ITEM NO: 10
Application No. 17/00505/FUL
Ward: Harmans Water
Date Registered: 18 May 2017
Target Decision Date: 13 July 2017
Site Address: Iveagh Court Nightingale Crescent Bracknell Berkshire
Proposal: Refurbishment of existing building comprising external wall insulation, new windows and cladding in a new colour scheme affecting all existing elevations and the erection of a new communal core connecting the two wings of the building.
Applicant: Mr Adam Taplin
Agent: Mr Mark Bradbeer
Case Officer: Paul Corbett, 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 site comprises an existing 5 storey high complex of 114 flats know as Iveagh Court situated approximately 1 mile south of Bracknell Town Centre. The site is owned by Bracknell Forest Homes who are looking to update and refurbish comprising a new colour scheme and external insulation in order to eliminate a number of structural defects affecting the building and improve its overall aesthetics. The proposal also includes a new communal core positioned to the rear which will control access whilst providing a weatherproof envelope to two wings of the building.

1.2 It is not considered that the proposal would adversely affect the residential amenities of neighbouring properties/occupiers of the building or character and appearance of the surrounding area. There are no over-riding highway safety implications. Relevant conditions will be imposed where considered necessary. The scheme is not CIL liable.

RECOMMENDATION

Grant planning permission subject to conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councilor Chris Turrell due to concerns over the impact that this proposal will have on the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

<table>
<thead>
<tr>
<th>PLANNING STATUS</th>
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<tbody>
<tr>
<td>Within settlement boundary</td>
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3.1 The site comprises an existing 5 storey high complex of 114 flats know as Iveagh Court situated approximately 1 mile south of Bracknell Town Centre. The site is owned by Bracknell Forest Homes who are looking to update and refurbish the scheme in order to eliminate a number of structural defects affecting the building. The proposal also includes a new communal core which will control access whilst providing a weatherproof envelope to two wings of the building.

3.2 Iveagh Court was constructed in 1978 for The Guinness Trust and is a 5 storey L shaped building with undercroft car parking and 4 levels of flats above. The block comprises 114 flats which sits within a site of area 1.52 hectares.

3.3 The site has an abundance of trees, particularly around its boundaries with an open parking area in the centre of the site. The stepped façade design of the building creates visual interest and lowers the perception of mass, which would appear far greater if this was just a flat façade. The stepped design provides large balcony areas to each flat, both on the internal and external elevations.

3.4 Access to the flats is via 7 access cores, which are open and have no security control. Due to the undercroft car parking, access to the first habitable level is from an upper ground floor
level and access is via steps to each core. Once within the building, interconnecting walkways on the second floor level join the 2 wings of the building.

4. RELEVANT SITE HISTORY

4.1 There is no site history of relevance to this application.

5. THE PROPOSAL

5.1 The applicant proposes to refurbish the existing building comprising external wall insulation, new windows and cladding in a new colour scheme (affecting all existing elevations) and the erection of a new communal core to the rear of the building connecting the two wings of the building and other remedial works.

5.2 The key components are summarised as follows:
- External wall insulation to all elevations
- New balcony treatment, windows and doors
- New communal enclosure rear elevation of the building
- New communal entrance steps and improved access security
- Refurbishment of main roof
- New on site refuse strategy
- New undercroft cycle parking
- Other remedial structural works

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:
6.1 Recommend refusal for the following reason:-
Proposed coloured facade is totally out of keeping with the mature area.

Other representations:
6.2 4no. objections have been received. The concerns raised have been summarised below:-
- The proposed external colour of the proposed cladding (blue) would be overly prominent and out of character to the area [Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.]

- Fire safety concerns with regards to the proposed cladding [Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.]

- concerned that the proposed refurbishment scheme would involve the removal of trees on the site that currently shield the development from the surrounding properties. [Officer Comment: These concerns are addressed in section 9 – Tree and landscaping Implications]

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health
Recommends conditional approval.
Transportation Officer
Recommends approval.

