

ITEM NO: 06

Application No.
16/01187/FUL
Site Address:

Ward:
Priestwood And Garth

Date Registered:
28 February 2017

Target Decision Date:
25 April 2017

**The Laurels Downshire Way Bracknell Berkshire
RG42 1XT**

Proposal: **Demolition of existing dwelling and construction of 5No. one bedroom apartments in a single building.**

Applicant: Mr Tim Young

Agent: Mr Sean Kelly

Case Officer: Katie Walker, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the demolition of the existing building at The Laurels on Downshire Way and the redevelopment of the site to provide five one-bedroom flats in a single building.
- 1.2 The proposed development is within the settlement boundary and is therefore acceptable in principle, providing a net increase of four new dwellings to contribute to the Borough's housing supply. It is not considered that the development would result in an adverse impact on the character and appearance of the area, residential amenity, highway safety or on trees or biodiversity. The proposal would be liable for SPA contributions and CIL payments.

RECOMMENDATION

That the Head of Planning be authorised to grant planning permission subject to the conditions set out in Section 11 of this report and the signing of the S106 agreement.
--

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

Within 5km of SPA

3.1 The Laurels is a vacant two-storey, four bedroom dwelling on the corner of Downshire Way and Fairfax. It is bounded to the south and west by residential properties; to the north by Fairfax, beyond which are residential properties; and to the east by Downshire Way, beyond which are residential properties. The building is currently boarded up, with overgrown front and rear garden areas.

3.2 The surrounding area is predominantly residential, and the site is within 5 km of the SPA.

4. RELEVANT SITE HISTORY

4.1 There is no relevant planning history for this site.

5. THE PROPOSAL

5.1 The proposal is for the demolition of the existing dwelling and the redevelopment of the site for 5 one-bedroom flats in a part two storey with accommodation in the roofspace, part three storey building. The proposed building would front onto Downshire Way and would have vehicular access and parking to the rear, from Fairfax. Bin and cycle storage would also be provided to the rear. Pedestrian access to the front and rear of building would be from Downshire Way. Private and communal amenity spaces would be provided to the east and west of the building.

5.2 The southern part of the building would be two storey, with accommodation in the roof space, and the north east corner of the building would rise to three stories. There would be gable features to the front and rear, and the taller element would have a pyramid hipped roof.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council made observations on the application, raising concerns that there is no visitor or disabled parking shown [*Officer note: the application has been revised to include one visitor parking space and is in line with the Council's parking standards*].

Other responses received

6.2 Nine objections have been received from eight addresses. The issues raised can be summarised as follows:

- Proposal will dwarf and overlook the neighbouring property, exacerbated by changes in ground level between properties;
- Neighbour was told they could not build closer to the boundary with their neighbour and had to have an obscure glazed upstairs window;
- Proposal would be overbearing [*Officer note: impacts on residential amenity are considered within the report*].
- Insufficient parking [*Officer note: the proposal complies with the Council's parking standards*];
- Proposal would be out of keeping [*Officer note: impacts on the character and appearance of the area are discussed in the report*];
- Inconsistencies in application form and CIL form;
- Proposal does not include renewable energy [*Officer note: a condition is recommended to secure renewable energy in line with standards*];
- Proposal is not a conversion and is instead a redevelopment, contrary to NPPF core principles [*Officer note: the redevelopment of a site is not contrary to the NPPF and should be assessed on its own merits*];
- Limited information on proposed materials [*Officer note: a condition is recommended to secure details of materials*];
- Proposed building would be larger than existing building and project further forward than existing build line;
- Loss of trees and hedgerows, including some significant trees that should be considered for TPO [*Officer note: a condition is recommended to secure a scheme of hard and soft landscaping and a condition is recommended to protect the tree at the front of the property*];
- Narrow access;
- Useability of proposed car parking;
- Parking stress on Fairfax [*Officer note: highway implications are discussed within the report*];
- Risk of flooding from car parking area [*Officer note: a condition is recommended to ensure that the proposal would be SuDS compliant*];
- Noise and disturbance during construction [*Officer note: a condition is recommended to secure reasonable construction hours*];
- Boundary treatments [*Officer note: a condition is recommended to secure details of boundary treatments*].

