

ITEM NO: 11

Application No.
16/01263/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
10 January 2017

Target Decision Date:
7 March 2017

Site Address:

**Handpost Farm Bracknell Road Warfield Bracknell
Berkshire RG42 6LD**

Proposal:

**Erection of 4 no. 4 bedroomed detached dwellings following the
demolition of existing buildings.**

Applicant:

Mr & Mrs Went

Agent:

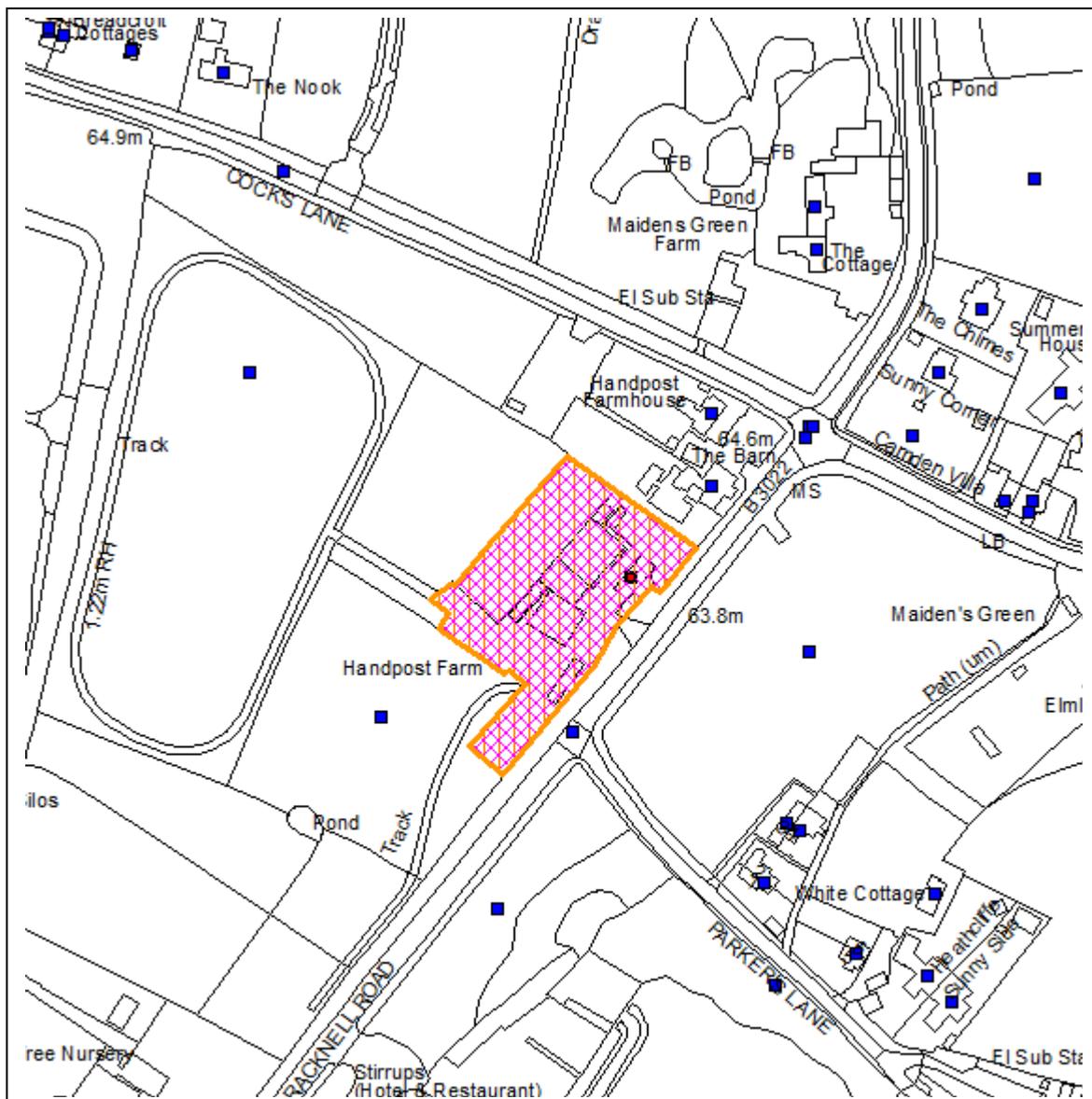
Miss Christine Dadswell

Case Officer:

