

ITEM NO: 07

Application No.
16/01117/FUL
Site Address:

Ward:
Crowthorne

Date Registered:
29 November 2016

Target Decision Date:
24 January 2017

44 Pinehill Road Crowthorne Berkshire RG45 7JR

Proposal:

Erection of a detached five bedroom dwelling with basement and roof accommodation, following demolition of existing dwelling and outbuilding.

Applicant:

Mr & Mrs A Philpott

Agent:

Mr Richard Passmore

Case Officer:

Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is the erection of a two storey dwelling with roof accommodation and basement, following the demolition of the existing bungalow and garden outbuilding.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to materials, biodiversity and sustainability. The proposal is not CIL-liable and as a replacement dwelling no SPA mitigation measures are required.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to Planning Committee as eight objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 400 metres of the SPA

Trees to front of property are subject to a TPO

3.1 44 Pinehill Road is a detached bungalow, located in an urban, predominately residential area. The dwelling does not appear to have been extended over and above its original size. The property benefits from a part soft landscaped frontage, with a hardsurfaced driveway providing parking, and a lengthy rear garden, with an outbuilding forming a garden shed. At time of writing much of the planting in the front and rear gardens has been left unmaintained. A low height wall forms the front boundary of the property. The site level of the property rises from east to west.

3.2 The property is bordered by the neighbouring residential properties of 42 Pinehill Road, 46 Pinehill Road and 5 Jerome Corner to the west, east and south (rear) respectively. The carriageway of Pinehill Road borders the property to its front (north), with residential properties sited on the opposite side.

3.3 A cedar tree is present within the frontage of 42 Pinehill Road, while a large oak tree is present in the frontage of 46 Pinehill Road. These trees are subject to a Tree Preservation Order (TPO).

4. RELEVANT SITE HISTORY

4.1 No planning applications received.

5. THE PROPOSAL

5.1 The proposed development is the erection of a detached two storey dwellinghouse, with roof accommodation and a basement, following the demolition of the existing bungalow. The proposed

dwelling would include a rear-projecting single storey element and a front-projecting single storey porch.

5.2 The dwelling would measure 10.4 metres in width (including chimney), 16.1 metres in total depth (with the main two storey section of the dwelling being 11.3 metres in depth), and 8.7 metres in total height (from existing ground level).

5.3 The main dwelling would have a dual-pitched roof leading to a flat peak, with front and rear gables and half-hip sides. The front porch would have a gable roof, and the rear extension would have a flat roof with two roof lanterns.

5.4 The internal layout of the dwelling would consist of the following:

- Basement: store rooms and media room
- Ground floor: lounge, study room, utility room, WC, and kitchen and dining area
- First floor: three bedrooms each with en-suite bathrooms
- Roof accommodation: two bedrooms each with en-suite bathrooms.

5.5 During the course of the application amended plans have been received to alter the design of the proposed dwelling, and to provide additional information with regards to the proposed parking layout and biodiversity considerations.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council:

6.1 Crowthorne Parish Council object to the proposal on the grounds that it would represent overdevelopment of the site, and based on the initially submitted information, the proposal would not provide adequate off-street parking for a five bedroom dwelling.

Other representations:

6.2 A total of 8no. objections have been received from residents of surrounding properties within Pinehill Road and from wider Crowthorne. Neighbours were notified of both the initial submission and of the amended information received during the application process.

6.3 The objections can be summarised as follows:

- (i) the proposal would result in a detrimental impact on the character of the surrounding area through representing inappropriate design, being excessive in bulk and massing, and constituting overdevelopment of the site;
- (ii) the proposal would result in an adverse impact on the amenities of the occupants of neighbouring properties, through resulting in loss of light and loss of privacy impacts, and being overbearing. Furthermore the height of the proposal may serve to produce microclimates and a 'dark tunnel' effect in relation to the separation spaces to the neighbouring dwellings;
- (iii) the proposal would result in an adverse impact on highway safety as insufficient off-street parking would be provided, and access and egress from the property would be dangerous;
- (iv) the proposal would result in an adverse impact on protected wildlife and habitats;
- (v) the proposal would involve the loss of significant amounts of existing planting, and may result in damage to a mature tree to the northeast of the application site;
- (vi) traffic and parking generated by construction vehicles would result in an adverse impact on highway safety;
- (vii) the proposal would set a precedent for future inappropriate development within the immediate area; and,
- (viii) the proposed basement may impact the foundations of the neighbouring properties.

[Officer Comment: With regards to the potential for setting a precedent, every application must be assessed on its own merits, and is assessed in relation to the impact of the character of the area etc. as detailed in the report below. Furthermore the matters of precedent are not material

planning considerations in their own right. The concerns over the proposed basement potentially impacting on the structures of the neighbouring buildings is a Buildings Regulations matter, not a material planning consideration. The remaining above matters are also assessed in the report below].

