents, as summarised in the Agenda papers.
- One comment in support of the application.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Julia Evans, BSRIA objecting to the application and Karen Charles for the applicant.

A motion to approve the recommendation in the officer report was put to the vote and was **LOST**.

Members raised concerns that development on this site would diminish the gap between Crowthorne and Bracknell. There were also concerns that the site was not included in plans for developer housing. Members also made reference to paragraph

10.3 of the officer report, which stated that the site was directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP as it was located outside the defined settlement boundary.

An alternative motion to refuse the application was proposed and seconded and on being put to the vote was **CARRIED**.

RESOLVED that application 17/01123/OUT be **REFUSED** for the following reason:

1. The site is located outside the defined settlement boundary and as such is directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.

2. 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 Supplementary Planning Document (2018).

3. In the absence of a planning obligation to secure affordable housing, Travel Packs, highways scheme to show what roads would be adopted and to secure adoption for those roads, provisions for Management Company to maintain and manage private road and financial contributions towards Education in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.

93. **18/00089/FUL Land Adjacent To 3 Toonagh, Winkfield Street, Winkfield, Windsor, Berkshire**

Section 73 application for the variation of condition 2 (approved plans) and 3 (material samples) of planning permission 15/00329/FUL for the erection of a new detached 3 bedroom dwelling with associated access and landscaping on land adjacent to 3 Toonagh, following the demolition of the existing garage. [For clarification: the application is for change of materials and form]

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- Nine letters of objection received from neighbouring properties, 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 (11 June 2015) of the original planning permission 15/00329/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 January 2018, 20 March 2018 and 3 April 2018:
00118-A02-001/A
00118-A01-002
00118-A00-002
00118-A00-003
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The development shall be carried out in accordance with the schedule of materials as set out on plan reference 00118-A02-001/A received by the Local Planning Authority on 20 March 2018.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
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 enlargement, addition, improvement or other alteration permitted by Classes A and B of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
REASON: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]
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 at first floor level or above in the north east or south west facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
06. The rooflight in the south west facing side elevation of the building shall at all times be high level windows having a sill height of not less than 1.7 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
07. The dwelling shall not be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. The development shall be implemented in accordance with the approved covered and secure cycle parking facilities received by the Local Planning

Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9]

09. The development shall be implemented in accordance with the approved Sustainability Statement received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
10. The development shall be implemented in accordance with the approved Energy Demand Assessment received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]
11. The development shall be implemented in accordance with the approved external lighting details received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

94. **18/00160/FUL 4-5 Keepers Coombe, Bracknell, Berkshire RG12 0TN**

Erection of two storey front extensions to both properties, with driveway enlargement to 5 Keepers Coombe.

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.
- Three objections received from local residents, 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 Plan and Location Plan - Drawing Number: 32 - Received 23rd February 2018
Ground and First Floor and Roof Plan As Proposed - Drawing Number: 33 F - Received 19th April 2018
Front and Side Elevations and Sections AA and BB As Proposed - Drawing Number: 34 F - Received 17th April 2018
Email confirming no encroachment - Received 19th March 2018
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 extensions hereby permitted shall be similar in appearance to those of the existing dwellings.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
04. The extension at 5 Keepers Coombe hereby approved shall not be occupied until the associated vehicle parking has been provided 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]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. The approved extensions to 4 and 5 Keepers Coombe shall be constructed and substantially finished concurrently.
REASON: In the interests of the residential amenity of the neighbouring property.
[Relevant Policies: BFBLP EN20]
95. **18/00132/FUL 58 Carnation Drive, Winkfield Row, Bracknell, Berkshire RG42 7QT**

Retention of 3no. non obscured and openable roof lights to side elevation.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal.
- Two letters of objection received from neighbouring properties, 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 comply with the following approved plans:
Site Location Plan, Received 07.02.2018
Proposed Floor Plans, and Roof Plan, Drawing number: BC SUB.05, Received 07.02.2018
Proposed Elevation, Drawing number: BC SUB.08, Received 07.02.2018
Proposed Section B-B, Drawing number: BC SUB.06, Received 07.02.2018
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

96. **Confirmation of TPO 1266 - 'Land at 125 Bullbrook Drive, Bracknell, Berkshire - 2018'**

The Committee received a report confirming the Tree Preservation Order (TPO) 1266 Land at 125 Bullbrook Drive, Bracknell, Berkshire – 2018.

Under section 198 of the Town and Country Planning Act 1990 and The Town & Country Planning (Tree Preservation) (England) Regulations 2012, the Council had made a Tree Preservation Order (TPO) to retain and protect trees that were assessed to be of amenity value and were judged to be at expedient risk of removal or other adverse affect. Representations had been made to the Council and they were included within the subject of the report.

RESOLVED that the Committee confirms the Tree Preservation Order in its current form.

CHAIRMAN

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

**PLANNING COMMITTEE
17th May 2018**

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

		Case Officer	Reporting Officer
5	<p>17/00582/FUL Land At East Lodge Great Hollands Road Bracknell (Great Hollands North Ward) Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Michael Ruddock	Basia Polnik
6	<p>18/00332/FUL 18 Broom Acres Sandhurst Berkshire (Central Sandhurst Ward) Erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory. (For clarification, the two storey front, side and rear extensions, and increase in roof height have previously been approved under 17/00348/FUL). Recommendation:</p>	Olivia Jones	Basia Polnik
7	<p>18/00124/FUL Nuptown Piggeries Hawthorn Lane Warfield (Winkfield And Cranbourne Ward) Erection of 2no. dwellinghouses with detached garages following demolition of existing buildings and removal of hardstanding. Recommendation: Approve.</p>	Sarah Fryer	Basia Polnik
8	<p>18/00038/FUL Street Record Chadwick Mews Bracknell Berkshire (Old Bracknell Ward) Section 73 application to amend condition 01 (approved drawings) of reserved matters</p>	Trevor Yerworth	Basia Polnik

approval 09/00378/REM to allow removal of leylandii cypress tree screen between Chadwick Mews and The Green and replacement planting.
Recommendation: Approve.

- | | | | |
|---|--|-------------------|--------------|
| 9 | 18/00193/FUL
28 Carnation Drive Winkfield Row Bracknell
(Winkfield And Cranbourne Ward)
Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage, conversion of loft to habitable accommodation with rear facing rooflights and the insertion of a window at first floor level to eastern side elevation.
Recommendation: Approve. | Shannon
Kimber | Basia Polnik |
|---|--|-------------------|--------------|

Background Papers

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

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

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

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

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

THE HUMAN RIGHTS ACT 1998

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

Those rights include:-

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

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

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

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

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

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

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

detailed consideration of any Convention Rights affected.

ITEM NO: 5

Application No.
17/00582/FUL
Site Address:

Ward:
Great Hollands North

Date Registered:
7 June 2017

Target Decision Date:
2 August 2017

**Land At East Lodge Great Hollands Road Bracknell
Berkshire**

Proposal:

Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping.

Applicant:

Mr Pangali

Agent:

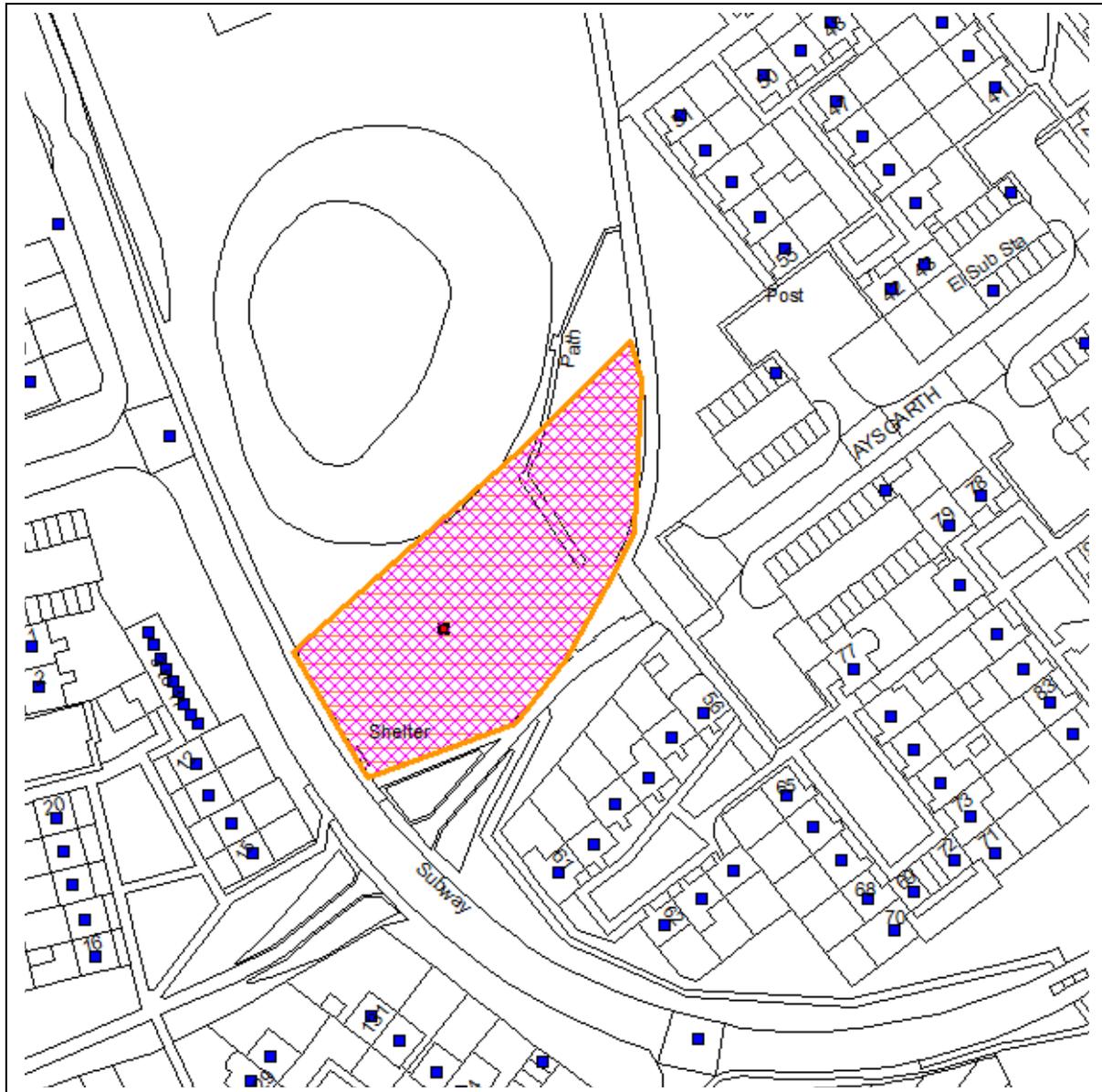
Ms Nicki Broderick

Case Officer:

Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is for the erection of a detached three storey building on the site forming nine residential units. The application includes associated vehicle and cycle parking, refuse storage and landscaping.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on trees or biodiversity, subject to conditions. Parking provision is considered acceptable and the development would not result in an adverse impact on highway safety. Relevant conditions will be imposed in relation to sustainability. A Section 106 legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

RECOMMENDATION

Delegate to the Head of Planning to approve the application subject to the conditions in Section 11 of this report and the completion of a Section 106 Agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within 5km of the SPA

3.1 The site, which has an area of 0.23ha, is located within the neighbourhood of Great Hollands and involves land between Great Hollands Road and Aysgarth. Previously a building known as East Lodge was sited on the land and this was demolished in 2006. East Lodge was positioned on the east of the site, towards Aysgarth, with associated car parking to the west of the site and access from Great Hollands Road.

3.2 The site had been used over the years as an adventure playground and for local scout groups. It was also used by a local playgroup until alternative accommodation was found, leaving the building and land vacant for a number of years and susceptible to vandalism. Although the site appears as grassed amenity land at present, it should be considered as previously developed land due to its previous use as a building and a car park. It is not located within Flood Zones 2 or 3.

3.3 The site is bordered to the south and the east by residential dwellings on Aysgarth, and to the north by a large area of public open space. To the west of the site on the opposite side of Great Hollands Road is a three storey building which comprises eight flats, known as No.3 – No.11 Holbeck.

4. RELEVANT SITE HISTORY

4.1 Relevant planning history for the site is summarised as follows:

Application 14/00552/FUL - Erection of 3 storey block of 9 flats (4 x no1 bedroom flats and 5 x no.2 bedroom flats) with creation of a site access off Aysgarth with landscaping, car parking, cycle storage, refuse store and electricity substation. The application was reported to the Planning Committee on 18 June 2015 and the Committee resolution was to approve the application, subject to the completion of a Section 106 Agreement. This Agreement was never completed and the application was eventually withdrawn in February 2016.

5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached three storey building on the site with associated parking and landscaping. The building would consist of three one bedroom flats and six two bedroom flats, providing nine residential units overall. The application is an amended scheme to that considered under application 14/00552/FUL.

5.2 The building would be positioned to the west of the site, fronting Great Hollands Road. Parking would be to the rear with vehicular access taken from Aysgarth. Pedestrian footpaths are proposed within the site, between both the parking area and Great Hollands Road and the building, with a cycle store and refuse store located adjacent to the car park. Access to the flats would be both from the front and the rear of the building.



5.3 The building would be 'L-shaped' with a maximum width of 18m and a maximum depth of 16.8m. It would have a height of 10.8m with a hipped roof design and dormers at second floor. The floor plans would follow the same pattern at ground, first and second floor level with 2no. two bedroom flats and 1no. one bedroom flat provided at each level.

5.4 The building would be finished in white render at ground floor level and brickwork at first and second floor level with red concrete tiles for the roof. Samples of the brickwork have been submitted with Ibstock Funton Orchard Mixture Brickwork proposed.



5.5 The access to the development would cross an existing cycle path adjacent to Aysgarth that borders the site to the rear. As such, notice has been served on Bracknell Forest Council.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 No objection.

Other representations:

6.2 Twenty two letters of objection have been received in respect of the proposed development. The reasons for objection can be summarised as follows:

- Insufficient parking is provided for both residents and their visitors. No capacity for on street parking on nearby streets.
- Impact of additional traffic through Aysgarth. Too many cars parked here for it to be used as a through road and safety concerns due to increased traffic.
- The access to the development from Aysgarth would intersect an existing cycle route.
- Loss of parking in Aysgarth.

[OFFICER COMMENT: Whilst it is acknowledged that vehicles often park where the access to the development would be created, this is a turning head and not a formal area of parking.]

- Loss of a grassed amenity area and impact on trees. Sets a precedent for development on the adjacent park.

[OFFICER COMMENT: The land is not amenity land, whereas the adjacent land is public open space.]