Sarah Horwood, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of four detached dwellings on land at Handpost Farm which is previously developed land in the Green Belt. The redevelopment of the site would not harm the openness of the Green Belt. Further, the development would not result in an adverse impact on the character and appearance of the area, adjoining listed buildings, residential amenity, highway safety or biodiversity. The scheme is outside the 5km buffer of the SPA and as such does not require SPA mitigation. The proposal would be CIL liable.

RECOMMENDATION

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

2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Outside settlement, within Green Belt

Within 5km to 7km of SPA

3.1 The site is bounded to the north by land associated with Handpost Farmhouse, beyond which is Cock's Lane; to the west by a paddock and open land; to the south by Oaktree Nursery; and to the east by Bracknell Road, beyond which is open land and residential properties in Maidens Green.

3.2 The site benefits from lawfulness for equestrian use, with buildings to the central and southern most parts of the site, and a manege to the west. There is a considerable amount of hardstanding on the site.

3.3 The site is not within 5km of the SPA.

4. RELEVANT SITE HISTORY

4.1 The relevant site history is set out below:

-16/00801/LDC granted October 2016 for an application for a certificate of lawfulness for the continued use of the whole site for equestrian purposes including the use of existing buildings for stables, the use of paddocks for keeping of non-agricultural horses and use of parts of the site for training horses.

5. THE PROPOSAL

5.1 The proposal is for the demolition of the existing equestrian buildings on site, and the erection of four detached dwellings. The dwellings would be of a barn-style design, arranged in a courtyard arrangement around a central parking area. Each house would have a private garden.

5.2 Each proposed house would have 4 bedrooms. Unit 1 would be one and a half storeys high with a maximum ridge height of 6.18m, with its garden to the west and to the south. Unit 2 would be located to the west of the site (to the north of unit 1) and would be mainly single storey with accommodation in the roof space, with a maximum height of 6.64m (including the chimney – 8.3m). It would also have its garden to the west. Unit 3 would be to the north west of the site. It would be one and half storeys with a maximum height of 6.19m, with its garden to the north. Unit 4 would be single storey with a maximum height of 5.12m, with its garden to the east.

6. REPRESENTATIONS RECEIVED

Parish Council

6.1 Winkfield Parish Council provided observations on the application, setting out that the officer should ensure:

- that the application is acceptable within Green Belt legislation and local regulation;
- that sufficient off-road parking is provided, including for visitors, to avoid creating a problematic situation on the narrow Bracknell Road; and
- that proper drainage and sewerage is provided to avoid exacerbation of historical issues.

Other responses received

6.2 8 objections were received, stating that:

- The land is Green Belt and in the Northern Parish review, it states that open gaps should be retained
- Inappropriate development in the Green Belt due to size
- Visual impact on area
- Increased number of vehicle movements it will generate and impact to highway
- The site is not previously developed land (PDL) as under Annex 2 of the NPPF, it states that PDL “excludes land that is or has been occupied by agricultural or forestry buildings” which is the case
- It is outside the Class Q permitted development rights in relation to number of houses and floor area (officer note: this is an application for planning permission, not an application for prior approval and therefore this is not a consideration as part of this application)
- No rationale other than to support profiteering of the owners of the site for its redevelopment
- Area close to here has already been given the green light for overdevelopment and destruction of the environment. This used to be a semi rural community but has been destroyed by recent planning permissions
- Would affect the setting of Handpost Farmhouse which is possibly the oldest house in Maidens Green Village
- Is not a brownfield site
- If the outbuildings are no longer required for agricultural purposes then the buildings should be demolished and land returned to green fields or appropriate change of use applied for.