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

7.1 The Highway Officer was consulted on the initially submitted plans and noted that the two off street parking spaces shown would represent a shortfall of parking allocation to the property of one space. However it was noted that the frontage of the property provides adequate space to provide the required additional space, and therefore no objection was raised. Following the receipt of amended plans a third parking space has been provided.

Biodiversity Officer

7.2 Following the submission of a full bat survey and ecological assessment during the course of the application the Biodiversity Officer raises no objection, subject to the imposition of conditions.

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

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Consistent
Design and residential amenity	CS7 of CSDPD, 'Saved' Policies EN20 and H4 of BFBLP	Consistent
Parking	'Saved' Policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, 'Saved' Policy EN3 of BFBLP, Policy CS14 of CSDPD	Consistent
Planting and biodiversity	'Saved' Policy EN1 of BFBLP, CS1 and CS7 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012)		
Parking Standards SPD (2016)		
Character Area Assessments SPD (2010)		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
BRE Site Layout planning for Daylight and Sunlight: A Guide to Good Practice (2011).		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development

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

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map, and is a previously developed site. The proposal would form a one-for-one replacement, and would therefore not result in a reduction of available housing stock. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Area, including Planting

9.3 As the second floor accommodation would be provided in the roof space, and as the basement would not be readily visible, the dwelling would provide the appearance of a two storey dwelling.

9.4 The site level of this section of Pinehill Road rises from east to west. The proposed dwelling would be approximately 0.4 metres lower in height from the neighbouring dwelling of 42 Pinehill Road to the west. Although the dwelling of 46 Pinehill Road to the east is a chalet bungalow (and the existing dwelling is a bungalow), it is not considered that the increase in height of the proposal, including in comparison to no.46, would be inappropriate. A mix of two storey dwellings and bungalows intermixed within the street scene are a characteristic feature of the area.

9.5 The dwellings within Pinehill Road are varied in their design, massing and form, and are of a variety of ages. The proposal has a traditional design, with small half-hip sections, and has a symmetrical appearance, with the exception of the front gable which provides strong definition and a sense of place to the dwelling, and sympathises with the other gable designs present in the area. While half-hips are not common in Pinehill Road, it is noted that dwellings within Ambleside to the north (within the same Character Area and Area of Special Housing Character) contain half-hips. It is considered that the half-hip elements are superior in terms of design and massing in comparison to having fully closed gables at the sides of the roof, in terms of the resultant massing and prominence they create. It is recommended that a condition be imposed to require samples of materials, in the interests of the character of the area.

9.6 While the rear elevation of the proposed dwelling would have a non-standard design, it would not be readily visible from public vantage points, and its symmetrical layout contributes to its design merit.

9.7 The design has been improved in response to various objections raised, and in line with the the SPDs applicable relating to design. The policies are not intended to be prescriptive, and this is in line with the aims of the NPPF. It is considered that while the dwelling is significant in massing, its scale and design are appropriate to the area.

9.8 It is not considered that the proposal represents overdevelopment of the site in view of the overall size of the plot, the similar sizes of various other dwellings in the area, and in view of the location being a built-up residential area. A separation distance of 2.15 metres would be provided to the built form of 46 Pinehill Road, and 2.9 metres to that of 42 Pinehill Road. These are reasonable separation distances in a built-up residential area and are almost identical to the existing separation distances.

9.9 The proposal would make provision for bin storage through providing external access to the side and rear of the property.

9.10 it is considered that the proposal complies with the Character Area Assessments SPD (2010) and BFBLP 'Saved' Policy H4 (area of special housing character) through maintaining the linear pattern of development and separation distances, and as a replacement dwelling it would not increase overall housing density.

9.11 A significant amount of planting is sited to the front of the property, however this planting appears to have not been managed. It is proposed to retain a strip of soft landscaping to the front of the property, and to plant new hedging. The existing front boundary wall would not be altered. While this would result in a net loss of soft landscaping, significant weight is given to the fall-back position that the applicant can install hardstanding across the property without the requirement of a planning application. It is considered that a condition be imposed to provide further details of the proposed landscaping details to the property boundaries.

9.13 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1, EN20 and H4, and the NPPF, subject to the recommended conditions.

iii. Impact on Residential Amenity

9.14 The proposal would not project forward of the neighbouring dwellings of 42 Pinehill Road and 46 Pinehill Road, to the west and east, respectively.

9.15 In accordance with the BRE Report guidance (which is utilised in the Design SPD (2017)), a 45 degree line drawn on the horizontal plane from the midpoint of the closest rear-facing windows of no.42 that serve habitable rooms towards the proposal intersects the proposed single storey rear element, albeit at a distance of 7 metres from the nearest window. However, a 45 degree line drawn on the vertical plane from the point of intersection on the proposal towards these windows does not intersect any window. In respect of the east-facing side windows serving no.42, the windows do not serve habitable rooms, with the exception of the kitchen and breakfast area at the rear, to which the side window is a secondary window serving that room.