7. SUMMARY OF CONSULTATION RESPONSES

Highways:

7.1 No objection subject to conditions.

Biodiversity Officer:

7.2 No surveys required.

Environmental Health:

7.3 No objection subject to conditions controlling construction hours.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1, CS2	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Trees	CS1, CS7 of CSDPD; Saved policies EN1, EN2 of BFBLP	Consistent
Biodiversity	CS1, CS7 of CSDPD	Consistent
Sustainability	CS10, CS12 of CSDPD	
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Impact on biodiversity and trees
- vi Impacts on SPA
- vii Community Infrastructure Levy

i. Principle of development

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

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are

relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Therefore, the principle of development on this site is acceptable.

ii. Impact on character and appearance of the area

9.4 This part of Downshire Way is characterised by residential development, comprising two storey detached houses on generous plots on Downshire Way on the same side as the application site; terraces and semi-detached houses on Fairfax; and three storey flats on the opposite side Downshire Way.

9.5 The existing building, to be demolished, is two storey. The proposed building would be 2.5 storeys (two storeys with accommodation in the roof space) with a taller, three storey element on the north east corner. While some residents have objected on grounds that the proposed building would be dominant in the street scene, it is considered that a building rising from 7.5 metres tall to 9.9 metres tall, with a main ridge height of 8.4 metres tall and of a maximum of three storeys would be in keeping with the surrounding development. In addition, given the flatted development opposite the site, the proposed flatted development would be in character with the surrounding area.



9.6 The dwellings on Downshire Way and Fairfax vary in character, with no one distinct style. The proposed building would have gable features fronting Downshire Way and Fairfax, which can be seen in the street scene. Some windows would have soldier courses above to add

texture to the building, and there would be Juliet balconies to some of the first and second floor windows. These are not prevalent in the street scene, however as there is not a uniform style of architecture, this is not considered to detract from the character of the area, and a balcony is visible on the adjacent property. The building would also have rooflights, which can be seen in the streetscene, including on the adjacent property on Downshire Way.

9.7 The materials to be used for the proposed building have not been specified, and a condition requiring details and samples of materials is therefore recommended to ensure that the materials would be of a high quality and appropriate to the character of the area.

9.8 Subject to the proposed condition, it is considered that the development would not result in an adverse impact on the character and appearance of the area or the host property, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

9.9 The proposed building would be 2 metres from the boundary with the adjacent property to the south, Cavaliers, and 4 metres from the house itself. The Design SPD sets out guidance for minimum back to back distances, but notes that blocks of flats do not necessarily have private backs. It states that each case will be considered on its own merits. Objections to the proposals have been raised regarding privacy and overbearing from the proposed building to Cavaliers. It should be noted that Cavaliers faces south, with the side elevation facing the road. The proposed building is, therefore, closest to its rear elevation, however Cavaliers' amenity areas are to the sides (east and west) of the building.

9.10 At the point closest to Cavaliers, the building would be 7.5 metres tall, at a distance of 4 metres from the existing property. This is considered to be appropriate to the residential setting of the site. The main ridge height of the building would be 8.4 metres tall, rising to 9.9 metres tall at a distance of 12 metres from the existing adjacent property. The height, bulk and massing of the building is considered to be of an acceptable domestic scale and not unduly overbearing to the adjacent property. The owner of Cavaliers has raised concerns regarding the change in ground level between the two sites, however this is in line with the gentle slope of Downshire Way. The neighbour has stated that there is a difference of 83 cms between the two sites. However, it is not considered that this would make a significant difference to the impacts of the proposed development and the proposal would still be at an acceptable domestic scale in relation to the neighbouring property.

9.11 The Design SPD, as outlined above, states that blocks of flats will be considered on their own merits, but that minimum distances between facing habitable room windows of 22 metres would be sought. The proposed flats would have secondary lounge and bedroom windows to the southern elevation at ground and first floor, facing the existing adjacent property. Floorplans for Cavaliers show that none of the rooms on its northern elevation at first floor are habitable and comprise bathrooms and cupboard.