6.3 3 letters of support were received, stating that:

- Proposed development does not increase footprint and does not have any more impact on the Green Belt than the existing use
- Site is in disrepair and four dwellings newly built would be a vast improvement
- Don't consider there would be any increased impact on infrastructure as stable yard as existing has far more movements than 4 residential dwellings could
- Proposed dwellings are attractive and would be welcome addition to the area

- Will improve the landscape of the site which is currently decaying and would be a valuable addition to the area.

7. SUMMARY OF CONSULTATION RESPONSES

Highways:

7.1 No objection subject to conditions.

Environmental Health:

7.2 No objection subject to conditions.

Biodiversity Officer:

7.3 No objection subject to conditions.

Conservation Officer:

7.4 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1, CS2, CS8, CS9 of CSDPD Saved policies EN8 and H5 of BFBLP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Green Belt	CS9 of CSDPD, Saved Policy GB1	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	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 Listed buildings
- iv Impact on residential amenity
- v Transport implications
- vi Impact on biodiversity
- vii Impacts on SPA

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 The site is located within the Green Belt and therefore 'Saved' Policy GB1 of the Bracknell Forest Borough Local Plan (BFBLP) and Policy CS9 of the Core Strategy Development Plan Document (CSDPD) are relevant. These policies seek to protect the Green Belt from inappropriate development.

9.4 These policies are considered to be consistent with the aims of the NPPF, including the following core planning principles: to ensure that decisions are genuinely plan-led; to take account of the different roles and character of different areas, to protect the Green Belt and recognise the intrinsic character and beauty of the countryside; and to seek positive improvements in the quality of the built and natural environment.

9.5 Section 9 of the NPPF contains specific policies relating to development within the Green Belt. Para. 87-88 set out that inappropriate development is, by definition, harmful to the Green Belt and that the construction of new buildings should, other than with certain exceptions set out in paragraph 89, be regarded as inappropriate in the Green Belt. One of the exceptions listed in paragraph 89 is 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'. The BFBLP and CSDPD are both silent on the redevelopment of previously developed land within the Green Belt, and as such this should be assessed under Paragraph 89 of the NPPF.

9.6 The glossary within the NPPF sets out that previously developed land means land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The definition also includes a list of exceptions, including agricultural or forestry buildings.

9.7 In 2016, a certificate of lawfulness was granted (ref. 16/00801/LDC) on the site for "the continued use of the whole site for equestrian purposes including the use of existing buildings for stables, the use of paddocks for keeping of non-agricultural horses and use of parts of the site for training horses".

9.8 Equestrian uses are not excluded from the NPPF definition of previously developed land, and as such the built up areas of the site, i.e. those currently comprising buildings and associated hardstanding, are considered previously developed land. As such, the general principle of redeveloping these parts of the site is therefore acceptable, subject to the caveat in the NPPF that the redevelopment of the site 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.

Impact on openness

9.9 The four proposed dwellings would be located to the front of the site, on the area currently occupied by large equestrian buildings and hardstanding. The existing buildings on the site are large scale and placed close together, forming a wall of development. The proposed site layout demonstrates that there would be gaps between the dwellings, creating a more visually permeable and open development. In addition, there would be a reduction of hard landscaping on the site, due to the introduction of rear gardens on the area currently occupied by the manege and the current area of hard landscaping to the south west of the site also being soft landscaped, as a garden area for unit 1.

9.10 The footprint and volume of the proposed development on the site would be reduced when compared to the existing buildings on site. There are currently 7 buildings on the site. The footprint of the dwellings would be 659 square metres, whereas the footprint of the existing buildings is 945.6 square metres. This is a reduction of 286.6 square metres, or 30.3%. The volume of development on the site would also be reduced, from 3,435 cubic metres to 2,819 cubic metres. This is a reduction of 616 cubic metres, or 17.9%. The replacement of the existing buildings would, therefore, reduce the built form on the site to the benefit of the openness of the Green Belt. As such, the redevelopment of the site would not harm the openness of the Green Belt, would improve views through the site and between the proposed buildings and include additional soft landscaping.