- Impact on privacy of neighbouring properties due to overlooking.
- Colour and materials are not in keeping with any properties in the surrounding area.

[OFFICER COMMENT: The proposed materials have been amended since this comment was made.]

- Concerns that an adjacent bus stop will be removed.

[OFFICER COMMENT: This is not part of the proposals. The bus stop is outside the application site.]

- Impact on residents pets from increased traffic using the access and loss of open space.

- Loss of children’s play equipment.

[OFFICER COMMENT: The play equipment is on the adjacent public open space, not the application site.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Recommend conditional approval.

7.2 Tree Officer

Recommend conditional approval.

7.3 Landscaping Officer

Recommend conditional approval.

7.4 Urban Design Officer

No objection following amendments to the materials.

7.5 Biodiversity Officer

Recommend conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Trees	BFBLP EN1, EN20	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Design SPD, Character Area Assessments SPD, Design SPD, Parking Standards SPD	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv Transport implications
- v Biodiversity Considerations
- vi Effect on Trees
- vii Sustainability
- viii SPA
- ix Community Infrastructure Levy

i. Principle of the development

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

ii. Impact on the character and appearance of the area

9.3 The proposed building would be three storeys high with a height of 10.8m, and set back approximately 6.5m from Great Hollands Road. As such it would be a prominent feature in the streetscene. In terms of the overall scale of the building, it would be comparable to the building opposite at No.3 - No.11 Holbeck which is also a three storey building comprising flats with a height estimated to be in excess of 10m. It is therefore not considered that a building of the size and scale proposed would be out of keeping with the streetscene in this location. This complies with the recommendations of the Design SPD which states that the height of buildings should respond to the existing heights in the local context.

9.4 Although it would be set closer to the highway than the existing flats, which are set approximately 9m back from the highway, the L-shaped design of the building means that the main bulk of the building is set further into the site to the east which would reduce the visual impact of the building when viewed from Great Hollands Road. By way of comparison, the flats opposite have a width of approximately 24m fronting Great Hollands Road. It is considered that this view from the west would be the principal view of the building, as it would be obscured by retained protected trees to the south, and the open space to the north which is on higher ground. It would not be visually prominent when viewed from the east as it would be set over 45m from Aysgarth.

9.5 In comparison to the previous scheme the building would not be set any closer to the highway and the change to its position would reduce its visual impact when viewed from Great Hollands Road. The footprint of the building is similar and the same number of flats would be provided with one additional bedroom. With regard to its height, the original scheme had a gable element with a height of approximately 11m and a lower element with a height of 9.6m. It is not considered that the proposed building is significantly greater in scale than the previous building.

9.6 In respect of its design, the Urban Design Officer has commented that the vertical detailing is acceptable with the windows and Juliet balconies offering a difference in terms of size and detailing. It is considered that this is consistent with the recommendations of the Design SPD which states that the proportions of the windows and their positioning within the overall elevation are important to the overall design. The materials have been amended so that brickwork is included at first and second floor level rather than the cladding that was originally proposed. Samples of the brickwork have been submitted, and it is considered that the materials proposed would be in keeping with the character and appearance of the area.

9.7 In terms of density, the number of units proposed is considered appropriate when compared to the local established density. Furthermore, the scheme accords with the NPPF in that it makes efficient use of the land, given the constraints of the trees on the site's boundaries. It is considered that to accommodate a greater number of dwellings would be out of keeping with the wider visual appearance of the area, and likely to adversely affect the large mature trees within the site, and would not deliver high quality, well designed development in accordance with NPPF.

9.8 Landscaping is included along the boundaries which is acceptable, however planting is not proposed internally which could provide privacy to the ground floor units and separate the parking area from the amenity space. As such a landscaping condition will be imposed to require such details. In general the proportions of the site are considered acceptable with regard to the amount of soft landscaping in comparison to the building and parking. The existing large mature trees on the site are to be retained and will form part of the private amenity space around the new flats and will continue to provide an important amenity feature to the area. The impact of the development on these trees is assessed in detail below. The site will be enclosed by a low knee rail 450mm high fence to the front with 1200mm high railings to the side, and the proposed boundary treatment is considered acceptable.

9.9 Objections have been raised that the development would result in the loss of amenity land. Whilst it is acknowledged that part of the site appears to have started to blend into the landscape since the building was demolished it remains of a different character to the rest of the playing fields and the land still comprises areas of hardstanding from where the building and pathways and car park once stood. As such the site can be regarded as Previously Developed Land. Furthermore given the large amount of open space located to the north of the site, it is not considered that the development of this individual site would result in an unacceptable loss of open space.

9.10 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy M9 or the NPPF.

iii. Impact on residential amenity

9.11 The building would be located directly opposite an existing three storey block of flats on Holbeck, and would also be visible from the dwellings to the south of these flats. There would be a separation distance of approximately 25m between the two buildings which accords with the Design SPD which states that a distance of 12m between windows on the street side of dwellings is accepted as providing a reasonable degree of privacy to the occupants of such buildings. The Design SPD also notes that blocks of flats do not have private 'backs' in the way most houses do, and a minimum distance of 22m will be sought. In view of the separation distance proposed, it is not considered that the development would result in an unacceptable loss of light or privacy to the flats opposite.

9.12 The closest part of the building would be at a more oblique angle to No.12 and No.13 Holbeck with the part of the building directly opposite these properties set further back. This would be an improvement over the previous scheme where the proposed building had a continuous frontage to Great Hollands Road. The direct separation distance between the buildings would be over 38m with a separation distance of approximately 30m to the boundary. Both these distances are acceptable, and accord with the Design SPD.



9.13 There would be a minimum separation distance of approximately 44m to the dwellings to the south with a minimum gap of 31m to the boundary with the rear gardens of these dwellings. As a result of these separation distances it is not considered that there would be an unacceptable loss of light or privacy to these dwellings. Furthermore it is noted that the existing protected trees, which would be retained, offer a degree of screening to these dwellings.

9.14 In terms of future occupiers of the dwellings, the site would provide a large amount of communal open amenity space to the side and rear of the building. None of the flats would have a direct view into a neighbouring flat and as such there are no concerns that there would be any privacy issues between the flats. The development would provide an acceptable level of amenity for future occupiers of the development.

9.15 The proposed development would not result in an unacceptable loss of light or privacy to any of the neighbouring dwellings. Furthermore it is considered that the separation distances would ensure that it would not appear unduly overbearing when viewed from any of the neighbouring properties. The proposed development would therefore not result in a detrimental impact on residential amenity and as such would not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

Access

9.16 The development would face towards Great Hollands Road with access taken off Aysgarth at the rear, an adopted residential cul de sac which is subject to a 30mph speed limit. The proposed access would be off a turning head at the end of Aysgarth and will require the partial removal of a wall. The proposed access will cross over an adopted footpath and cycleway that serves the local area. There is sufficient visibility for approaching vehicles to see pedestrians and vice versa. The site plan shows a tactile crossing point for pedestrians or cyclists to wait before crossing the access.

9.17 A 4.8m wide access road is proposed and this is acceptable for the quantum of development enabling two cars to pass at low speeds and providing access for domestic delivery vehicles. Gates at the vehicular access would not be acceptable as these would restrict access and create conflict with the footpath/cycleway, and as such these will be restricted by condition. A new pedestrian path is proposed from Great Hollands Road to the flats. This path will cross a 1m wide highway margin and as such the works will need to be agreed with the Highway Authority under a

Section 278/38 legal agreement and the applicant will be advised of this via an informative. The existing access onto Great Hollands Road will be closed, and details of this will be required by condition. Refuse storage would be within a detached building to the rear of the site, adjacent to the car park.

9.18 It is noted that there are considerable parking problems along Aysgarth and the Highway Authority has introduced additional communal parking bays in recent years. However these issues would not restrict access to the application site and it is noted that access is as proposed under the previous application. An electricity substation is shown on the site plan as being accessible via the car park, and access to this is a matter between the developer and the utilities provider.

Parking

9.19 Seventeen parking spaces are provided including one disabled space which would provide parking to comply with the Parking Standards SPD including fifteen spaces for residents and two visitor spaces. This would assist in avoiding overspill parking on local streets which suffer from parking pressures. The proposed layout is considered acceptable. A cycle store is also shown on the site plan with ten spaces, and the provision of one cycle space per flat plus a potential visitor space is acceptable.

Trips

9.20 Nine flats are likely to generate 45 two way movements per day with five two way movements in the peak period. Construction traffic, including site deliveries and contractor parking will be secured via a condition requiring a Construction Management Plan. Any requirements to re-route the existing footpath/cycleway and provide directional signs, fencing/barriers, lighting etc for construction access could be covered within the Management Plan.

9.21 As such it is not considered that the development would result in an adverse impact on parking provision or highway safety. The development would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Biodiversity Considerations

9.22 The applicant's ecological report shows that the site has limited ecological value. The Biodiversity Officer supports this proposal subject to conditions securing biodiversity enhancements which would enhance the wildlife value of the development. Subject to a condition securing this, the proposal is considered to comply with CSDPD Policies CS1 and CS7 and the NPPF.

vi. Effect on Trees

9.23 Trees on this site are protected by confirmed Tree Preservation Order 1206. The Oak, Sweet Chestnut and Holly are prominent features in the streetscene and make an important contribution to the character and appearance of the area. As such the retention of these trees is considered essential to help soften views of the building and sympathetically integrate it within the existing landscape setting.

9.24 It is considered that the development represents a significant improvement on the previous layout submission with regard to the relationship with the trees as it has freed up areas around some of the trees formerly occupied by building footprint. As such the Tree Officer has no objection to the development subject to a number of issues being addressed which can be done through the use of conditions. These include tree protection measures, removal/treatment of existing hardstanding, site specific construction details and arboricultural monitoring.

9.25 As such the development would not result in a significant impact on these trees, subject to conditions that would require the submission of the above details. The development would therefore not be contrary to BFBLP 'Saved' Policy EN1 or the NPPF.

vii. Sustainability

9.26 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.27 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
- List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
- Details of energy efficiency measures;
- A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
- A feasibility study for all relevant renewable energy technologies;

The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.28 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

viii. SPA

9.29 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 1.14km 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.

9.30 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 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.

9.31 In this instance, the development would result in a net increase of 3no. one bedroom and 6no. two bedroom flats which results in a total SANG contribution of £13,269. 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 £4,353.

9.32 The total SPA related financial contribution for this proposal is therefore £17,622. A draft Section 106 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 are completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

ix. Community Infrastructure Levy

9.33 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.

9.34 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. The development involves a net increase in dwellings and as such is CIL liable.

10. CONCLUSIONS

10.1 The proposed building is acceptable in the context of this location and would not result in the loss of amenity land. The impact on the amenities of the residents of the neighbouring properties is considered acceptable and the development would not result in significant harm due to parking provision or highway safety. Conditions will be imposed to secure biodiversity enhancements and additional details with regard to trees. The development is therefore not considered to be contrary to CSDPD Policies CS1, CS7 and CS23, 'Saved' BFBLP Policies EN1, EN20 and M9 or the NPPF.

11. RECOMMENDATION

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

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

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 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 8 January 2018, 6 February 2018 and 1 May 2018:

C0.1, B0.2, B0.3, B0.4, B0.5, D0.6, B0.8, B0.9, B0.10, B0.11

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 surface of the development hereby permitted should be in accordance with the materials set out on Plan D0.6 received by the Local Planning Authority on 1 May 2018.

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

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

04. No construction works shall take place until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

05. The development shall be carried out in accordance with the boundary treatment set out on Plan B0.12 received by the Local Planning Authority on 8 January 2018 and Plan C0.1 received by the Local Planning Authority on 6 February 2018.

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

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

06. No construction works shall commence 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 EN20, CSDPD CS7]

07. No development shall be occupied until the existing access to the site from Great Hollands Road has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No development (other than the construction of the access) shall take place until the access from Aysgarth 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]

09. No flat shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

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

10. No flat shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. They shall be retained as such thereafter.

REASON: In order to ensure bicycle and refuse storage facilities are provided.

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

11. 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]

12. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the works to form an access across the footway/cycleway. 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]

13. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The development shall not commence 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]

15. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.

- c) All proposed tree, hedge or shrub removal and retention.
- d) Proposed locations of 2m (minimum) welded mesh panels, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6.2 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.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s of site specific ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant policies: CSDPD CS7, BFBLP EN1, EN20]

16. The protective fencing and other protection measures specified by condition 14 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. 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.

In addition to the protection measures specified above,

- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

17. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural supervision/monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

18. 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]

19. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

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

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

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

20. The development hereby permitted shall not be begun until:

(i) a site layout plan showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

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

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

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

21. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

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

22. 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 hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of the flats.