9.12 To the ground floor, Cavaliers has a kitchen-diner window, however there are a number of other windows to this room and, as such, this can be considered a secondary source of light. Therefore there would be no overshadowing impacts to habitable room windows from the development. However, to ensure that the privacy of any future occupiers of that building is preserved, a condition is recommended to ensure that the secondary windows to the lounges on the southern elevation are obscure glazed.

9.13 The proposal would be approximately 17 metres from the side elevation of 7 Fairfax, the closest property on Fairfax. At this distance, the proposed building would not cause any overshadowing issues. It is also not considered that this would result in overlooking impacts,

given the distance between the properties. There is only one window in the eastern elevation of 7 Fairfax, facing the proposed development. There are Juliet balconies on the rear elevation, serving bedroom and lounge windows, facing 7 Fairfax. However, due to the position of the window in 7 Fairfax and the position of the windows in the proposed development, there would be no overlooking as a result of the proposed development.

9.14 The Design SPD also sets out distances between first and second floor windows and neighbouring garden areas. However, due to the positioning of the proposed building, it would not directly overlook any rear gardens of neighbouring properties. While the car park area would be adjacent to the front driveway area of 7 Fairfax, this is where the parking area for the adjacent house is and, given that there would be a relatively small number of trips generated by the proposed development, it is not considered that this would cause undue disturbance to 7 Fairfax or Cavaliers.

9.15 The Design SPD states that a distance of 12 metres between windows on the street side of dwellings is generally considered acceptable to afford both properties sufficient privacy. The occupiers of Yew Trees on Downshire Way, on the opposite side of Fairfax from the site, have raised concerns regarding overbearing and overlooking impacts from the proposal. However, at a distance of 15 metres from the house across Fairfax, it is not considered that the proposal would have overbearing or undue overlooking impacts on this property.

9.16 The Design SPD states that all new dwellings should have easy access to usable outdoor space. The site plan demonstrates that there would be a sufficient amount of both private and communal amenity areas surrounding the proposed development.

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

iv Transport implications

9.18 The Laurels is located on the corner of Downshire Way and Fairfax, an adopted residential cul-de-sac and the car park for these proposed flats would take access off Fairfax, in a similar position to an existing dropped kerb serving a couple of dilapidated garages. The car park access measures off the revised Proposed Site Plan 13.367.P.100D as 4.1m and this would enable adequate access for cars noting the Council's highway guide for residential developments of 5 dwellings or less require a minimum 4.1m wide access drive. Also, adequate visibility between cars exiting the car park and pedestrians using the footway is achieved. There should be no gates to assist with access for cars entering and exiting the car park. Domestic deliveries could occur on-street.

9.19 6 car parking spaces are to be provided and this complies with the Council's parking standards for 5 no. one-bed flats plus one visitor space. The parking spaces measure off the latest Proposed Site Plan as 2.4m by 4.8m with 6m of access space and this complies with current standards. There are double yellow lines restricting parking at all times along Downshire Way. The bike store is shown as accommodating 5 bikes to comply with the parking standards for residents.

9.20 5 no. one-bed flats is likely to generate in the region of 16 two-way trips per day, including two movements in both peak periods. The development is close to Bracknell Town Centre and there is a bus stop outside of the site on Downshire Way, thus not all journeys would be by car. A pedestrian path is proposed from the front door of the flats to the footway adjacent to Downshire Way.

9.21 The Highway Authority has no objection to the proposal and, subject to conditions, the

proposal is considered to comply with CS Policy CS23, Saved Policy M9 of the BFBLP, the Parking SPD and the NPPF.

v. Impact on biodiversity and trees

9.22 Although the existing building is vacant, the Council's Biodiversity Officer has assessed the site and considers that the existing house and garden do not have sufficient biodiversity potential to warrant a survey. As such, no survey or mitigation measures are required. In line with policies CS1 and CS7 for the enhancement of biodiversity, a condition is recommended to secure a scheme of bird and bat boxes.