9.11 The existing 7 buildings on site vary from approximately 2.5 metres tall to 6.2 metres tall. The proposed four dwellings vary in height from 5.1 metres to 6.5 metres tall. Given the reduction in the number of buildings on site, the reduction in footprint and volume and the similar maximum height of the buildings, it is not considered that the proposals would harm the openness of the Green Belt in terms of bulk and mass.

9.12 The rear gardens for units 2 and 3 would be on the area currently occupied as a manege. The manege constitutes previously developed land, as it is a permanent structure on the land, but is open in nature. However, its replacement with residential gardens would not have a greater impact on the openness of the Green Belt, especially as the manege could be subject to paraphernalia such as riding jumps and hoops. It is considered that any domestic paraphernalia in the proposed houses' gardens would not have a greater impact on the Green Belt than this. Permitted developments for outbuildings would be restricted by condition.

Impact on purpose of including the land within the Green Belt

9.13 The five purposes for including land within the Green Belt are set out in paragraph 80 of the NPPF. These are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring town merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9.14 As the curtilage of the dwellings is clearly defined on the site plan as being contained to the area of the site that is currently developed with equestrian buildings, hard landscaping and the manege, it would not lead to further, sprawling development in to the Green Belt and would not result in towns merging. By being contained to the current area of built form on the site, the proposal would also not result in encroachment into the countryside. The setting and special character of historic towns would be unaffected by this proposal. In terms of urban regeneration, although this is a Green Belt site, it would result in the effective re-use of a previously developed site. As such, the proposed development would not conflict with the purposes of including land within it.

9.15 The proposed redevelopment of the site for four residential units is, therefore, acceptable in principle in line with BFBLP 'Saved' Policy GB1, CSDPD Policy CS9 and the NPPF.

ii. Impact on character and appearance of the area

9.16 Views of the proposed dwellings would be possible from Bracknell Road; however there is existing hedgerow along the front boundary of the site which would provide screening to the proposed development. The existing buildings are sited closely together, dominated by hard surfacing to the front of the site, along with the manege to the rear. The proposed layout of the dwellings would spread the development across the site, thus increasing the views between the buildings and in particular through to the open land to the rear of the site with the further benefit of increasing the amount of soft landscaping on site. This would help to minimise the visual impact of the new built form and would be an improvement to the current arrangement of buildings and hardstanding.

9.17 The proposed dwellings would be set out in a courtyard formation. They would be barn-style in appearance. It is considered that the proposed layout and design of the dwellings would be sympathetic to the rural character of the area.

9.18 The dwellings would be served by a parking and turning area located in a central position in the site. Private amenity space would be provided for each dwelling, proportionate to the size of the dwellings. This would result in the removal of buildings, hardstanding and the manege to the rear of plots 1-3 and its replacement with soft landscaping to the benefit of the rural area. Planning conditions are recommended in relation to landscaping and boundary treatments.

9.19 The proposed dwellings would be finished in a mix of brick and timber on the external walls and clay and slate tiles on the roof. This palette of materials would be sympathetic to the rural area and would contribute to their barn-style appearance.

9.20 Subject to the proposed condition regarding materials, landscaping and boundary treatments, 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.

iii. Impact on Listed buildings

9.21 Section 66(1) of the (Listed Buildings and Conservation Areas) Act 1990 relates to the determination of applications affecting the setting of a Listed Building and states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.22 The NPPF (paragraph 128) requires applicants, 'to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance'. Paragraph 131 of the NPPF states that, local planning authorities should take into account 'the desirability of sustaining and

enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’.

9.23 CSDPD Policies CS1 and CS7 seek to preserve and enhance the historic environment, and saved BFBLP Policy EN20 sets out the importance of preserving the character and appearance of an area, including in relation to adjoining buildings.

9.24 The proposed development site forms part of the setting of Handpost Farm, but is in separate ownership to the Grade II Listed Handpost Farmhouse, the Grade II Listed former barn and the Grade II Listed granary. The farmhouse is physically detached from the proposed development whilst the Listed barn forms the boundary between the two land-holdings. A single storey dwelling which is physically attached to the Grade II Listed barn is of poor quality and detracts from the character of the Listed Building.