REASON: In the interests of the health of nearby trees

[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]

23. No flat shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

24. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

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):

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. Materials
5. Boundary Treatment
9. Vehicle Parking
10. Cycle parking/refuse storage
11. Gates
16. Tree Protection
21. Soft Landscaping
22. PD rights for hardstanding
25. SuDS

The applicant is advised that the following conditions require discharging prior to occupation of the development:

7. Closure of existing access
23. Sustainability Statement

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

4. Floor Levels
6. Landscaping
24. Energy Demand Assessment

The applicant is advised that the following conditions require discharging prior to commencement of any development:

8. New access
12. Off site highway works
13. Construction Management Plan
14. Biodiversity Enhancements
15. Tree Protection
17. Arboricultural Monitoring
18. Method Statement – Construction of hard surfaces
18. Method Statement – Removal of hard surfaces
20. Underground Services

3. The applicant is advised of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

In the event of the S106 agreement not being completed by 31 August 2018, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation

measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

ITEM NO: 6

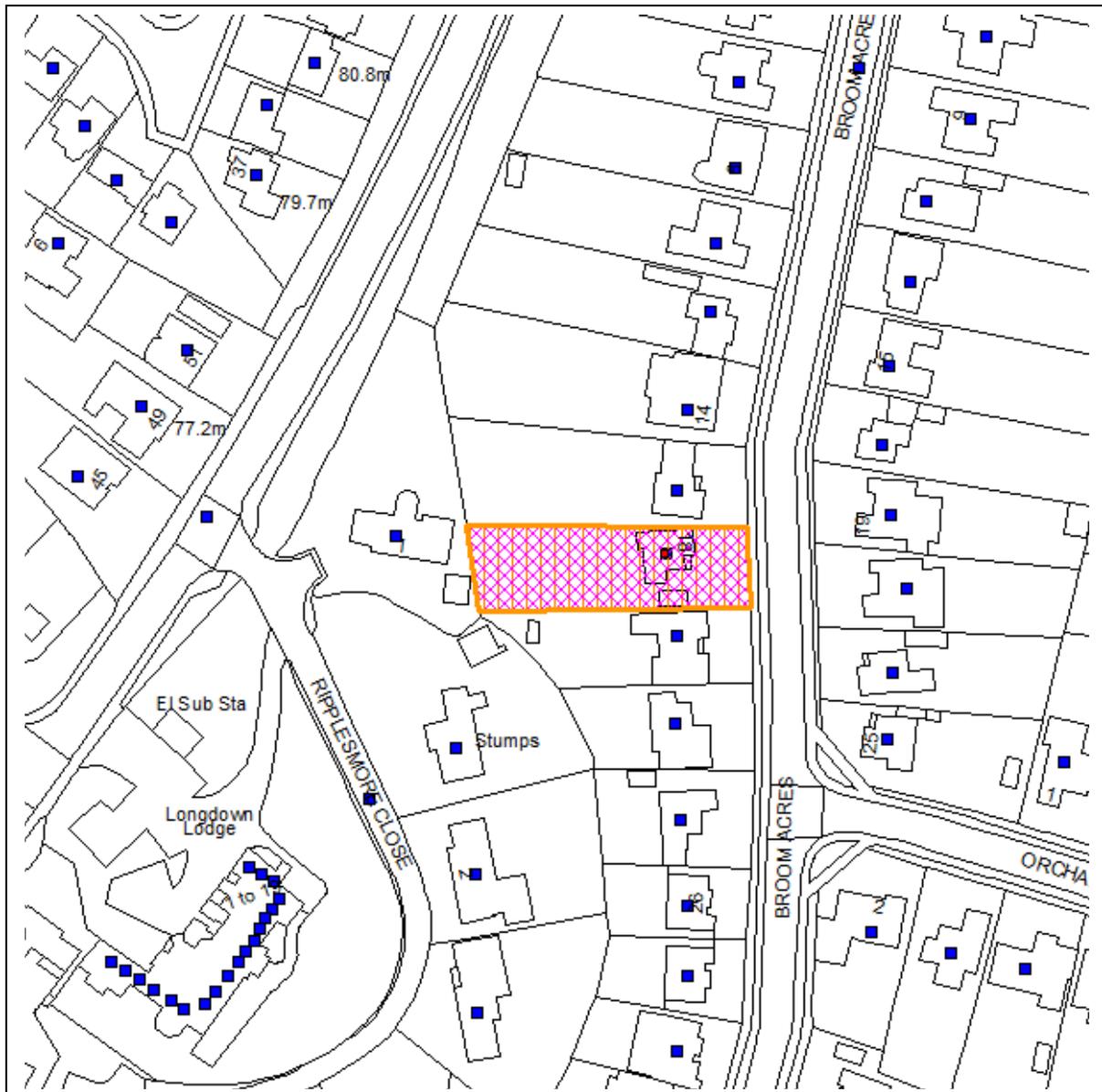
Application No.
18/00332/FUL
 Site Address:

Ward: Central Sandhurst
 Date Registered: 21 March 2018
 Target Decision Date: 16 May 2018
18 Broom Acres Sandhurst Berkshire GU47 8PW

Proposal: **Erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory. (Resubmission of 17/00348/FUL)**

Applicant: Mr Bhu Pinder Samra
 Agent: Mr Charles Chesterton
 Case Officer: Olivia Jones, 01344 352000
development.control@bracknell-forest.gov.uk

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



OFFICER REPORT 18/00332/FUL 18 Broom Acres

1. SUMMARY

- 1.1 The proposal is for the erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory.
- 1.2 The two storey front, side and rear extensions, and increase in roof height have previously been approved under extant planning permission 17/00348/FUL. The changes from the extant permission include the addition of a porch and rooflights, and the reduction in the amount by which the ridge height would be raised.
- 1.3 The proposed development relates to a property within the settlement boundary and is therefore acceptable in principle.
- 1.4 There would be no negative impact on the amenity of the neighbouring occupiers or highway safety. The proposed developments would not adversely impact the host dwellings or the character and appearance of the area.

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 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Area of Special Housing Character

- 3.1 18 Broom Acres is a two storey detached dwellinghouse located to the west of the highway. The surrounding area is predominantly residential. The property is located approximately 24 metres away from an area of protected trees (TPO 5/1966). The application site lies within Area C of the Sandhurst Study Area within the Character Area Assessments SPD (2010), and within an Area of Special Housing Character.

4. RELEVANT SITE HISTORY

4.1 384

Residential development (part of)
Approved 1949

2203

Outline For lay-out of estate.
Approved 12.02.1954

2665

Application for layout of Section II of Longdown Lodge Estate.
Erection of house (part of)
Approved 10.09.1954

17/00348/FUL

Erection of two storey front, side and rear extensions and increase in roof height following demolition of existing garage, utility room and conservatory.

Approved 28.06.2017

5. THE PROPOSAL

- 5.1 The proposed two storey side and rear extension would have a maximum depth of approximately 16.5 metres, a maximum width of approximately 13 metres, a maximum height of approximately 8.3 metres and a maximum eaves height of approximately 5.3 metres.
- 5.2 The proposed porch (including steps) would have a maximum depth of approximately 1.3 metres, a maximum width of approximately 3.14, a maximum height of approximately 3.87 metres, and a maximum eaves height of approximately 3 metres.
- 5.3 The ridge height of the main roof would be raised approximately 1.1 metres higher than the existing ridge.
- 5.4 The proposed materials would be similar to those used on the existing dwelling.
- 5.5 Compared to extant permission 17/00348/FUL, the proposal includes the erection of an enclosed porch, a lower proposed ridge height, and the installation of 8 rooflights. A ridge height of approximately 8.6 metres was approved under 17/00348/FUL while this application proposes a ridge height of approximately 8.3 metres. With regards the rooflights, three are proposed in the rear roof slope of the main roof, with two on either side of the main roof and one sited in the centre of the flat element of the main roof.
- 5.6 The proposed extension can be seen on the following plan:



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 No comments received at the time of writing the report.

Other Representations:

6.2 13 objections have been received that can be summarised as follows:

- i) The proposed rooflights would be out of keeping with the character of the area;
- ii) The proposed rooflights would appear overbearing to the neighbouring properties;
- iii) The proposed rooflights would result in adverse overlooking;
- iv) Insufficient parking would be provided;
- v) The dwelling may be used as a house of multiple occupation (HMO);
- vi) The outbuilding to the rear could be used as a habitable building;

[Officer Note: Points (i) to (iv) have been addressed in the report below. In response to points (v) and (vi), the application is not for a change of use to HMO nor for the use of the outbuilding, and therefore the possibility of the conversion to HMO has not been addressed in the report.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were carried out.

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' policies EN20 and H4 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 Assessment, Supplementary Planning Document 2010 Design Supplementary Planning Document 2017		
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. Transport and Highways Considerations
- v. Trees
- vi. Community Infrastructure Levy

i. Principle of Development

9.2 18 Broom Acres 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), SC2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The site is located within Area C of the Sandhurst Study Area within the Character Area Assessments SPD (2010). It is recommended that a similar material palette is used, and that roofs should be pitched with hips or gables. It is recommended that boundary treatments include low brick walls and shrub planting.

9.4 The site is located within a designated Area of Special Housing Character as defined by 'Saved' policy H4 of the BFBC Local Plan. The area is defined by low density development with a distinctive character.

9.5 The proposed development would appear symmetrical with the existing front elevation, and would include a matching hipped roof element. In addition, the extension would have materials that would match the existing dwelling.

9.6 The proposed development includes the raising of the ridge height by approximately 1.1 metres. There is not a uniform ridge height along Broom Acres due to the variation in roof designs and the natural slope of the road. The proposed roof would hip away from the highway and the properties on either side, which would reduce the impact of the roof. In addition, the proposed development is set back approximately 9.5 metres from the pavement, and approximately 1.6 metres from the front elevations of the properties on either side. Given the position of the roof, and the separation distance of approximately 2 metres between either property, it is not considered that the increased ridge height would be sufficiently out of keeping with the area to warrant refusal.

9.7 In addition, there are a number of similar two storey side extensions along Broom Acres. In particular the properties flanking the development site, 16 and 20 Broom Acres, were granted very similar two storey extensions, (planning permissions 608171 and 16/00118/FUL). It is considered therefore that the proposed development would appear in keeping with the character of the area.

9.8 Whilst it is acknowledged that the corner brick elements below the eaves will be lost, there are a number of dwellings in the streetscene, notably 19 Broom Acres, which do not include these elements. It is therefore not considered that the loss of these elements would warrant a refusal.

9.9 The properties directly opposite, 19 and 21 Broom Acres, both benefit from rooflights to the front elevation. The principle of rooflights is therefore acceptable within the streetscene. No rooflights are proposed on the front elevation, and it is not considered the side facing rooflights would have a prominent effect in the streetscene.



9.10 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20 and the NPPF.

iii. Impact on Residential Amenity

9.11 There would be two proposed first floor windows facing 20 Broom Acres serving bathrooms. These windows would be conditioned to be obscure glazed and only openable 1.7 metres above floor level to prevent overlooking. Ground floor windows are proposed on the side elevation facing 20 Broom Acres. However, due to the existing 1.8 metre high fence on the boundary, and the position of the window at ground floor level, it is not considered that this window would cause an adverse overlooking impact on 20 Broom Acres.

9.12 There would be no additional first floor windows on the side elevation facing 16 Broom Acres, and therefore no potential for overlooking onto this property. However, a condition would be imposed to restrict any future windows at first floor and above to be obscure glazed and only openable 1.7 metres above floor level.

9.13 At ground floor level, the proposed rooflights are not considered to have an adverse overlooking impact, as they would be set forward of the neighbouring properties and would be located on the ground floor. The side facing rooflights in the main roof would be sited at least 1.7 metres from finished floor level. This would be considered a sufficient height to restrict adverse overlooking. The height of these windows would be retained by condition.

9.14 The Design SPD (2017) recommends a separation distance to the rear boundary of 10 metres for first floor windows and 15 metres for second floor windows. Additionally, a separation distance of 22 metres is recommended between first floor windows and 30 metres between second floor windows, in order to prevent adverse overlooking. There would be a separation distance of approximately 27.5 metres between the first floor extension and the rear boundary, with a minimum separation distance of approximately 32 metres between the rear elevation of the property to the rear, 'The Farthings', and the

two storey element of the proposed development. In addition, given the oblique angle from the rear rooflights and the properties on either side, it is not considered that these rooflights would adversely overlook the neighbouring properties or private garden areas.

9.15 The proposed development would protrude past the rear elevation of 16 Broom Acres by approximately 7 metres, 4 metres of which would be a two storey extension. There is a separation of approximately 3 metres between the proposed rear extension and 16 Broom Acres. Due to this separation distance, and the presence of an existing 1.8 metre high fence and vegetation along the boundary, it is not considered that the proposed development would appear unduly overbearing onto 16 Broom Acres

9.16 The proposed development would protrude past the rear elevation of 20 Broom Acres by approximately 7 metres, 4 metres of which would be a two storey extension. There is a separation of approximately 2.5 metres between the proposed rear extension and 20 Broom Acres. Due to this separation distance, and the presence of an existing 1.8 metre high fence along the boundary, it is not considered that the proposed development would appear unduly overbearing onto 20 Broom Acres.

9.17 A loss of light assessment was undertaken to determine whether the proposed development would cause adverse overshadowing to the neighbouring properties. The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 45 degree line is drawn on the horizontal plane from the midpoint of the closest window serving a habitable room at the affected residential property. If this line intersects the development, a 45 degree line is drawn on the vertical plane from the point of intersection towards this window. If the line intersects more than half of the window, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.

9.18 The rear windows on 16 Broom Acres would not intersect the proposed extension. The rear windows on 20 Broom Acres would intersect the development. However, the proposed extension would not intersect more than half the window. Therefore although it is acknowledged that there would be some loss of light to the ground floor rear window at 20 Broom Acres it would not be so adverse as to warrant refusal on these grounds.

9.19 Whilst there are currently no side facing windows on 16 Broom Acres, planning permission 17/00044 includes the addition of two side windows facing 18 Broom Acres. Whilst this permission has not yet been implemented, it is extant until 27/03/2020. However, the windows in question serve a non habitable room (the first floor ensuite) and a secondary source of light to the living room. It is therefore considered that the proposed development would not result in a significant overshadowing impact on 16 Broom Acres.

9.20 There is no dwelling to the rear of the property that would be affected by overlooking, overbearing or overshadowing.

9.21 The proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

9.22 The residential standards in the Parking Standards SPD state that a four or more bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width.

9.23 Three parking spaces are proposed which meet the Parking Standards. The existing driveway would be extended to provide these spaces, which would be constructed of

porous materials. The extended driveway would therefore be considered permitted development and as such the loss of soft landscaping to the front of the property would not be considered a reason for refusal. These parking spaces would be retained by condition to ensure adequate parking.

9.24 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Trees

9.25 The property is located approximately 24 metres away from an area of protected trees (TPO 5/1966). This is considered a sufficient distance that the proposed development would not encroach onto the root protection area of these trees.