9.16 A 45 degree line drawn on the horizontal plane from the midpoint of the closest rear-facing windows of no.46 that serve habitable rooms towards the proposal would not intersect the proposal. The west-facing side windows present on no.46 do not serve habitable rooms.

9.17 While the proposal would be replacing a bungalow with a larger and taller dwelling, in view of the above described relationships this in itself would not be considered to result in an adverse impact on the amenities of neighbouring properties.

9.18 The proposed dwelling would contain side-facing windows at first floor level and above. These windows are proposed to be obscure-glazed, and it is considered that this resulting relationship would not cause undue loss of privacy or be overlooking to neighbouring occupants in view of this obscure-glazing and fixed-shut (with the exception of a fan light). Such a relationship is a standard occurrence, particularly in built-up residential areas. It is recommended that conditions be imposed to ensure that the windows be obscure-glazed, and to restrict any formation of additional side windows, in the interests of residential amenity.

9.19 Objections have been raised with regards to the formation of additional rear windows, these windows also being at a higher level in view of the height of the proposal. The occurrence of rear-facing windows which can partially overlook the rear gardens of immediately adjoining dwellings (albeit at an angle) is common, particularly in a built-up residential area. Therefore it is considered that this resulting relationship would be acceptable.

9.20 Objections have also been raised to the proposed height of the dwelling resulting in microclimates and a 'dark tunnel' effect within the separation spaces to the neighbouring dwelling. The separation distances between the proposal and the neighbouring dwelling are reasonable, each exceeding 2 metres.

9.21 It is not considered that the proposal would result in a detrimental impact on the amenities of the occupants of the properties to the front and rear (north and south) in view of the separation distances involved.

9.22 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv. Impact on Highway Safety

9.23 The proposal as initially submitted provided two parking spaces to the proposed five bedroom dwelling. In accordance with the Parking Standards SPD, a dwelling that contains four or more bedrooms should make provision for at least three off-street parking spaces. Therefore there was a shortfall of one parking space.

9.24 During the course of the application an amended plan has been received to provide a third off-street space, and therefore the Parking Standards have been met. Furthermore the proposal makes provision for cycle storage through providing external access to the side and rear of the property. The Highway Officer raises no objection. It is recommended that the proposed parking arrangements be secured by way of condition, in the interests of highway safety.

9.25 It is also recognised that the proposed driveway makes provision for on-plot turning, allowing for vehicles to access and egress the site in forward gear. While this is not strictly required to be provided for an access point on to a non-classified road, it could only provide additional benefit to highway safety. It is recognised that Pinehill Road does experience significant on-street parking, particularly in the vicinity of the application site, the proposal does provide satisfactory off-street parking facilities.

9.26 Concerns have been raised with regards to the potential disruption that the parking of construction vehicles may cause during the construction process. While it is acknowledged that some on-street parking may occur in connection to this, it would be a temporary occurrence and in itself could not justify the refusal of the planning application.

9.27 As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF, subject to the recommended condition.

v. Tree implications

A cedar tree is present within the frontage of 42 Pinehill Road, while a large oak tree is present in the frontage of 46 Pinehill Road. Both these trees are protected under a TPO. This means that material weight must be given to the impact of the proposal on the health and retention of these trees, as assets which contribute to the character and visual amenity of the area.

Minimum estimated root protection areas have been calculated for the two trees. These minimum root protection areas (9 metre radius for the oak tree, 6.6 metre radius for the cedar tree) would not intersect the proposed replacement dwelling, including its basement. However, the root protection area would cover areas of proposed hardstanding.

In this instance a balance is sought between preserving the health and visual amenity of the trees, and retaining a driveway that can provide three off-street parking spaces, with on-site turning. As mentioned in the report above, while on-site turning is not strictly required for an unclassified road, the provision of this facility would be of benefit to highway safety. As a result it is considered that the extent of hardstanding could be retained as existing, but mitigation measures in terms of construction and materials be provided. It is considered that adequate mitigation measures can be achieved, but specific details relating to this would need to be provided and complied with.

It is therefore recommended that conditions be imposed with regards to the submission of a tree protection scheme for all works, which would also include measures to protect the trees from the temporary storage of materials and associated works on the site during the construction stage. A condition requiring the provision of a method statement regarding 'no dig' construction in respect of the proposed hardstanding is also recommended.

vi. Biodiversity implications

9.28 While the property is not sited within a formally designated area of biodiversity interest, the site does have the potential for the siting of reptile, hedgehog and badger habitats, particularly in view of the unmaintained planting present within the property. Furthermore, the existing bungalow does have potential for the presence of bats within the structure.