9.23 Although none of the trees on the site are protected, the tree in the existing front garden is considered to contribute to the character of the area, and the site plan demonstrates that this will be retained. As such a condition is recommended to secure protection measures for this tree. The site plan demonstrates that trees are proposed on Downshire Way as part of the landscaping for the proposed amenity areas. A number of trees are also proposed within the grounds of the development. A condition is recommended to secure a scheme of hard and soft landscaping. Subject to the proposed conditions, the proposal would be acceptable in line with CSDPD Policies CS1 and CS7 and 'Saved' BFBLP Policies EN1 and EN2.

vi. SPA

9.24 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately **3.5 km** from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

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

9.26 In this instance, the development would result in a net increase of five X 1 bedroom dwellings replacing the existing 4 bedroom dwelling which results in a total SANG contribution of £3,636.

9.27 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £1,188.

9.28 The total SPA related financial contribution for this proposal is £4,824. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal

would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii. Community Infrastructure Levy (CIL)

9.29 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.

9.30 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) the creation of additional dwellings.

9.31 In this case, the proposal would be CIL liable as it comprises the creation of new dwellings. The dwelling falls within the Outer Bracknell charging area, where CIL is charged at £75 per square metre of floorspace.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area, the amenities of the residents of the neighbouring properties or future residents, on highway safety or biodiversity and trees. The proposal would contribute to the supply of housing within the Borough. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9, the Parking Standards SPD, the Design SPD and the NPPF.

10.2 The application is therefore recommended for conditional approval, signing to the completion of a S106 agreement to secure the necessary SPA mitigation.

11. RECOMMENDATION

Following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to SPA mitigation measures, the Head of Planning be authorised to APPROVE the application 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 documents received by the Local Planning Authority on 1 December 2016, re-stamped 28 February 2017:

13.367.P.100C Proposed ground and first floor plans
13.367.P.101B proposed second floor plan
13.367.P.200A Proposed elevations
13.367.P.002 Proposed bin and cycle store

And the following plan received by the Local Planning Authority on 26 April 2017:

13.367.P.001D Proposed site plan.

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

3. No construction works 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]

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

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

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

5. The first floor windows in the southern elevation of the building hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of an openable fanlight that is no less than 1.7m above internal finished floor level of the room that the window serves. Any replacement window shall be glazed and fixed to this standard and retained as such.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. The existing trees shown to be retained on the approved drawing 13.367.P.001D Proposed site plan shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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

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

7. Within a period of 5 years from the completion of the development: -

- a) No retained tree as specified as being retained by condition 6 shall be cut down, uprooted or destroyed.
- b) Any trees shown to be retained on the approved plans submitted in accordance with condition 6 of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding biodiversity.

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

8. No construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

9. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- g) Recycling/refuse or other storage units, play equipment
- h) Other landscape features (water features, seating, trellis and pergolas etc).

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

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

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

10. The demolition shall not be begun until a scheme of bat and bird boxes 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]

11. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plan 13.367.P.001D Proposed site plan.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

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

13. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. 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]
15. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.
16. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how the proposed development will show that 10% of the developments energy requirements will be provided from on-site renewable energy production.
The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12].
17. 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]
18. 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]

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 following conditions do not require details to be submitted, but must be complied with:

1. Time limit
2. Approved plans
5. Obscure glazed windows
7. 5 year protection
8. Construction hours
11. Vehicular access
12. Parking and turning
13. Bicycle parking
14. No gates at vehicular access
18. SuDS compliant

The following conditions require details to be submitted:

3. Details of materials
 4. Means of enclosure
 6. Protective fencing
 09. Hard and soft landscaping
 10. Bat and bird boxes
 15. Site organization
 16. Energy demand assessment
 17. Sustainability statement.
03. The Streetcare Team should be contacted at Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 351668, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

In the event of the S106 agreement not being completed by 30 June 2017, the Head of Planning be authorised to either extend the period further or to refuse the application on the grounds of:

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