9.26 It is therefore considered that the proposal would not adversely affect the protected trees surrounding the development, and so would be in accordance with 'Saved' policy EN1 of the BFBLP and the NPPF.

vi. Community Infrastructure Levy (CIL)

9.27 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 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 would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor would the development result in a negative impact on the residential amenity of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN1, M9, EN20 and H4 of the BFBLP, Policies CS2 and CS7 and CS23 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 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:

Location Plan – Drawing Number: 16-10-01/1

Site Plan – Drawing Number: 16-10-01/2A

Proposed Ground Floor Plan – Drawing Number: 16-10-01/10A

Proposed First Floor – Drawing Number: 16-10-01/11A

Proposed Front Elevation – Drawing Number: 16-10-01/12C

Proposed Left Flank Elevation – Drawing Number: 16-10-01/13C

Proposed Rear Elevation – Drawing Number: 16-10-01/14C

Proposed Right Flank Elevation – Drawing Number: 16-10-01/15C

Section Through Roof Space – Drawing Number: 16-10-01/16

Plan on Roof – Drawing Number: 16-10-01/SKETCH 12 B

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 first floor south facing windows in the side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

5. No part of the second floor side facing rooflights of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflights are installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above on the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

7. The development hereby approved shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing, 16-10-01/2A, Received 3rd May 2018. 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]

11.2 Informative(s):

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

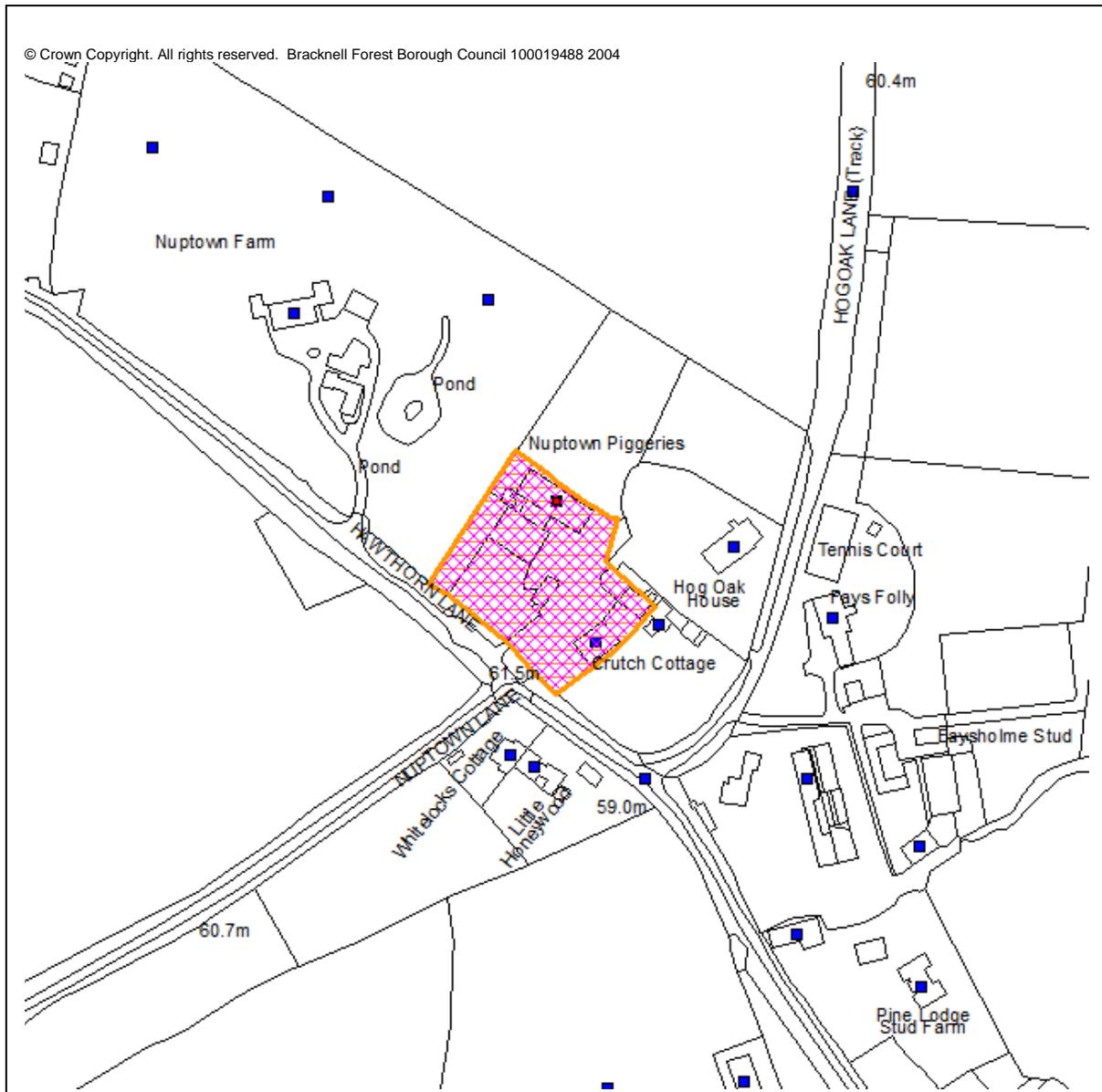
3. Materials
 4. Bathroom Windows
 5. Rooflights
 6. Additional Windows
 7. Parking
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
 4. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

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: 7	Ward:	Date Registered:	Target Decision Date:
Application No. 18/00124/FUL	Winkfield And Cranbourne	12 February 2018	9 April 2018
Site Address:	Nuptown Piggeries Hawthorn Lane Warfield Bracknell Berkshire RG42 6HU		
Proposal:	Erection of 2no. dwellinghouses with detached garages following demolition of existing buildings and removal of hardstanding.		
Applicant:	Mr Stuart Walker		
Agent:	Mr Nick Kirby		
Case Officer:	Sarah Fryer, 01344 352000 development.control@bracknell-forest.gov.uk		

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



1. SUMMARY

1.1 Planning permission is sought for the demolition of all existing buildings, currently considered to be in agricultural use, and erection of 2 detached dwellings, and 2 detached garages.

1.2 The site is considered to be Previously Developed Land (PDL) within the Metropolitan Green Belt. The site benefits from consents permitting the change of use of two of the agricultural buildings to residential and one other to B8 use. The applicant has demonstrated that the proposal will preserve the openness of the Green Belt in accordance with Paragraph 89 of the NPPF.

1.3 The application is considered to be acceptable in terms of design and appearance, character of the area, amenities, highway safety and biodiversity and is therefore recommended for approval.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is being reported to committee as 11 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Green Belt
Previously Developed Land
Tree Preservation Order

3.1 The site contains a number of single storey agricultural buildings and a single B8 (storage and distribution) building, located within a site known as Nuptown Piggeries, sited to the north of Hawthorne Lane, Warfield. The site is classed as a previously developed or a 'brownfield' site.

3.2 The site consists of 6 buildings in general agricultural use, and is mostly covered in hardstanding. It is noted that Class R of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), permits the change of use from agriculture to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage and distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Class Order by notifying the planning authority of the intended change of use. Building C is considered to have a lawful B8 use under a notification submitted to the Council on 21.12.2017. Application 16/00154/PAA approved the change of use of buildings A and E to residential under Class Q Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.3 The buildings are all single storey with varying heights of between 5.67m and 3.06m. Building A the most northerly sited building has a barrel shaped roof constructed from metal sheets. The rest of the buildings have pitched roofs, constructed of prefabricated sheets.

3.4 The site is located within the Metropolitan Green Belt and is surrounded by a mixture of residential properties grouped around the junction with Hawthorne Lane, Nuptown Lane and

Hogoak Lane. Open agricultural land surrounds the small hamlet and borders the northern boundary of the site. A woodland TPO relates to an area adjacent to the western boundary of the site. This was recently subject to an approved application to fell the trees within this area (ref: 17/00279/TRTPO).

4. RELEVANT SITE HISTORY

Notification of Change of Use from agricultural building to Class B8 (Storage and Distribution) received 21.12.2017

17/00279/TRTPO Application to fell trees. Approved 09.01.2018

16/00689/PAA Application for prior approval for the change of use of 2no. agricultural buildings to 2no. dwelling houses following the demolition of part of the buildings. Approved 18.08.2016

16/00154/PAA Application for prior approval for the change of use of 2no. agricultural buildings to 2no. dwelling houses following the demolition of part of the buildings. Refused 23.03.2016

15/01131/FUL Change of use of agricultural land to residential and erection of a detached dwellinghouse and driveway, and construction of new driveway for Hog Oak House following the demolition of the existing agricultural buildings and hardstanding. Refused 11.01.2016

13/00156/FUL Change of use of existing agricultural barn to form 1 no. 6 bed detached dwelling and erection of detached garage following demolition of existing derelict buildings. Refused 14.01.2014

10/00792/OUT Change of use of existing agricultural barn to form 1 no. 6 bed detached dwelling and erection of detached garage following demolition of existing derelict buildings. REFUSED 03.03.2011

07/00463/FUL Section 73 application for the erection of single storey front extension forming portico, following demolition of existing portico. (Condition 03 of planning permission 624510 states that no extension to any dwelling house shall be constructed without the prior written permission of the Local Planning Authority.) Approved 11.07.2007

03/00418/FUL Continued use of agricultural buildings (total floor space 402 sq.m.) for storage purposes with ancillary offices. Refused 24.02.2005

01/00662/FUL Erection of 1no. five bedroomed house and building containing 4no. stables following demolition of existing buildings. Refused 12.10.2001

01/00776/T Application for a change of use of agricultural land & building for use as a compound for storage of pipes and road repair equipment for a temporary period of one year. Refused 05.10.2001

Various other historic applications relating to change of uses or seeking consent for a new dwelling now not relevant due to subsequent changes in legalisation.

5. THE PROPOSAL

5.1 Planning permission is sought for the demolition of all the buildings within the site and erection of two dwellings and detached garages.

5.2 Plot 1 would consist of a two storey, 5 bedroom dwelling, with a triple detached garage. The dwelling is designed with 2 projecting wings front and back, with a single storey mono pitched roof element to the east. The maximum width and depth of the dwelling would be 23.5m by 11.6m and its maximum height would be 8.8m. This dwelling would be located roughly at the position of Building E, located on the western side of the site, and adjacent to the TPO area.

5.3 The detached triple garage would be located to the west of the dwelling and have a hipped roof with a height of 5.05m to the ridge.

5.4 Plot 2 is another 5 bedrooled, 2 storey property with a single storey element to the rear and projecting 2 storey element to the front. The maximum width and depth of the dwelling, would be 12m by 16m and with a height of 8m to the ridge. Plot 2 would have a detached double garage. This dwelling would be located within the western side of the site, located within the area of hardstanding and area currently occupied with Building C.

5.5 The double garage to plot 2 would be located to the eastern side of the proposed dwelling to the front of the plot. This would have a hipped roof and a height to the ridge of 5.03m.

6. REPRESENTATIONS RECEIVED

6.1: Warfield Parish Council

Recommend refusal for the following reasons:

The development is not permissible under Schedule 2, part 3 class Q of the Town & Country Planning (General Permitted development) (England) Order 2015 on the grounds of floorspace exceeds 450 square metres and that the external dimensions of the buildings extend beyond the external dimensions of the existing buildings.

[Officer comment: This is a FULL application and not an application for Prior approval to which the parameters above relate. The application should be assessed on its merits].

Other representations:

6.2 11 objections have been received objecting to the proposal on the following grounds:

- Inappropriate development in the Green Belt
- The existing buildings blend in with the rural character of the area, but the proposed dwellings and domestic curtilage introduce an urban element
- Adverse visual impact as the proposed buildings are over 2m taller, and will have a greater visual impact.
- Over the limit permitted under Class Q change of use conversions from agricultural to residential. [As this is not an application under Part Q of the GPDO this is not relevant]
- There is no evidence of the stated Class B8 use. [Officer note: This did not require consent and therefore there is no record upon the public register. However notification was received by the Local Planning Authority and assessed].
- Design of the dwellings is not in keeping with the rural character; their design, height, bulk and siting result in an urbanising affect.
- Appeal statements cited are not comparable and bear no relevance to this case.
- Page 8 of the ecological assessment refers to 3 of the buildings containing asbestos and Environmental Health should be consulted. [Environmental Health were consulted and had no comments]
- Application results in a huge increase in both area of more than 200sq m, and additional 2 m in height and should not therefore be allowed.

- Nuptown is one of the last semi-rural parts of Bracknell which remains.
- The proposed buildings do not lie within the existing footprints of the existing buildings.

6.3 11 comments in support have also been received

- The conversion of buildings does not cover the demolition of all of the buildings. Two new build houses will have less impact than two residential conversions and a commercial warehouse
- Replacing run down piggery site with two new homes makes sense as will enhance and complete Nuptown by tidying up a derelict site.
- Substantial Government changes to the planning rules mean this site can already be developed for many uses without further permission being required. Some of them potentially very unsuitable and in fact harmful
- Reasonable and well thought out proposal

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways: Considered acceptable subject to conditions

7.2 Drainage: Information submitted considered acceptable subject to conditions.

7.3 Bio-diversity: Acceptable ecological assessments. Recommends conditions

7.4 Rights of Way: The application has access off a public by-way open to all traffic. Damage to the surface from construction traffic is something we should deal with, in terms of reinstatement.

7.5 Trees: no objection subject to conditions

7.6 Environmental Health: no objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP: Presumption in favour of sustainable development CS1 of CSDPD: Sustainable Development Principles CS2 of the CSDPD: Locational Principles	Consistent. (Para. 14 of the NPPF)
Housing	SA1 Previously Developed Land in Defined Settlement. CS15 of the CSDPD: overall housing provision	Consistent (Para. 17 of the NPPF) Not consistent with the NPPF as it does not represent an 'objective assessment of need', and therefore carries little weight.

Green Belt	GB2 of the BFBLP	Not consistent as NPPF (Para 89, point 6) allows more flexibility on PDL sites
Affordable housing/ Mix	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent. (Para. 50 of the NPPF).
Design & Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: Design Saved policy EN20 (i) of BFBLP: Design considerations in new development	Consistent with para. 17, 56, and 109 of the NPPF.
Open Space provision	CSDPD Policy CS8: Recreation and Culture Saved Policy R4 of the BFBLP: Provision of open space of public value	Consistent with paras. 72 & 74 of the NPPF. Consistent with the NPPF Chapter 8.
Noise and pollution	Saved Policy EN25 of the BFBLP: Noise and other pollution	This is considered to be consistent with paras. 17(4), 17(7) and 109(4) of the NPPF.
Transport	CS23 and CS24 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD 2016		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Borough Landscape Character Assessment (LUC) 2015		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact upon the openness of the Green Belt
- iii Impact on character and appearance of the area
- iv Design
- v Residential Amenity
- vi Impact on Highway safety
- vii Bio-diversity
- viii Trees
- iv Securing necessary infrastructure/ CIL

i. Principle of Development

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

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

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

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

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

- Core Strategy Policy CS2
- Core Strategy Policy CS9
- 'Saved' Bracknell Forest Borough Local Plan Policy EN8
- 'Saved' Bracknell Forest Borough Local Plan Policy H5
- 'Saved' Bracknell Forest Borough Local Plan Policy GB1

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

ii. Impact on the openness of the Green Belt

9.6 The application site is located within the Metropolitan Green Belt. Chapter 9 of the NPPF considers development within Green Belts and states that 'the essential characteristics of Green Belts are their openness and their permanence'.

9.7 Paragraph 89 states that LPAs should regard the construction of new buildings as inappropriate development but lists a number of exceptions including at point 6:-

'Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

9.8 Accordingly the redevelopment of this brownfield site is not considered to be inappropriate development providing there is no greater impact upon the openness of the Green Belt. In considering this impact, factors such as massing, location and height of the

proposed buildings, together with any increase in traffic to the site and changes to the patterns of traffic will be considered. The extent to which the proposed residential use would differ to the existing use in terms of everyday noise, general activity and lighting of the buildings and site is also considered to be important. Although the current use could be said to encroach into the countryside, the proposed use will be assessed by considering whether any change in impact would amount to an increased degree of encroachment with a greater impact upon the openness of the Green Belt.