9.29 During the course of the application a Bat Survey and Ecological Assessment have been submitted for consideration. The Biodiversity Officer has been consulted on the proposal and advises that the bat survey report concludes that it is unlikely any bats are roosting within the existing building.

9.30 The Biodiversity Officer further advises that the ecological assessment has methodically analysed the potential for protected species at the site and made recommendations to avoid harm. The majority of the recommendations require sensitive work methods during construction that can be secured by condition. It is therefore recommended that these conditions be imposed, in the interests of Biodiversity.

9.31 It is therefore considered that the proposed development would not result in an adverse impact on biodiversity, in accordance with CSDPD Policies CS1 and CS7, BFBLP 'Saved' Policy EN1, and the NPPF, subject to the imposition of the recommended conditions.

vii. SPA implications

9.32 The Council, in consultation with Natural England, has formed the view that any net increase in residential development within 400 metres straight-line distance from the Thames Basin Heath SPA is likely to have a significant and unacceptable effect on the SPA.

9.33 As the proposal does not involve a net increase in dwellings, there is no requirement for SANG or SAMM mitigation measures.

viii. Sustainability implications

9.34 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day.

9.35 No Sustainability Statement has been submitted, and therefore it is recommended that this be provided by way of condition.

9.36 Subject to this condition, the application is acceptable with regards to CSDPD

Policies CS10 and the provisions of the NPPF.

ix. Community Infrastructure Levy (CIL)

9.37 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.

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

9.39 As the proposal would not involve a net increase in dwellings, it is not CIL liable.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to materials, tree protection, biodiversity and sustainability. The proposal is not CIL-liable and as a replacement dwelling no SPA mitigation measures are required.

The proposal is therefore considered to be in accordance with Policy CP1 of the SALP, Policies CS1, CS2, CS7, CS10, CS12 and CS23 of the CSDPD, 'Saved' Policies EN1, EN20, H4 and M9 of BFBLP, Retained Policy NRM6 of the SEP, the Character Area Assessments SPD, the Design SPD, the Parking Standards SPD, all in accordance with the NPPF.

11. RECOMMENDATION

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 received by the Local Planning Authority on 19 January 2017:

AP 00 'Proposed layout'

AP 01 'Proposed 1st and 2nd floor plans'

AP 02 'Proposed basement and ground floor plans'

AP 04 'Proposed side elevations'

AP 05 'Proposed Block Plan'

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

03. No development shall take place until samples of the materials including brickwork, wall render, colour of windows, and roofing materials to be used in the construction of the external surfaces of the dwellinghouse 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: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20]

04. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

REASON: In the interests of good landscape design and the visual amenity of the area, and in the interests of nature conservation.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

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 windows at first floor level or above shall be installed on either the east- or west-facing elevations of the development hereby approved, with the exception of those shown on the approved plans.

REASON: In the interests of the residential amenity of the neighbouring properties of 42 and 46 Pinehill Road, Crowthorne.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

06. The 2no. windows on the first floor and second floor of the west-facing side elevation and the 1no. window on the first floor of the east-facing 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 fixed with the exception of a top hung openable fanlight. Any replacement windows shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of the residential amenity of the neighbouring properties of 42 and 46 Pinehill Road, Crowthorne.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

07. The development hereby permitted shall not be occupied until the 3no. parking spaces, as shown on drawing Dwg. Title AP 00 'Proposed layout' received by the Local Planning Authority on 19 January 2017, have been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met, in the interests of highway safety

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

08. No development (including any additional site-clearance) shall continue until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained

has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations', or any subsequent revision. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures associated with the 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) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- 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 Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

09. The protective fencing and other protection measures specified by condition 08 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- 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: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

10. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include:

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

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

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

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

11. No development (including site clearance and demolition) shall be begun until:-

- (i) the site has been surveyed for the presence of badgers
- (ii) the survey has been submitted to and approved by the Local Planning Authority, and
- (iii) a scheme to minimise disturbance to badgers during the construction of the development, to mitigate the impact of the development upon them, and to improve their habitat has been submitted to and approved by the Local Planning Authority.

The scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

12. All ecological measures and/or works shall be carried out in accordance with the details contained in Arbtech's Ecological Assessment dated January 2017 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

13. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

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

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

1. Commencement
2. Approved Plans
5. Side windows
6. Obscure-glazed
7. Parking provision
9. Tree protection implementation
12. Ecological measures

Details will be required in respect of the following conditions before the commencement of development:

3. Materials
4. Landscaping
8. Tree protection scheme
10. No-Dig construction
11. Biodiversity site survey
13. Boundary treatments
14. Sustainability statement

03. The Applicant is advised that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the Applicant's ownership.

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