Waste and Recycling Officer
Recommends approval.

Urban Design Officer
Recommends approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

<table>
<thead>
<tr>
<th>Development Plan</th>
<th>NPPF</th>
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<tbody>
<tr>
<td>General policies</td>
<td>CP1 of SALP, CS1 &amp; CS2 of CSDPD</td>
</tr>
<tr>
<td>Design</td>
<td>CS7 of CSDPD, Saved policy EN20 of BFBLP</td>
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<tr>
<td>Housing</td>
<td>CS16, CS17 of CSDPD, Saved policy H8 of BFBLP</td>
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<tr>
<td>Parking/Cycle facilities</td>
<td>Saved policy M9 of BFBLP</td>
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<tr>
<td>Transport</td>
<td>CS23 and CS24 of CSDPD</td>
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| Supplementary Planning Documents (SPD)                |                       |
| Parking standards SPD                                 |                       |
| Design SPD                                           |                       |

| Other publications                                    |                       |
| National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) |                       |
| Bracknell Forest Community Infrastructure Levy Charging Schedule (2015) |                       |

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. CIL

i. PRINCIPLE OF DEVELOPMENT

9.1 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).
This is also reflected in Policy CP1 of the Borough's Site Allocations Local Plan (SALP), which sets out that a positive approach to considering development proposals which reflects the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. This proposal does not result in any change to the existing number of residential units, only a refurbishment and extension of the existing building. Therefore, the principle of development on this site is acceptable.

**ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

9.3 Policy CS7 of the Core Strategy requires high quality design which in this case should build on the suburban local character, respect local patterns of development, innovative design, enhance landscape and biodiversity, and aid movement and accessibility. Policy EN20 of the Local Plan supports Policy CS7 and sets out how development should be in sympathy with its local environment and appropriate in terms of mass and scale, layout and materials amongst other criteria. These Policies are considered to be consistent with the NPPF.

9.4 The proposed External Wall Insulation (EWI) comprising rockwool finished with a weather and fire proof render finish and Trespa panelling (blue colour palette) to cover all the bricked elevations will enhance the aesthetics of the external appearance of the building as a whole. Presently the existing dark red brick dominates the elevations and the use of colour can be used to define the mass of the facades, introducing planes of colour and introducing vertical design details in contrast to the very horizontal existing elevations.

9.5 Trespa panelling will also enclose the opened sided elevations to the undercroft parking areas.

9.6 The existing brick balconies are to be removed and replaced with a lightweight equivalent – a combination of Trespa coloured composite panels and opaque glass balustrading. This will remove the existing poor restraint details and allow improved movement to the building, overcoming existing movement joint issues.

9.7 The existing residents entrance stepped access points are proposed to be replaced with open steel and glass staircase accesses and improved security to the building as a whole.

9.8 Existing windows are to be removed and replaced with new windows compliant with current building regulations.

9.9 The proposal also includes a new communal core positioned to the rear which will control access whilst providing a weatherproof envelope to two wings of the building.

9.10 It is considered that the proposed scheme to refurbish the existing building comprising a new colour scheme and external insulation in order to eliminate a number of structural defects affecting the building will enhance the appearance of the building as a whole and the new communal extension to the rear is also appropriate in scale and sympathetic to the building.

9.11 Whilst fire safety concerns are building control matters the applicant was able to confirm that all the materials proposed for the recladding of the building meet with all the current fire safety specifications and building control regulations.
9.12 Whilst the appearance of the building will be different it’s not considered that this scheme would adversely impact upon the character and appearance of the area. The proposals would therefore comply with Policies EN1 and EN20 of the Bracknell Forest Local Plan and Policy CS7 of the Core Strategy Development Plan. These policies are considered to be consistent with the NPPF.

iii. RESIDENTIAL AMENITY

9.13 Policy EN20 of the Local Plan seeks to ensure appropriate design but also seeks to ensure that development does not adversely affect the amenity of surrounding properties. This Policy is considered to be consistent with the NPPF. The proposal needs to be assessed with regard to the impact of the new development on its neighbours as well as the impact of the residents of the development itself.