9.25 The proposed development site has an existing dwelling and a number of largely modern agricultural style buildings which are generally of a poor quality and detract from the setting of the Listed Buildings.

9.26 In principle of the proposal to remove a number of the inappropriate utilitarian and modern buildings from the setting of the Listed Buildings is supported and would enhance the setting of the Listed Buildings by better revealing their significance. On site the existing barns and stables and manege are of a poor quality construction and of varying sizes. These include two large barns of corrugated metal construction with the remainder being timber stable buildings with some smaller buildings situated either side of the access.

9.27 The proposed new buildings would be confined to the existing area of the site which has already been developed and there would be no encroachment into the surrounding undeveloped parts of the site. The new hedge boundary would be formed between the new development and the existing Listed Buildings at Handpost Farm.

9.28 Following pre-application discussions, the proposed dwellings show an improved design. In particular the new Unit 4 design, which was previously considered too large and too close to the Listed barn, has been reduced in size, with greater separation from the Grade II Listed barn. The greater distance from the Listed Building, the smaller footprint and the simpler and more regular design is considered to reduce the harm to the setting of the Listed Barn which together with the enhancement from the removal of the existing outbuildings is considered to preserve the setting of the Listed Buildings.

9.29 Overall the proposed designs for single and one-and-half storey buildings is considered to be the right approach to preserving the character of the adjacent Listed Buildings. The previous over-proliferation of dormer windows, rooflights and garages has been reduced and the development is less sprawling and more in-keeping with the setting of the Listed Buildings. Overall the amended design has reduced the bulk and mass of the buildings and improved the layout, increasing openness and separateness of the buildings leading to less visual clutter.

9.30 The reduction in the number of buildings, the total footprint and the overall volume of the proposed new buildings from the current farm buildings is to be welcomed. The removal of inappropriate modern farm buildings and their replacement with a development more in-keeping with the settings of the Listed Buildings is considered to preserve the setting of the Listed Buildings. The designs are more coherent and simpler with more defined elevations and therefore there is no objection in principle to the development. A condition is recommended regarding materials which would include brickwork, roof tiles and windows.

iv. Impact on Residential Amenity

9.31 The proposed dwellings are in excess of 90 metres from the closest residential properties on Parkers Lane to the south-east of the site and in excess of 100 metres from the Camden Villa, the closest residential property to the north-east. Given these distances, it is not considered that the proposed development would impact on the residential amenities of these properties. There are no residential properties in the vicinity to the west of the site.

9.32 The closest residential property to the proposed dwellings is The Barn, to the north of the application site. There would be a 9.5m separation distance between the flank wall of plot 3 and the flank wall of The Barn at its closest point and 12.7m separation distance between the flank wall of plot 4 and The Barn at the closest point. Windows and doors proposed in the flank wall of plot 3 at ground floor level facing The Barn would not result in overlooking and loss of privacy to the adjoining dwelling given their positioning at ground floor level and that new boundary hedging is proposed along the northern boundary. At first floor level in the flank wall facing The Barn is a window serving a bedroom as proposed. This would be sited 5.5m from the boundary with The Barn and would look over the rear garden of the adjoining property. Given there would be overlooking to the rear garden, this window is to be obscure glazed and fixed shut with the exception of top opening fanlight, restricted by condition to address this issue. It should be noted that the room is also served by 2no. rooflights which are openable and provide both a source of light and ventilation; as such, no issues would result from the window being obscure glazed and fixed shut. Plot 4 is single storey in height. Windows and doors proposed in the flank wall facing The Barn would therefore be at single storey level and given new boundary hedging is proposed along the northern boundary, plot 4 would not result in overlooking and loss of privacy to the adjoining dwelling.

