

ITEM NO:Application No.
17/00659/FUL

Site Address:

Ward:
Harmans WaterDate Registered:
29 June 2017Target Decision Date:
24 August 2017**Raj Bhawan 58 Harmans Water Road Bracknell
Berkshire RG12 9PT**

Proposal:

Proposed conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.

Applicant:

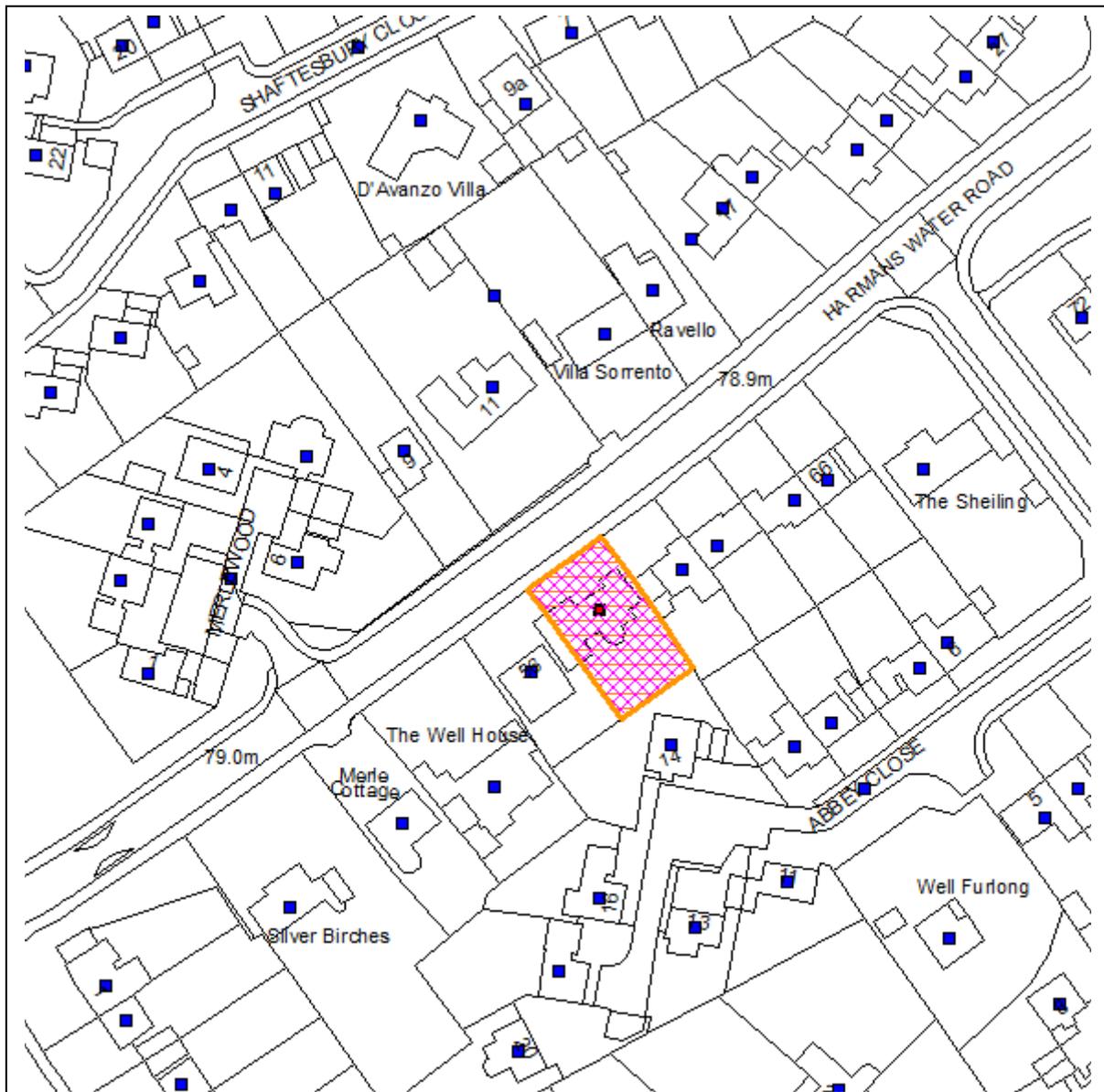
Mr & Mrs M Goyal

Agent:

Ms Anupama Srivastava

Case Officer:

Matthew Miller, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

- 1.1 The proposed development is the conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties or future occupiers of the proposed flats and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions. Relevant conditions will also be imposed in relation to detailed design, trees and sustainability and a section 106 agreement will be entered into in relation to impacts on the SPA.

RECOMMENDATION

Delegate to the Head of Planning to grant planning permission following the completion of a s106 agreement and subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been called to committee by Councillors Dudley, Mrs Mattick, and Turrell, in view of concerns regarding the impact of the proposal on the character of the area, and on highway safety. This follows the receipt of 3no. objections and a previous application on this site having been considered by the Planning Committee (16/00375/FUL).