9.14 The applicant did undertake a resident consultation event which was held at Ivecagh Court over two evenings in April 2017. The applicant confirms this event was well attended and gave the opportunity for the existing residents to be made aware of the forthcoming work and also provided the opportunity for them to comment upon the design proposals. A questionnaire was completed by each visitor to the consultation asking if they supported the work and design proposals. From this survey 93% of residents were in support of the works and proposals.

9.15 The proposed building does not give rise to any neighbouring residential amenity issues however it is recognised that the works will need to be sympathetically managed to avoid adversely impacting upon the existing resident’s amenities. The Environmental Health Officer has recommended the inclusion of a condition controlling the hours of work during the refurbishment works.

9.16 To conclude it is considered that the proposed works, would not result in any adverse impacts upon residential amenity. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20, Design SPD and the NPPF.

iv. TREE AND LANDSCAPING IMPLICATIONS

9.17 The proposal will not result in any loss of trees or landscaped areas.

v. TRANSPORT/ACCESS IMPLICATIONS

9.18 This proposal is not considered to result in any adverse impacts upon the existing parking court of the building.

9.19 The scheme proposes to make provision for cycle parking by utilising an existing undercroft area of the building.

9.20 The proposal also seeks to consolidate the bin storage to the rear of the building and within the car park for easier collection which is supported by the Waste and Recycling Officer.

9.21 The Highway Officer has no objections to this proposal.

9.22 The proposal is not considered to result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.
x. CIL

9.23 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. The proposed development is not CIL liable.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore considered acceptable in principle.

10.2 It would not adversely affect the residential amenities of neighbouring properties or existing occupiers, and would not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications will arise from this proposal.

10.4 A number of objections were received. The report has sought to address the matters they raise.

10.5 It is concluded that on balance this proposal accords with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS2, CS7 and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

APPROVE the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

001-PL-8008 Location Plan – LPA received 18.05.17
052-PL-8008 Proposed Site Plan – LPA received 18.05.17
151-PL-8008 Proposed lower ground floor ga plans – LPA received 18.05.17
152-PL-8008 Proposed upper floor ga plans – LPA received 18.05.17
153-PL-8008 Proposed first floor ga plan – LPA received 18.05.17
154-PL-8008 Proposed second floor ga plan – LPA received 18.05.17
155-PL-8008 Proposed third floor ga plan– LPA received 18.05.17
156-PL-8008 Proposed roof ga plan – LPA received 18.05.17
157-PL-8008 Proposed central stair core ga plans lower and upper floor plans – LPA received 18.05.17
158-PL-8008 Proposed stair core elements – LPA received 18.05.17
159-PL-8008 Bin & cycle store location plans – LPA received 18.05.17
252-PL-8008 Proposed elevations elevations 1 & 2 – LPA received 18.05.17
253-PL-8008 Proposed elevations elevation 3 – LPA received 18.05.17
255-PL-8008 Proposed elevations elevations 5 & 6 – LPA received 18.05.17
Design Statement - LPA received 18.05.17
Materials Detail - LPA received 16.06.17
03. The development shall be carried out in accordance with the approved materials. REASON: In the interests of the visual amenities of the area. [Relevant Policies: BFBLP Saved Policy EN20, Core Strategy DPD Policy CS7]

04. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
(i) specifications of control of noise arrangements for construction and demolition.
(ii) methodology of controlling dust, smell and other effluvia
(iii) site security arrangements including hoardings
(iv) proposed method of piling for foundations
(v) construction and demolition methodology
(vi) construction and demolition working hours
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority. Reason: In the interests of both the existing resident’s and neighbouring resident’s amenities.

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. No details are required to be submitted in relation to the following conditions: 1, 2, and 3.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 4.