9.33 In relation to the residential amenities of the future occupiers of the proposed dwellings, due to the siting of the dwellings, they would not appear overbearing to each respective plot. There are first floor windows in the side elevations of plot 2 facing the rear garden of plot 1, the side wall of plot 3 where there is a window at first floor level serving a bedroom and have oblique views over the garden of plot 3. It is recommended that these first floor side facing windows in plot 2 are conditioned to be obscure glazed and fixed shut to avoid overlooking to plots 1 and 3. A window is proposed at first floor level in the side elevation of plot 3, set some 7m from the boundary. Due to the siting of plots 2 and 3, there would be oblique views from this window over part of the rear garden of plot 2; however as this would be at an oblique angle, it would not result in adverse overlooking and loss of privacy to plot 2. All proposed dwellings would have windows/doors facing onto the parking and turning area, providing natural surveillance. Private amenity space would be provided for each dwelling along with sufficient on site parking provision for each. As such, there would be acceptable residential amenity provided for future occupiers of the proposed dwellings.

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

v. Transport implications

Access

9.35 An existing farm access off Bracknell Road, Warfield is to be used for access to these 4 new houses and no changes are proposed. Visibility splays of 2.4m by 90m can be achieved in either direction within the highway boundary and this is more than adequate for an access serving 4 houses off a classified road which is subject to a 30mph speed limit. This existing access is a wide dropped kerb around 9m wide which narrows to around 4.8m through an

existing gated access set back around 8m from the main road and two vehicles would be able pass at the access and be clear of the road.

9.36 Each of the dwellings would be located within 30m of the main road and therefore residents could haul their wheelie bins to the roadside for collection by the Council. A refuse vehicle would not enter the site.

Parking

9.37 Each of these 4-bed houses is to be provided with 3 parking spaces to comply with the Council's parking standards (2016) and these are 2.4m by 4.8m based on the Proposed Site Plan (drawing 336-05-P4) with at least 6m of access/turning space to enable vehicles to exit the development onto the main road in a forward gear. Also, the plan indicates that there would be adequate access/turning space for domestic delivery vehicles.

Traffic and Sustainability

9.38 The site is not considered to be in a sustainable location as there are no local facilities (shops, schools, surgery etc.) within acceptable walking distances. There is a garden centre and hotel/restaurant in close proximity to the development. Cycling may be an option for some. Cycle storage would be provided in the form of a garden shed in each respective plot which is acceptable. This residential development is served by the 162/162a bus services between Bracknell and Ascot, however, this an infrequent service.

9.39 4 new houses are likely to generate in the region of 32 two-way trips per day, including one or two movements in both peak periods. The existing use would generate some equestrian traffic and while this is likely to be lower than the traffic generated by 4 houses and residential use, trips would differ from equestrian uses with reference to Policy M4, *'development which would result in a material increase in the use of an existing highway will not be permitted unless appropriate pedestrian, cycling and public transport routes and facilities and provided and/or improved and any reasonably required highway works undertaken'*; the traffic impacts of 4 houses would be relatively low.

9.40 It is noted that the historic crossroads at Bracknell Road/Cock Lane/Winkfield Lane/Maidens Green creates conflict and safety issues and there is limited visibility to the left for vehicles exiting Bracknell Road. However, the additional traffic created by 4 houses would be low compared with the existing traffic passing through this junction. Also, not all traffic from these 4 houses would use this junction. The Highway Authority has a minor planned improvement scheme (signs, road marking, etc.) to highlight the presence of the crossroads, particularly when approaching from the south along Bracknell Road. Also, the development may be CIL liable and some monies could be available to fund local transport improvements to mitigate the cumulate transport impacts of development at this junction which is on the CIL Regulation 123 list. A condition is recommended to secure details of construction traffic, including deliveries and contractor parking.

9.41 Subject to the proposed conditions, the proposal is acceptable in line with CS DPD Policy CS23, BFBLP Policy M9 and the NPPF.

vi. Impact on biodiversity

9.42 An ecological survey was required as part of this application due to its location in a rural area with the demolition of buildings and its location within 100m of a pond with potential to support great crested newts.

9.43 A phase 1 survey was subsequently submitted in March 2017 which concluded further surveys were required in relation to bats and great crested newts, along with further information on nesting birds.