9.9 In a number of recent appeal decision, Inspectors have given considerable weight to the ‘fallback’ position. Accordingly the approved two dwellings on the site and the use approved by Class R are considered to be material considerations to this application.

9.10 Application 16/00689/PAA established the residential use of the site for two dwellings. In terms of the comings and goings, residential paraphernalia etc. this would be the same as is now proposed.

9.11 The application now seeks two larger dwellings with larger curtilages. Amended plans have been received reducing the amount of residential curtilage, removing the northerly section approved under 16/00689/PAA. The main consideration is therefore considered to be the impact of the built form upon the openness of the Green Belt. Indicators of the openness include comparisons of volumes, hard standing and floor areas. These are considered below.

Volumes

9.12 The application would remove all buildings from the site. Table 1 is a calculation of the proposed buildings against the volume to be removed. The volume of built form across the site would reduce by 617.28 m³ (3359.96-2742.68) a reduction of 18.37%

As Existing		Proposed	
Building	Volume m3	Dwelling	Volume m3
Building A	1256.76	Dwelling 1	1433.22
Building B	300.75	Garage	259.40
Building C	692.74	Dwelling 2	872.16
Building D	232.47	Garage	177.90
Building E	798.05		
Stables	79.19		
Total	3359.96		2742.68

Table 1.

Hard standing

9.13 The site has a large area of hardstanding between and around many of the buildings. This is proposed to be reduced by 1572.4 sqm, a reduction of 79.02%

As Existing	1944m ²	As Proposed	407.9m ²
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Table 2.

Heights.

9.14 Height is an obvious visual impact upon the openness of a site. The heights of all the buildings has not been provided, however the tallest dwellings would be 2.97m higher than the tallest existing building (building A).

As Existing	(Height to ridge or highest point) m	As Proposed	(Height to ridge or highest point) m
Building A	5.85m	Dwelling 1	8.82m
Building B	3.06m	Garage 1	5.05m
Building C	5.67m	Dwelling 2	8.02m

		Garage 2	5.03m
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Table 3

Internal floor areas

9.15 This measurement compares the internal floor areas of the existing and proposed. The proposal would result in a reduction in internal floor area of 149.58 sqm, despite the proposal being two storeys in height.

As Existing	Sq.m.	As Proposed	Sq.m.
Building A	273.96	Dwelling 1	392.26
Building E	175.86	Garage 1	61
Building C	146.59	Dwelling 2	254.24
Building D	67.88	Garage 2	41
Building E	175.86		
Building F	65.31		
Stables	28.62		
Total	934.08		748.5

Table 4

Conclusion

9.16 The site is considered to be previously developed land and therefore the principle of development in the Green Belt is acceptable. The application seeks consent to consolidate the built form of the site into two residential properties, and it has been demonstrated that the proposal would result in reductions in hard standing, volume, and internal floor areas. It is acknowledged that the application would result in buildings within the site being higher and the residential properties would have increased curtilages than approved under part Q.

9.17 The scheme would result in the 'greening' up of a site, move the built form away from the edge of the site and result in a lower volume of built development within the site. This must be balanced against the increase in maximum height of the buildings and any increase in visual impact caused by the consolidation of the built volumes on the site into a smaller number of larger buildings. Having balanced these factors, in terms of overall impact it is not considered that the proposal would harm the openness of the Green Belt and therefore the proposal is considered to comply with paragraph 89 of the NPPF.

iii Impact on character and appearance of the area, including landscape impact

9.18 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. This should be achieved by building upon the local character, respecting local patterns of development and enhancing the landscape.

9.19 Hawthorne Lane is a rural lane, which is heavily vegetated with buildings set back from the highway. The site would retain sufficient space to the frontage to enable the existing landscape buffer to be reinforced to maintain the character of the area.

9.20 The area is characterised by groups of dwellings within large plots, set back from the highway behind substantial landscape buffers. The proposal would replace ad-hoc purpose-built agricultural buildings with two dwellings respecting the pattern and form of development within the surrounding area.

9.21 Accordingly subject to a condition to secure landscaping to appropriate areas within the site, the proposal would tidy up a currently dilapidated site which contains a collection of ad-hoc rural buildings. The proposal is considered not to detrimentally affect the character or appearance of the area and in compliance with Policies CS7 of the CSDPD and EN20 of the BFBLP.

iv Design

9.22 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. This should be achieved by building upon the local character, respecting local patterns of development and enhancing the landscape. Policy EN20 of the BFBLP seeks development to be in sympathy with the appearance and character of the local environment.

9.23 Nuptown is a small hamlet consisting of dwellings grouped around Nuptown Lane and Hawthorne Lane. Dwellings in this area are individual and of varied design.

9.24 The proposal is for two substantial detached properties. Plot 1 has two projecting gables flanking the central doorway with timber porch detail and two chimney stacks. Plot 2 has a single projecting two storey gable to the eastern side of the front elevation and first floor windows breaking the eaves line with hipped roof details with an external chimney stack to the western elevation. Both properties have brick detail and appropriate fenestration details to the elevations.



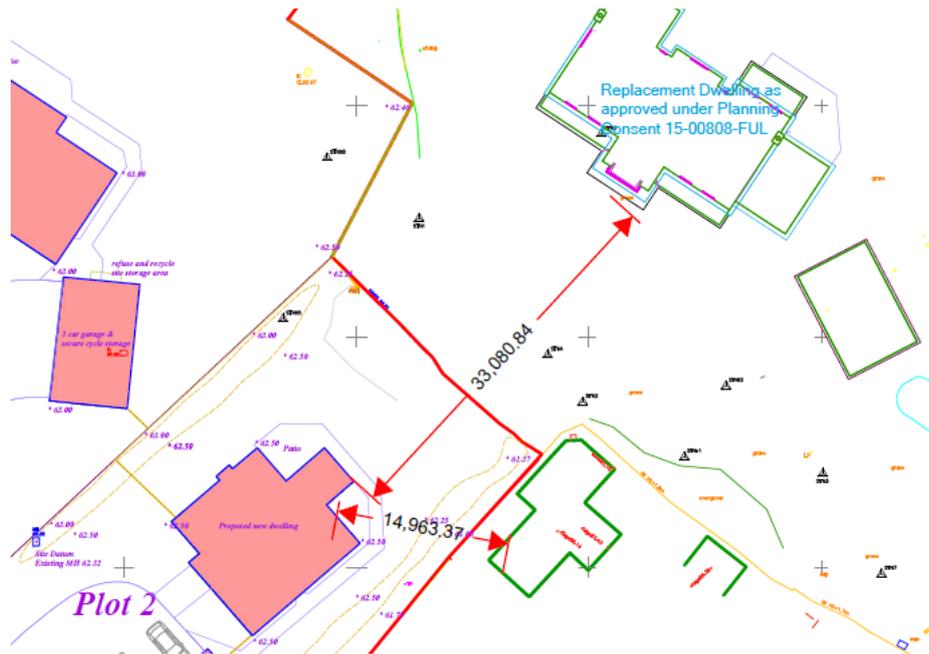
Plot 1.

9.25 The design and appearance of the dwellings and associated garages is considered to comply with Policy CS7 of the CSDPD and Policy EN20 of the BFBLP.

v Residential amenity.

9.26 Policy EN20 of the BFBLP requires proposals not to adversely affect the amenity of surrounding properties (criterion g).

9.27 The nearest residential properties to the proposal are, Crutch Cottage, located to the southeast of the site and Hog Oak House located to the north east.



9.28 Crutch Cottage is located to the south west of the site and is currently shielded from the site by building B and separated by a 3m rick rendered wall. There is a distance at an oblique angle of 14.9m between the rear first floor windows of plot 2 and the rear elevation of Crutch Cottage. It is not possible to establish what windows are on this rear elevation, but even if they do serve habitable rooms, it is considered that the angle restricts direct overlooking and the relationship is considered acceptable.

9.29 Hog Oak House is located directly due north of plot 2. There is a separation distance of over 30m this relationship is considered acceptable.

vi Impact on Highway Safety

Access

9.30 Plot 1 would utilise an existing access off the unmade section of Hawthorn Lane which is a byway, and while an existing traffic sign at the junction with Nuptown Lane notes it is, 'Unsuitable for Motors', this lane currently serves a couple of residential properties and would therefore be adequate for access to one additional dwelling.

9.31 Plot 2 would take access in a similar position to the existing access off the tarmacked section of Hawthorn Lane which is ancient highway. The means of access should be secured by planning condition to be provided prior to occupation of the dwellings and the applicant advised by way of informative that any highway access alterations will require the consent of the Highway Authority via licence.

Parking

9.32 The proposed driveways shown on the Site Layout Plan (drawing D1281-13) provide 3 parking spaces plus turning which complies with the parking standards for these 5-bed dwellings. Garages are proposed for car and cycle parking and should be conditioned to be retained for cycle parking.

Trips

9.33 This proposal for two dwellings could generate 12 two-way trips per day, including one or two movements in both peak periods overall, and some reduction in agricultural and HGV traffic along Hawthorn Lane and Nuptown Lane.

Rights of Way

9.34 Access to the site is from a public right of way, namely Warfield Byway 20, Hawthorne Lane. This byway has an unbound surface that is not suitable for heavy traffic and is likely to be damaged by construction traffic and regular turning of large vehicles into the site entrance.

9.35 A condition should therefore be imposed to ensure that the byway is left in the same condition as existing before any development. It is also requested that contractors parking be accommodated within the site.

9.36 Accordingly subject to conditions securing the above, there is no objection from the Rights of Way officer.

vii Bio-diversity

Background

9.37 The application has been supported by an Ecological Assessment completed by GS Ecology. The Assessment includes the findings of an updated walkover survey completed in 2017 and includes the findings of bat and great crested newt surveys carried out in 2015 (preliminary bat roost assessment, emergence/re-entry survey of one building (Building E) and an eDNA survey for great crested newt).

9.38 The surveys carried out by GS Ecology update surveys undertaken in 2013 by Middlemarch Environmental in connection with an earlier application, which included bat and great crested newt surveys. The surveys in 2013 concluded there was a risk of impacts on great crested newts and recommended precautionary mitigation measures. Building E was considered to act as a roost for an individual common pipistrelle bat. Planning consent was subsequently granted in 2013 subject to conditions securing the great crested newt and bat mitigation measures.

Summary of survey findings/conclusions

9.40 The updated survey by GS Ecology has shown there has been little change on site since 2015 and that it comprises principally hard standing with smaller areas of woodland, tall ruderal vegetation, dense scrub, grassland and scattered trees. The site is not designated for its wildlife interest but lies 140m to the south west of Chawridge Bourne SSSI. The Assessment concludes none of the habitats are UK Priority Habitats as defined in Section 41 of the NERC Act 2006.

9.41 An updated preliminary bat roost assessment has shown that the buildings (A-D & F) were of negligible bat roost potential. Building E – formerly considered to act as a roost in 2013 – had very few features suitable for bats. Emergence and re-entry surveys of Building E conducted in July and August 2015 recorded no evidence of bats roosting within the building. The buildings, trees and scrub on site are likely to support nesting birds and conditions are recommended to avoid demolition/vegetation removal during the nesting season.

9.42 Surveys have shown there are nine ponds within a 500m radius of the site, of these, only one is situated within 250m and lies 30m from the site. eDNA analysis of water samples taken from the pond in 2015 were negative for great crested newt. Application of Natural England's Great Crested Newt Rapid Risk Assessment Tool shows that adverse impacts on great crested newt populations are unlikely.

9.43 The report concludes the proposals are unlikely to affect protected/notable species or habitats but present opportunities for ecological enhancement.

Conclusion

9.44 In conclusion, the Ecological Assessment includes the findings of surveys carried out by appropriately qualified ecologists and in accordance with best practice guidance and provides much useful information to assess the ecological impacts of the proposals. The conclusion that proposals are unlikely to adversely affect protected/notable species and habitats is considered to be appropriate in view of the survey findings.

9.45 The precautionary measures to avoid impacts on nesting birds should be secured by planning condition. It is noted that the proposals present opportunities to enhance the biodiversity value of the site, and, measures to deliver ecological enhancement should be made a condition of the consent, if granted.

ix Trees

9.46 Policy EN1 of the BFBLP, seeks to retain trees and hedges which are important in either:

- The character and appearance of the landscape, or
- Habitats for local wildlife

9.47 Policy EN1 protects against the loss of trees and hedgerows where it is important for the retention of:-

- a clear distinction between built up areas and countryside,
- the character and appearance of the landscape or townscape,
- green links between open spaces and wildlife heritage sites,
- habitats for local wildlife, or
- areas of historical significance.

9.48 The application site contains an area covered by a TPO area order, reference TPO657A. The area within the application was permitted to be cleared under application 17/00279/TRTPO and this has since occurred. This application was subject to a condition that 6 oak trees are planted within the site within one year of the TRTPO decision. Discussions have been held with the applicant, in consultation with the tree service, to identify the best position for these replacement trees. The tree service are concerned about the relocation of the garage to plot 1. However this is sited to maintain the distance between the boundary and the built form. Given that the trees have been removed and replacement trees not yet planted it is not considered that a reason for refusal can be sustained upon these grounds. Conditions are therefore recommended to secure the planting and retention of these trees along with a general landscaping condition to secure appropriate landscaping to the rest of the site where considered appropriate.

9.49 Subject to these conditions being imposed the proposal is considered to comply with Policy EN1 of the BFBLP.

iv Securing necessary infrastructure / CIL

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

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

9.51 Guidance in the Planning Obligations SPD, which came into effect (with CIL) on 6 April 2015, is relevant.

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

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

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements.
- strategic road network improvement outside the borough
- specified footpath and cycle way improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

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

10. CONCLUSION

9.55 The application seeks planning permission for the replacement of all buildings within the site with two detached 2 storey dwellings and detached garages. The site consists of previously developed land (PDL) and has extant consents for the conversion of two barns into two residential properties, and one to B8 use. These are material considerations to the application.

9.56 The application is within the metropolitan Green Belt, which is the prime consideration. Paragraph 89 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate development but lists a number of exceptions including at point 6:-

'Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

9.57 The principle of the redevelopment of the site is therefore considered acceptable.

9.58 The site has extant consent for use of two of the buildings as residential properties, which is a material consideration in the determination of this application. Therefore there is no objection to the residential use of the site.

9.59 The application would result in a built form with less hardstanding and reduced overall built volume and internal area than currently occupied by the existing buildings. This is considered to improve the openness of the Green Belt, despite the increase in height of the dwellings. The additional planting and greening of the site and landscape improvements which can be secure by condition, are further benefits of the proposal.

9.60 The design and appearance of the proposed dwellings, highway safety, trees, impact upon amenities, impact upon bio-diversity and the public right of way have all been taken into account. These are all considered acceptable subject to conditions.

9.61 The application is therefore recommended for approval.

11. RECOMMENDATION

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority]:

Site location plan D1281-01

Site layout plan D1281-13e

Plot 1 - Floorplans D1281-04

Plot 1- Elevations D1281-05

Plot 1 – Elevations D1281-06

Plot 1 – Garage D1281- 07

Plot 2 – Floorplans D1281-08

Plot 2 – elevations D1281-09

Plot 2 – Garage D1281-10

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. No dwelling shall be occupied until details of the materials and height of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site and retained as such. 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 bio-diversity

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

05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including 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 interest of the character of the area.

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

06. Prior to the practical completion of any dwelling, the Warfield byway 20 shall be returned to its former condition, of which the council hold record.

REASON: To ensure that the byway remains in an acceptable state to be enjoyed by all users.

[Relevant Policies: Core Strategy DPD Policy CS24]

07. No dwelling hereby approved shall be occupied 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.

07. 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 out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of bio-diversity and visual amenity of the site
[Relevant Plans and Policies: CSDPD CS1, CS7]

08. The proposed 6 oak trees required to be planted by application 17/00279/TRTPO shall be planted in the locations shown on the approved plan within one year of the date of this application. 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: These trees replace those felled under the TRTPO application. In the interest of the visual amenity of the area.
[Relevant Plans and Policies: CSDPD CS1, CS7]

09. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

10. 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 cycle parking standards are met.
[Relevant Policy: BFBLP M9]

11. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. The approved scheme shall be performed, observed and complied with. 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.

12. The demolition and site clearance 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]

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

14. The parking and turning areas 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.

15. Details of the design of the foundations of the dwelling and garage to plot 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall then be implemented in accordance with the approved details.

REASON: To ensure that adequate foundations are installed to prevent tree roots causing structural problems.

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes [A, B, C, E and F] (Delete as appropriate) of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASONS: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply and the site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

[Relevant Policies: BFBLP GB1, EN1, Core Strategy DPD CS9]

17. Prior to the commencement of development, including site clearance and demolition, details of the tree protection fencing, including location, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved and retained for the duration of the development.

REASONS: To protect the existing trees and vegetation which is an important characteristic of the area.

[Relevant Policies: BFBLP, EN1, Core Strategy DPD CS7, CS9]

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 03. Materials
- 05. Slab level
- 11. Site organisation
- 12. Bio-diversity
- 13. Bird nesting
- 15. Details of foundations
- 17. Tree protection

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

- 04. Boundary treatments
- 05. Landscaping

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

- 01. Time limit
- 02. Approved plans
- 06. By-way returned to current state
- 07. Landscaping
- 08. Oak replanting
- 09. Vehicle access
- 10. Cycle parking
- 14. Drainage
- 16. Removal of PD rights

04. Trees on and adjacent to this site are/may be protected by Tree Preservation Orders and/ or Conservation Area legislation. Written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

05 Please note that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.

06. 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.

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ITEM NO: 8

Application No.
18/00038/FUL

Site Address:

Ward:
Old Bracknell

Date Registered:
2 February 2018

Target Decision Date:
4 May 2018

Street Record Chadwick Mews Bracknell Berkshire

Proposal:

Section 73 application to amend condition 01 (approved drawings) of 01 of reserved matters approval 09/00378/REM to allow removal of leylandii cypress tree screen between Chadwick Mews and The Green and replacement planting.

Applicant:

Mr Simon Balchin

Agent:

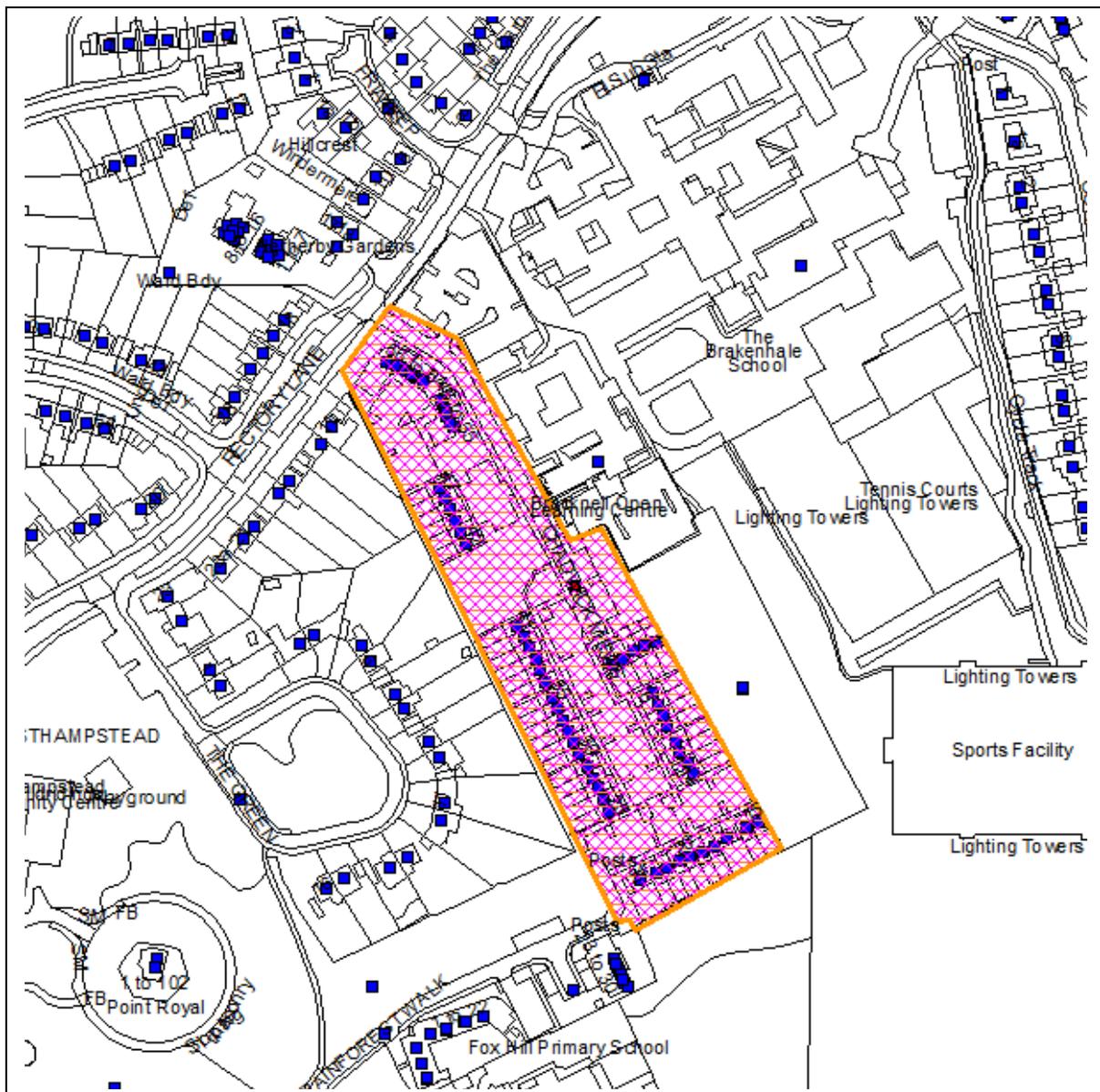
(There is no agent for this application)

Case Officer:

Trevor Yerworth, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 This is a Section 73 planning application to vary condition 01 of reserved matters approval 09/00378/REM which requires that the development be carried out in accordance with a list of approved plans and other documents. The approved site plan numbered 0.340PL 202A indicates that the Leyland cypress trees along the southern part of the western boundary are to be retained.

1.2 The applicant removed eight trees without permission in December 2017. Following a complaint Enforcement Officers visited the site and advised the applicant to cease felling and that if it wished to remove these trees, it would need to submit a planning application. This application therefore seeks to regularise the situation and seeks permission to remove the remainder of the Leylandii and to replant with Laurel.

1.3 The Council's Landscape Officer has advised that Leyland cypress does not regenerate from old wood, so reducing the height and width of the hedge would not be practical as this would result in large areas of bare branches exposed which would have a detrimental visual impact on the local area. The best option would be to remove the existing hedge and replace it with a native species hedge, rather than the proposed laurel, that in time would provide screening and benefit wildlife.

1.4 The proposal would provide significant improvements to the amenity of residents of Chadwick Mews particularly through the reduction in the current loss of light and damage to their rear gardens caused by these overgrown trees. Although there would be some loss of screening for residents of The Green, particularly in the short term, adequate back to back distances and boundary fences would ensure that the removal of these trees would not result in any material adverse impact on privacy.

RECOMMENDATION
That, subject to the receipt of a bat survey before determination, planning permission be granted subject to conditions.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within defined settlement boundary
Adjacent to Easthampstead Conservation Area

3.1 The site is approximately 1km south of Bracknell Town Centre and 200m from local services at the Easthampstead Neighbourhood Centre on Rectory Lane. It comprises an area of land on the eastern side of the boundary between Chadwick Mews and The Green. The Leyland Cypress trees were planted in 1976 to form a screen between Brakenhale School and residential properties on The Green. The trees were retained when Chadwick Mews was constructed approximately 8 years ago and comprise a linear group of approximately 40 trees on the southern section of the western boundary of Chadwick Mews where it borders the rear gardens of properties on The Green. The trees form a thick mature

evergreen screen taller than the houses on Chadwick Mews which does not appear to have been maintained in recent years, and is now considerably overgrown.

4. RELEVANT SITE HISTORY

4.1 Outline permission for the redevelopment of the Chadwick Mews site for 63 dwellings with access onto Rectory Lane was approved on 24.01.2008 under application 07/01259/OUT. Reserved Matters was approved under application 09/00378/REM on 23.07.2009.

4.2 Planning permission was subsequently granted (application 12/00461/FUL) to increase the height of the existing fencing between 47-63 Chadwick Mews and 7-11 The Green by 500mm to a new height of 2.3m.

5. THE PROPOSAL

5.1 The proposal seeks to vary condition 01 of reserved matters approval 09/00378/REM which requires that the development be carried out in accordance with a list of approved plans and other documents. The approved site plan numbered 0.340PL 202A indicates that the Leyland cypress trees along the southern part of the western boundary were to be retained.



5.2 The applicant removed eight trees without permission in December 2017. Following a complaint Enforcement Officers visited the site and advised the applicant to cease felling and that if it wished to remove these trees, it would need to submit a planning application. This application therefore seeks to regularise the situation and seeks permission to remove the remaining Leyland cypress trees and to replant with 50 laurel trees to be maintained at a height (when fully grown) of eight metres.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 B.T.C Councillors recommend refusal for the following reasons:

- 1) Laurel bushes are not a suitable replacement for Leylandi. Leylandi are used by birds and bats for resting, roosting and nesting, Laurel bushes do not grow as full and would not create the same safe habitat which is suitable for natural wildlife. The trees are established removing them would be detrimental to the local wildlife.
- 2) Laurel bushes are more prone to growing faster in width rather than height causing more noise pollution to all the surrounding properties on either side of this natural boundary.
- 3) Laurel bushes need regular trimming meaning more cost implication to maintain them. Once established Leylandi require much less maintenance, making them a much more cost effective screen.

Other representations:

6.2 Seven letters of support have been received from residents of Chadwick Mews. These raise the following issues:

- The trees block all sunlight from the gardens of properties on Chadwick Mews, which makes the gardens unusable for most of the year as it is too muddy and nothing is able to grow except weeds which thrive in the dark cool conditions.
- A substantial branch fell in our garden and damaged belongings in the garden. If it had fallen during the day it could have seriously injured someone or even worse.

- The Housing Association has offered an alternative screening of laurel trees so privacy of other residents of the locale is maintained which is considered to be a very reasonable approach/way forward.

6.3 Eight letters of objection have been received from residents of The Green. These raise the following issues:

- This removal will expose the houses on The Green to an uninterrupted view of Chadwick Mews and loss of privacy. We used to look out on trees but now we have a view of walls and the bedroom windows of the other houses.
- The replacement with laurel trees is not acceptable as they are slow growing and have a limited height expectancy.
- Agree that the trees are extremely high and as a compromise suggest the trees be pruned to an agreeable height and maintained at regular intervals, rather than destroying them completely. Would have no objection to 50% height reduction of the screen and a significant reduction in the "spread" of the trees at the lower level of the screen. The screen as it stands is dark and unsightly and prevents early sun on the gardens of The Green.
- The Leylandii create a natural boundary, calming noise pollution from the adjacent road which contains the housing estate, school playgrounds/fields and also the traffic from the adult learning centre who share this road.
- This natural boundary is a haven for birds and bats to nest and enjoy undisturbed rest. The height of the trees is suitable for bat foraging and commuting habitat. The removal of the trees will be detrimental to the loss of wildlife. Laurel bushes will not create the wildlife with safe habitat or prevent noise from the residential and public amenities behind it.
- The removal of the trees will have an effect on the setting of a Conservation area.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Landscape Officer: No objection but recommends that the existing hedge should be replaced with a native species hedge, rather than the proposed laurel.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Trees	BFBLP EN1, EN20	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Design SPD, Character Area Assessments SPD, Design SPD	

9. PLANNING CONSIDERATIONS

9.1 As this application relates to a development that was completed approximately eight years ago, and does not involve any new development, the principle of the development is not an issue for this application. The key issues for consideration are:

- i Impact on character and appearance of the area, including on the Easthampstead Conservation Area;
- ii Impact on residential amenity; and
- iii Biodiversity Considerations

i. Impact on the character and appearance of the area

9.2 Policy EN1 of the BFBLP, seeks to retain trees and hedges which are important in either the character and appearance of the landscape or townscape, or habitats for local wildlife. Policy EN2 seeks the use of indigenous species in new planting schemes. Policy EN20 expects new development to retain beneficial landscape features and to avoid the loss of important natural features such as trees and hedges.

9.3 The Leyland Cypress tree screen forms a substantial natural feature in the local area, and is clearly visible from both Chadwick Mews and The Green. It is clearly valued as having an important screening function between these two developments, although it is clear from the objections that there is acknowledgement that the tree screen is now excessively tall and should be reduced in height and spread. The importance of these trees was recognised at the outline application stage for Chadwick Mews and led to them being protected by condition 21 that states: "No tree, hedgerow or group of shrubs shown to be retained on approved plans shall be cut down, uprooted or destroyed without prior written permission of the Local Planning Authority."