9.44 In May 2017, a report in relation to great crested newts was submitted which concluded they were not present. As such, no further action was required. A bat survey was subsequently submitted in June 2017 which addressed both bats and nesting birds and appropriate mitigation measures.

9.45 Subject to the imposition of conditions, including the provision of bat and bird boxes and lighting, the proposal would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

vii. SPA

9.46 The site is between 5 and 7 km of the SPA, and therefore no SPA contributions are required to mitigate impacts on the SPA.

viii. CIL

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

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

9.49 In this case, the proposal would be CIL liable as it comprises the creation of new dwellings. The dwelling falls within the Northern Parishes charging area. A liability notice will be issued in the event of planning permission being granted.

ix. Other matters

9.50 Drainage issues have been raised by the Parish Council. A planning condition is recommended in relation to the development incorporating surface water drainage that is SuDS compliant. Sewage connection can be dealt with by the Council's Building Regulations department and the relevant Statutory Undertaker.

10. CONCLUSIONS

10.1 The proposed development is within the Green Belt, however it comprises previously developed land. As such, subject to the proposal not harming the openness of the Green Belt, or being contrary to the purposes of including land in the Green Belt, the proposal is acceptable in principle. It is not considered that the development would result in an adverse impact on the character and appearance of the area, the Listed Buildings, residential amenity, highway safety or biodiversity. The proposal would provide a net addition of 3 houses within the Borough. It is therefore considered that the proposed development complies with Development Plan policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS8 CS7 and CS23, BFBLP 'Saved' Policies EN8, EN20 and M9, the Parking Standards SPD, the Design SPD and the NPPF.

10.2 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

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 10 January 2017, 3 March 2017, 30 June 2017:

01/P4: Location Plan

02/P6: Block Plan

05/P7: Proposed Site Plan

06/P4: Unit 1: Floor Plans and Elevations

07/P4: Unit 2: Floor Plans and Elevations

08/P3: Unit 3: Floor Plans and Elevations

10/P3: Unit 4: Floor Plans and Elevations

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

3. No development shall commence 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. No development shall commence until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. 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]

5. The first floor windows in the side elevations of plot 2 and the first floor window in the side (north-east) elevation of plot 3 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight that is no less than 1.7m above internal floor level of the room that the window serves.

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 in any roof space or at first floor level or above in the side elevations of plot 2 and plot 3 and in any roof space in the rear elevation of plot 4 of the buildings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no enlargement, addition, improvement or other alteration permitted by Classes A, B, D and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is located within the Green Belt where strict controls over the form, scale and nature of development apply.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

8. No development 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

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

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

9. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

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

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

10. No development shall commence 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]

11. No development shall commence until 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. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

12. 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]

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

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

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

14. No dwelling shall be occupied until the covered and secure cycle parking facilities have been implemented in accordance with the approved plans. The facilities shall thereafter be retained.

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

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

15. No development shall commence 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 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]

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

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

18. No development shall commence until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan showing the location of these enhancements, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved scheme and therefore retained as such.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

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

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
 - c) details of the lighting units, levels of illumination direction of illumination, hours of use. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.
- REASON: In the interests of nature conservation and visual amenity.
[Relevant Policies: CSDPD CS1, BFBLP EN20, EN25]

20. No development shall commence (including initial site-clearance) until a detailed scheme, and programme for its implementation for the protection of existing trees in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

21. The protective fencing and other protection measures specified by condition 20 shall be erected 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 areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

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

Informatives

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

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

- 3. Materials
- 4. Finished floor levels
- 8. Landscaping
- 9. Boundary treatments
- 10. Sustainability Statement
- 11. Energy Demand Assessment
- 15. Site organisation
- 18. Bat and bird boxes
- 20. Tree protection

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
- 5. Obscure glazing
- 6. Restrictions on windows
- 7. Removal of permitted development rights
- 12. Access
- 13. Vehicle parking
- 14. Cycle provision
- 16. SUDS
- 17. Bird nesting season
- 19. Site lighting
- 21. Tree restrictions

3. The Streetcare Team should be contacted at Bracknell Forest Council, 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.