9.4 Their importance was also recognised at the reserved matters stage. The approved site layout plan clearly indicated that these trees were to be retained and this was also supported by the approved "Maintenance Strategy for Cypress Screen Revision A" which states: "Under no circumstances are the cypress trees to be removed without the written approval of the Local Authority for such action. If an application for removal becomes necessary then the Management Company shall simultaneously submit an alternative landscape and boundary treatment scheme for approval by the Local Authority."

9.5 The removal of these trees would therefore be in conflict with policies EN1 and EN20. However this has to be weighed against the harm that would result if the trees were kept and managed more effectively through regular pruning. The Council's Landscape Officer has advised that the existing Leyland cypress screen is overgrown, currently taller than the adjoining buildings and spreading such that it is overhanging the adjacent gardens. However reducing the height and width of the hedge would not be practical as Leyland cypress does not regenerate from old wood. Reducing the height and pruning the sides to limit overhang would result in large areas of bare branches being exposed. The visual impact would be detrimental to the appearance of the area.

9.6 It is therefore considered that the trees presently form a landscape feature that contributes positively towards the overall character and appearance of this area. However their height and width are now of such an extent that they have become overbearing and detrimental to the amenities of the adjoining properties, especially on those on Chadwick Mews which have relatively short gardens. The trees cannot be satisfactorily reduced in size without exposing bare branches that would be unattractive and result in harm to the character and appearance of the area. The best solution is therefore considered to be to permit the removal of these trees subject to suitable replacement planting as advised by the Landscape Officer.

9.7 During the course of the application the applicant has been advised that laurel would not be the most suitable species for the replacement planting and that a native hedge would provide a considerable wildlife benefit and would also allow more light to the Chadwick Mews gardens especially during winter months. The applicant has not to date

responded to this request, and therefore it is considered that should Members be minded to agree this proposal a condition is included requiring that details of replacement planting be submitted and approved before any further felling takes place.

9.8 Although the site lies outside the Easthampstead Conservation Area, because of its proximity to this it is necessary to consider whether the proposal would preserve or enhance the character or appearance of the conservation area. Core Strategy Policy CS1 requires development to protect and enhance historic and cultural features of acknowledged importance and Policy CS7 requires development to respect the historic environment. Easthampstead was the second neighbourhood to be built in accordance with the Bracknell Master Plan between 1958 and 1962, forming part of the original new town. Point Royal, a listed seventeen storey block of residential flats, provides the focal point of the conservation area. The conservation area was formally designated in 1996 as it was considered that the architecture of the buildings and their relationship with surrounding spaces and landscaping, together with the historical association of the neighbourhood merited giving it conservation area status.

9.9 The part of the conservation area closest to the site comprises properties in The Green, a low density development of semi-detached houses in large plots, set around a central wooded green. The Leyland Cypress trees are visible from the conservation area although these views are to some extent obscured by properties on the Green to which the trees form a backdrop visible over the roofs and in between the houses. It is therefore not considered that the removal of these trees would significantly open up views of the Chadwick Mews properties from areas within the conservation area.

9.10 As noted above the main focus of the conservation area is the listed Point Royal. The Leyland Cypress trees are on the edge of the conservation area and do not help to soften and screen the development at a key entry point into the conservation area in the way that the mature trees and hedges that form the boundary along Rectory Lane do. They are only visible in views out of the conservation area across the gardens and between the houses on The Green. Removal of these trees may open up views of the Chadwick Mews properties but this in itself is not considered to result in any adverse impact on the conservation area, and these properties would still be largely screened by the properties in front on The Green. The trees are not of themselves particularly attractive or a native species and are only protected because of their screening function rather than because of any intrinsic value they might have. The trees were planted in 1976 and therefore post-date the new town development upon which the conservation area is based by over 10 years. They do not therefore form part of the special character of the area that the Conservation Area was established to protect. Furthermore the proposed replacement planting would, over time, reduce any impact their loss may have on the conservation area.

9.11 In conclusion it is considered that the loss of these trees would result in a slight increase in the visibility of the houses on Chadwick Mews from the conservation area, but for the reasons set out above this is not considered to result in a significant adverse impact on the character or appearance of the conservation area and therefore would not be in conflict with CSDPD Policies CS1(ix) and CS7(i).

iii. Impact on residential amenity

9.12 The reason given for the removal of the Leyland Cypress trees is that they pose a serious health and safety concern due to falling branches. However it is also clear from the representations received from residents of Chadwick Mews that the trees cause significant loss of light into their rear gardens, which makes the gardens unusable for most of the year. Officers are sympathetic to these concerns and agree that the trees have now outgrown this restricted area, and now create overshadowed and oppressive rear gardens for several

properties on Chadwick Mews. However for the reasons set out in paragraph 9.5 it is not considered that they could be significantly reduced in size without causing significant detriment to the appearance of the area.

9.13 The properties that would be most affected by the proposed development are seven houses in The Green which back onto the western boundary of the site. The houses on The Green have long rear gardens with a minimum length of 23.5 metres. The houses on Chadwick Mews are sited such that there is a back to back separation distance of at least 36 metres which is substantially in excess of the generally accepted minimum distance of 30 metres for three storey houses.

9.14 The potential loss of these trees was referred to when the reserved matters for Chadwick Mews were considered in 2009. The report to Committee stated: "In addition to the separation distance, privacy is presently augmented in part by the existing tree screen which the applicants propose to retain. It is considered that, while not in itself essential to the avoidance of unacceptable overlooking, the retention of this tree screen does add to the actual and perceived sense of privacy enjoyed by residents of The Green. However it is possible that future residents of the proposed houses that back onto this tree screen may wish to substantially reduce the height of this screen or remove it altogether. This pressure may be accentuated if discolouration results from the crown lifting required to provide the rear access paths. At present these trees are protected by way of a condition on the outline planning permission which prevents their felling without the prior permission of the LPA. It is considered that a time may come when it is considered appropriate to allow the removal of these trees in the interests of the amenities of the future occupiers. Should this situation arise it is considered that permission to fell should only be granted if a satisfactory alternative form of boundary treatment is agreed with the LPA."

9.15 It is considered that the situation envisaged in the above paragraph has now arrived when the overall balance of amenity has shifted such that greater harm to residential amenity through the overbearing and overshadowing effect of the Leyland Cypress trees now exceeds any screening benefit. As noted above the separation distance between the Chadwick Mews properties and those on The Green is substantially in excess of the generally accepted minimum distance of 30 metres for three storey houses so the retention of the trees on the grounds of overlooking is not considered sustainable. While residents of The Green may value the screening effect of these trees no one has a right to a view and refusing the application on the grounds that people would be able to see houses on Chadwick Mews is also not considered reasonable.

9.16 It is therefore considered that the proposed removal of the Leyland Cypress trees would not result in any undue harm to the amenities of residents of The Green.

iv. Biodiversity Considerations

9.17 The replacement of the Leyland Cypress trees with a native species hedge would benefit the wildlife in the local area by creating a native hedgerow linking the existing woodland copse in the south through the existing trees and vegetation on the Chadwick Mews development to Bill Hill in the north.

9.18 Representations have been received that the trees are suitable for bat foraging and commuting habitat and their removal would be detrimental to wildlife. Reports have also been received of bats being observed in neighbouring gardens. The Council's Biodiversity consultant has advised that although it is unusual for bats to roost in Leylandii, which typically do not lend themselves to acting as a roost due to dense foliage, it only takes a crevice in a stem to be available and bats may take advantage if they are present in the surrounding area. A preliminary survey should therefore be carried out sufficient to confirm if

there are any potential bat roost features, and if so what biodiversity mitigation may be required. This should be carried out prior to determination. The applicant has been requested to submit a survey to this effect and, if this has not been received before Committee, it is recommended that Members resolve that the application be approved once a satisfactory bat survey has been submitted.

10. CONCLUSIONS

10.1 The principle of the development is not a matter for consideration as this application does not propose any additional development. The proposed removal of 39 Leyland Cypress trees would not result in an unacceptable impact on the character and appearance of the area, including the Easthampstead Conservation Area, or on residential amenity subject to suitable replacement planting being carried out. Impacts on biodiversity are not yet known and a bat survey is required before approval for the felling of these trees can be granted.

10.2 As such the development would not be contrary to BFBLP 'Saved' Policies EN1, EN2, and EN20, CSDPD Policies CS1 and CS7 or the NPPF.

11. RECOMMENDATION

That, subject to the receipt of a bat survey before determination, the application be APPROVED subject to the following conditions:-

1. Other than the 39 Leyland Cypress trees whose removal is hereby permitted, no other tree, hedgerow or group of shrubs shown to be retained on approved plans shall be cut down, uprooted or destroyed without prior written permission of the Local Planning Authority.

The 39 Leyland Cypress trees shall not be felled until details of replacement planting have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

The replacement planting shall be carried out and completed in full accordance with the approved details in the nearest planting season (1st October to 31st March inclusive) to the felling of the 39 Leyland Cypress trees.

All trees and other plants included within the approved details of replacement planting 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 their being planted, 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]

2. No development shall take place until (i) a survey for the presence of bats of all trees at the site that are proposed to be felled has been carried out and submitted to the Local Planning Authority; and (ii) either the Local Planning Authority has agreed that no relocation of bats is necessary, or that the relocation of bats has been achieved in accordance with proposals previously submitted in writing to, and agreed by, the Local Planning Authority.

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

3. No tree felling shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a nesting bird check undertaken by a suitably qualified ecologist has confirmed that the area is clear of active nests and this has been agreed by the Local Planning Authority in writing.

REASON: In the interests of nature conservation

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

Informative(s):

01. In relation to the planting details required to be submitted under condition 01, the applicant is advised that a mixed native species hedge with hawthorn as the main species with a varied mix of other native species making up the rest of the mix is considered to be the most appropriate form of replacement planting.
02. 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.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

ITEM NO: 9

Application No.
18/00193/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
19 March 2018

Target Decision Date:
14 May 2018

Site Address:

**28 Carnation Drive Winkfield Row Bracknell
Berkshire RG42 7QT**

Proposal:

Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage, conversion of loft to habitable accommodation with rear facing rooflights and installation of window at first floor level to eastern side elevation.

Applicant:

Mr & Mrs Aurelien

Agent:

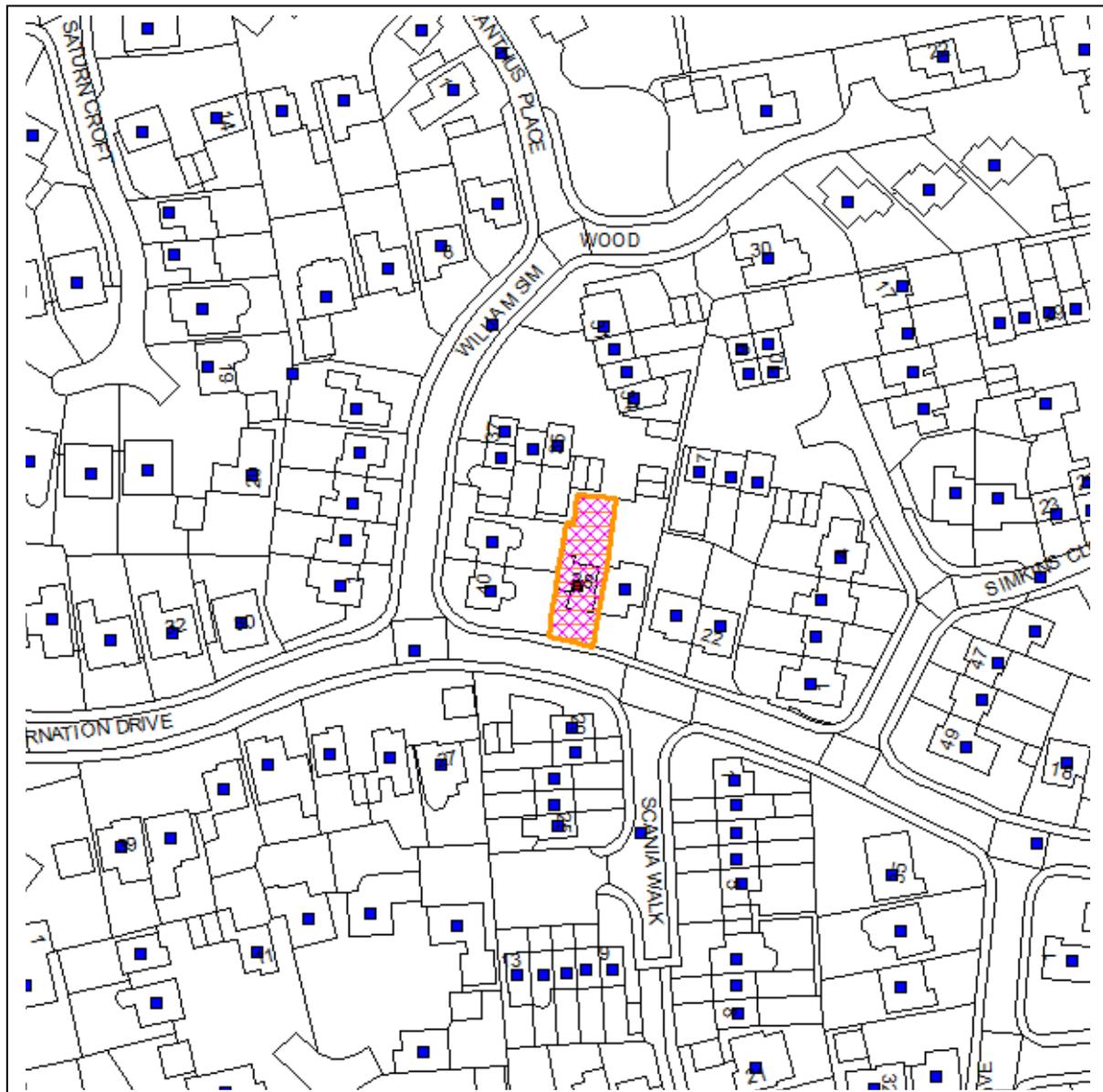
Kirstie Anderson

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 proposal is for the erection of a part single, part two storey rear extension and a two storey side extension, following the demolition of the existing attached garage. Through internal alterations a window is proposed to be inserted at first floor level in the eastern side elevation. Further development includes the conversion of the loft to form habitable accommodation with rear facing rooflights.
- 1.2 There would be no significant effect on the streetscene or on the occupiers of the neighbouring properties as a result of this development. Part of the development would be in keeping with the host dwelling, the rear element is a contemporary design. The development would not result in an over development of the site nor would it have an adverse impact on highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is to be considered by the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 28 Carnation Drive is a two storey, detached dwelling with an attached garage located on the north side of the highway. The surrounding area is predominantly residential. It is not located in a character area or an area of special housing character.

4. RELEVANT SITE HISTORY

- 4.1 Relevant planning history:

607321

Outline consent for residential development of 28.1 acres of land. (Affects all Carnation Drive)
Appeal allowed 1987

615456

Reserved Matters - Erection 46 dwellings with associated roads. (Affects Nos. 26 and 28 only Carnation Drive).
Approved 1990

616570

Landscaping. (Affects Nos. 26 and 28 only Carnation Drive).
Approved 1990

5. THE PROPOSAL

- 5.1 The ground floor of the proposed development forms a wrap-round extension. It would have a maximum depth of 10.6 metres, a maximum width of 7.5 metres and the single storey element

would have a maximum height of 2.8 metres. It would provide an enlarged living room and kitchen at ground floor level. The single storey aspect to the rear would have a parapet wall, and with two sunken roof lights.

- 5.2 The proposed two storey element to the rear extension would have a depth of 2.6 metres, a width of 2.4 metres and a maximum height of 5.1 metres. It has been annotated on the submitted plans as providing an office. However, due to its location on the first floor and its size, it has the potential to be used as a bedroom by future occupiers.
- 5.3 The proposed two storey rear extension would result in the loss of the window on the rear elevation at first floor level serving an existing bedroom. Through internal alterations this room would become the bathroom. It is proposed to insert a window at first floor level, to the eastern (flank) elevation. This window would have a height of 0.7 metres, a width of 0.6 metres and (the openable section) would have a height of 1.125 metres above the internal floor level of the room it serves.
- 5.4 The proposed two storey extension to the side of the dwelling, following the demolition of the existing attached garage, would have a depth of 7.2 metres, a width of 2.8 metres and a maximum height of 7.3 metres, with an eaves height of 5.1 metres. It would have a dual pitched roof, with a gable end. The proposed side extension would enlarge two existing bedrooms at first floor level and provide an en-suite to the converted loft room at second floor level.
- 5.5 Further development includes the conversion of the loft to form habitable accommodation. This would not constitute development in accordance with Section 55 (2) of the Town and Country Planning Act 1990, and therefore would not require planning permission.
- 5.6 It is proposed to insert two rooflights to the rear roof slope of the existing dwellinghouse, to serve the additional bedroom in the loft. These would comply with the criteria set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such would be 'permitted development'. It is also proposed to insert one rooflight to the rear roof slope over the two storey side extension to serve the en-suite (this element of the development would require planning permission).

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

- 6.1 Winkfield Parish Council commented on the application and recommend refusal. The reasons given for this recommendation are loss of the garage space, lack of a parking plan and an overdevelopment of the area.

Other Representations:

- 6.2 5 other objections were received. These were from: 39 and 40 William Sim Wood, 4 Calfridus Way, 28 Chivers Drive (Wokingham) and 15 The Chase (Marlow). The points raised are summarised below:
 - Negative impact on residential amenities - overshadowing, oppressive, overlooking, overbearing, terracing effect, noise, reduction of private amenity area for the occupiers of the application site, view/outlook.
 - Negative impact on character and appearance of surrounding area - overdevelopment of site, unneighbourly and materials would be out of keeping
 - Parking - loss of garage and increase in bedrooms
 - Drainage - increase risk of flooding
 - Trees - negative impact on health of near-by trees

- Inaccuracy in the plans - western boundary

[Officer Note: With regard to alleged inaccuracies in the submitted plans, some of these points relate to the objector misreading the plans. Amended plans have been received (showing the omitted existing window on the side elevation). Confirmation has been received in writing that there would be no encroachment over the western boundary of the site by the proposed development. The implementation of the development (if approved) would be a civil matter. All other points raised are addressed in the following report.]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The Highway Authority (HA) has raised no objections to the amended plans and recommends that the application be conditionally approved.

7.2 No other 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
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
Trees	'Saved' policy EN1 of the BFBLP	Consistent
Floor Risk	No relevant policies for minor development	Compliant
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards Supplementary Planning Document 2016 Design Supplementary Planning Document 2017		
Other publications		
National Planning Policy Framework (NPPF) 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. Transport and Highways Considerations
- v. Tree Implications
- vi. Flood Risk
- vii. Community Infrastructure Levy

i. Principle of Development

9.2 28 Carnation Drive is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), SC2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of the host dwellinghouse and surrounding area, residential amenities of neighbouring occupiers, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 It is noted that there have been two storey side extensions approved at other dwellings within Carnation Drive, as well as loft conversions and rear extensions (both single and two storey). Therefore, it cannot be concluded that the proposed two storey side extension would be out of keeping with the character of the surrounding area.

9.4 Some of the points raised by objectors included the development resulting in a terracing effect. The existing dwelling is detached and it would remain detached following the proposed development, as such would not be considered to have a terracing effect.

9.5 The ridge line over the two storey side extension would be set at a lower level than the ridgeline over the main dwelling, the height of the eaves would also be lower and this element of the proposal would be set back from the principal elevation, as such it would appear subservient to the host dwelling. The pitch of the roof would be maintained. It has also been confirmed that the materials to be used for the external construction of the two storey side extension would match in appearance those used in the existing dwelling. Therefore the two storey side extension would comply with the Design SPD. It is considered that this aspect of the proposal would be in keeping with the host dwelling.

9.6 The proposed side extension would be visible from the highway, however as it would be constructed from matching materials and the design is considered to be acceptable. It is not considered to result in a dominant impact on the streetscene.

9.7 It is acknowledged that the rear element of the development would not comply with the guidelines set out in the Design SPD. However paragraph 63 of the NPPF supports innovative design. It is stated in para 60 of the NPPF that 'policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'. While this part of the proposal does not mirror the existing character of the building it is considered an interesting and architecturally attractive contemporary design.

9.8 The choice of materials to be used in the rear extension would not match those used in the host dwelling, this reflects and reinforces the architectural approach of the extension providing a visual contrast to the building's existing style. It is also apparent that within the wider estate there is a mixture of materials used, included render, tile hanging, timber frames, alternating brick patterns/herringbone design, etc. The proposed development to the rear of the site would not be visible from the highway; therefore it's impact on the streetscene would be limited and would not warrant refusal on the grounds of impact on the streetscene and character of the area.

9.9 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.10 The proposed window, to be inserted at first floor level in the eastern side elevation of the existing dwelling, would be sited 1.5 metres from the rear elevation and would serve a bathroom. It would be conditioned to be obscure glazed and any opening parts being 1.7m above internal floor level.
- 9.11 The single storey element of the proposed development is not considered to result in a significant alteration to the existing overlooking situation.
- 9.12 There is no residential dwelling directly to the rear of the application site. Due to a stagger in the rear boundary of the site, the proposed window, at first floor level, in the rear extension would be sited 5.6 metres from the boundary at the closest point. It should be noted that there is a walk way between rear boundary to the application and the rear boundary of the dwelling to the north-west for access to a third garden. There would be a separation distance of 15 metres between this window and the rear elevation of 35 William Sim Wood, the closest neighbouring property to the rear. A window is proposed in the rear elevation of the two storey side extension. This would be sited 17.4 metres from the rear elevation with 35 William Sim Wood. Whilst it is acknowledged that these distances would not comply with the guidelines set out in the Design SPD, due to the density of the development within the wider area, it is not considered that the proposed development would result in an adverse overlooking impact over and above the existing situation.
- 9.13 The proposed rooflights to the rear roof slope would be considered high level windows. As such they would not result in a significant alteration to the existing overlooking level.
- 9.14 There are no proposed windows to the western side elevation. There is an existing, openable window in this elevation, with views directly into the rear garden and rooms served by rear facing windows of 39 and 40 William Sim Wood. As such, the proposed development would be considered an improvement on the existing situation.
- 9.15 The removal of the existing oriel window from the front elevation would not require planning permission. There would be a separation distance of 18 metres between the window at first floor level on the front elevation of the proposed side extension and the side elevation/boundary of 29 Scania Walk. The proposed development would not reduce the separation distance between these two properties, as such; it is considered that the development would be acceptable as it would not increase the level of overlooking to a neighbouring dwelling.
- 9.16 The proposed loft conversion would not alter the bulk and mass of the existing dwelling. As such, this element of the proposal would not be considered to result in a detrimental impact on the amenities of the occupiers of the neighbouring dwellings in terms of overbearing impact or loss of light.
- 9.17 A loss of light assessment has been conducted for the rear elevation of 40 William Sim Wood. This concluded that there would not be an unacceptable loss of light to the room served by the northern most window at first floor level. A loss of light assessment was also conducted for the conservatory (sited 6 metres from the boundary shared with the application as the occupier of 40 William Sim Wood has stated). This concluded that there would be an unacceptable level of loss of light only to one glazed panel. As this is a conservatory with glazed walls and roof, the proposal would not be considered to result in an adverse loss of light. There would be some additional overshadowing of the rear gardens of numbers 39 and 40, but the impact is not so adverse as to warrant refusal.

- 9.18 The loss of a view or outlook are not material planning considerations. In any event, there are several dwellings visible from each dwelling on Carnation Drive due to the density of the estate. It is not considered that the development would result in a significant overbearing impact on the amenities of the occupiers of the neighbouring properties.
- 9.19 Some of the points raised by objectors included noise disturbance. Due to the scale and nature of the proposed development, any disruption during the construction phase would be considered a short term impact. No aspect of the proposed development would generate noise. Noise made by neighbours is covered by separate Environmental Health legislation.
- 9.20 There are no policies which provide a minimum amount of private amenity space a dwelling must have. In any event, it is considered that the 96 sq.m. of private rear garden retained would be sufficient.
- 9.21 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

- 9.22 The application site takes access off Carnation Drive, which is the main spine road for this residential estate, and is subject to a 20mph speed limit. There are no parking restrictions.
- 9.23 The residential standards in the SPD state that a three bedroomed dwelling requires 2 parking spaces, and a four bedroomed dwelling requires 3 on-site spaces. Whilst the submitted plans propose three bedrooms, with an office at first floor level, the office has the potential to become a bedroom by future occupiers. As such, an amended parking plan has been submitted.
- 9.24 The revised parking layout plan (drawing reference: DWG 30 b) demonstrates that three parking spaces can be provided to comply with the parking standards for a dwelling with four (or more) bedrooms. This proposed parking layout offsets the loss of the garage parking space, and avoids over-spill parking along this residential road. These parking spaces (shown on drawing DWG 30 b) measure 2.4 metres in width by 4.8 metres in length which complies with the Council's standards, and permeable block paving is proposed for the widened driveway. It is recommended that parking layout should be secured via planning condition.
- 9.25 The dropped kerb would need to be extended for access to a widened driveway, and a minimum depth of 5.5 metres can be achieved between the back of the footway and the front of the property (as measured off drawing DWG 30 b), in line with the Council's requirements for new/altered dropped kerbs. The applicant will require separate consent of the Highway Authority for the dropped kerb, and should be advised of this by way of an informative.
- 9.26 Clear pedestrian access to the front door of the property has not been indicated and whilst it could be provided by widening the driveway further, the retained area of soft landscaping is considered valuable in the streetscene. In addition, as the proposed development is for a single dwelling unit, pedestrian access is not a requirement. Pedestrian access to the side/rear of the property would be retained for rear bin storage, and cycle parking.
- 9.27 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Tree Implications

- 9.28 It is acknowledged that section 7 of the submitted application form was completed incorrectly. There are trees within falling distance of the proposed development. However, there are no

trees protected by a Tree Preservation Order close to the development site (none within 50 metres of a boundary to the site). The trees closest to the proposed development, in the rear garden of 40 William Sim Wood are not considered worthy of the Tree Preservation Order. The health of these trees is a civil matter.

9.29 As such the proposed development is not considered to result in a negative impact on the health of protected trees. It therefore complies with 'Saved' policy EN1 of the BFBLP.

vi. Flood Risk

9.30 There are no relevant policies for minor development in a flood zone. However in compliance with the NPPF, the Local Planning Authority should ensure flood risk is not increased elsewhere.

9.31 The development site is in flood zone 1, defined by the Environment Agency as low probability; land having greater flood risk of one in a 1000 years probability of river or surface water flooding. The development is considered to fall within the category of a minor extension: householder extensions or non-domestic extensions less than 250 sq.m.

9.32 The proposed floor level would maintain the floor level of the existing dwelling. There are no proposed alterations to the levels of the site, which is currently level.

9.33 It has been confirmed in writing that the drainage for the proposed development would connect to the existing surface water drain and that the grey water would join the existing grey water drains where the first chambers are situated at the rear of the property. It has also been confirmed that the extended driveway would be laid with permeable material. As such the proposal would not be considered to increase the risk of flooding.

vii. Community Infrastructure Levy (CIL)

9.34 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 not for the implementation of a net increase in dwellings, this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area or on highway safety. The impact of the development would not result be so detrimental on the residential amenity of the neighbouring occupiers to warrant refusal. It is therefore considered that the proposed development complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 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 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 Plan and Existing Block Plan, Drawing Number: DWG:1, Received 19.03.2018

Proposed Block Plan and Roof Plan, with Parking Layout, Drawing Number: DWG 30 b, Received 27.04.2018

Proposed Ground Floor Plan, Drawing number: DWG:10, Received 19.03.2018

Proposed First Floor Plan, Drawing number: DWG:11, Received 19.03.2018

Proposed Loft Floor Plan, Drawing number: DWG:12, Received 19.03.2018

Proposed Front Elevation, Drawing number: DWG:20, Received 19.03.2018

Proposed Side Elevation (East), Drawing number: DWG:23 a, Received 19.03.2018

Proposed Rear Elevation, Drawing number: DWG:21 a, Received 19.03.2018

Proposed Side Elevation (West), Drawing number: DWG:22 a, Received 19.03.2018

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 two storey side extension hereby permitted shall be similar 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 materials to be used in the construction of the external surfaces of the part single storey and two storey rear development hereby permitted shall be as stated in the submitted application form and as confirmed on the approved elevation drawings.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

5. The window to be inserted into the eastern elevation of the existing dwelling 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 inserted.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. 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 eastern and western (flank) elevations of the development hereby permitted at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

7. The development hereby approved shall not be occupied until the associated vehicle parking has been surfaced with a permeable material 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]

Informative(s):

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. Materials used on two storey side extension to match existing
 4. Materials used on part one/part two storey rear extension to be as stated
 5. Side facing window obscure glazed with limited opening
 6. No additional windows in western elevation
 7. Parking layout to be provided
3. 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.
4. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
5. The applicant should note that the Bracknell Forest Council's Street Works 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 (separate to planning permission) 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:

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