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Between 400 metres and 5 kilometres of the SPA
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Trees to rear of property are subject to a TPO
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- 3.1 Raj Bhawan, 58 Harmans Water Road, is two storey, linked-detached dwelling (through its garage) located in a predominately residential area. The dwellinghouse has been extended to the side, front and rear, through single and two storey extensions. The property contains a hardsurfaced frontage forming a driveway, with an attached garage (approved to be converted under extant planning permissions). The property benefits from an enclosed rear garden with trees subject to TPO 1053 within the vicinity of the rear boundary.

4. RELEVANT SITE HISTORY

- 4.1 14255
Section 6/1 approval New Towns Act 1965 (Prop 251 33 dwellings)
Approved 1968
- 4.2 604472
Two storey side extension to form lounge and bedroom, erection of front storm porch.
Approved 1979
- 4.3 615894

Single storey front extension.
Approved 1990

- 4.4 16/00375/FUL
Erection of part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb.
Approved (2016)
- 4.5 16/01200/FUL
Section 73 application for the variation to condition 2 to planning permission 16/00375/FUL for the erection of part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb. (For clarity the proposed is to increase depth of the rear extension at ground + first floor levels and width of first floor element)
Approved (2017)

5. THE PROPOSAL

- 5.1 The proposed development is the sub-division of the existing seven bedroom dwellinghouse into three self-contained apartments. This would consist of a one-bedroom apartment and a two-bedroom apartment at ground floor level, with a three-bedroom apartment at first floor level (six bedrooms in total). It is proposed to retain the existing rear garden as an amenity area serving all three apartments, and to retain the existing hardsurfaced frontage for parking.
- 5.2 In addition to the sub-division, the proposed plans show a single storey front and side extension on the western part of the dwelling, with associated roof alterations to the existing western element. It would measure 2.6 metres in width, 1.2 metres in depth, and would connect to the raised pitched roof of the single storey element behind, which would form a total height of 4.4 metres. This extension has already been implemented, and while applied for under this application, it has already been approved under previous planning applications 16/00375/FUL and 16/01200/FUL.
- 5.2 A canopy forming a porch is proposed to be erected to the eastern side of the dwelling (as part of the proposed access to an apartment), measuring 1.0 metre in depth, 1.6 metres in width, and 3.0 metres in height.
- 5.3 A balcony (with access door) is proposed to be formed on the first floor of the front elevation, above the existing main entrance door, measuring 1.6 metres in depth and 3.4 metres in width.
- 5.4 It is also proposed to insert an additional access door on the front elevation of the ground floor of the existing dwelling, next to the existing access door.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

- 6.1 Bracknell Town Council object to the proposal on the following grounds:
- the proposal would constitute overdevelopment of the area;

- the proposal would result in an increase in traffic generation on to a busy main road, without provision for off-street maneuvering space (i.e. vehicles would not access or egress the site in forward gear);
- the rear dormers would result in an adverse loss of privacy to the occupants of neighbouring properties.

[Officer Comment: the rear dormers have the benefit of planning permissions 16/00375/FUL and 16/01200/FUL, and do not form part of this application].

Other Representations:

- 6.2 A total of 2no. objections have been received from occupants of neighbouring properties at 14 Abbey Close (to the rear) and 56 Harmans Water Road (to the west). The objections can be summarised as follows:
- the proposal would result in a greater intensity of use that would be detrimental to the character of the area (overdevelopment) and to the occupants of neighbouring properties. Furthermore the rear balcony results in an adverse loss of privacy;
 - concerns over the standard of construction of the development that has been approved so far.

[Officer Comments: The development to the rear has the benefit of planning permission, and does not form part of this application. The case officer considers that the standard of construction does not give rise to any breach of planning in terms of requiring matching materials. Any further matters would be subject to Building Regulations legislation.

The objection from 56 Harmans Water Road makes reference to being supportive of the case officer's concerns. However, the case officer (Matthew Miller) has not raised concerns].

- 6.3 A support comment has been received from the occupant of the neighbouring property of 60 Harmans Water Road to the east. The occupant supports the proposal on the following grounds:
- the proposed sub-division of the dwelling into three residential units is considered preferable to utilising the existing dwelling as a House in Multiple Occupation (HMO);
 - the external alterations proposed to the existing building are limited, and
 - the proposal would provide a contribution to the Council's housing supply through a net increase in residential units.

- 6.4 No further representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

- 7.1 The Highway Officer raises no objection, subject to the imposition of conditions concerning parking and access.
- 7.2 No other statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Housing	CS15 of CSDPD	Consistent
Design	CS7 of the CSDPD	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Trees	EN1 and EN2 of BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 39 refers to LPAs setting their own parking standards for residential development
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, 'Saved' Policy EN3 of BFBLP, Policy CS14 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012)		
Parking Standards SPD (2016)		
Design SPD (2017)		
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 Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Tree Implications
- vi. Sustainability Implications
- vii. SPA
- viii. Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map and is a previously developed site. The proposal would provide a net increase of two residential units, contributing to the supply and mix of housing within the Borough. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The dwellinghouse has been previously altered and enlarged in various manners appropriate to its location within an established urban residential area, and the wider character of the street scene. This includes enlargements to the rear and both sides of the dwelling.

9.4 While the applicant has applied for a single storey front and side extension on the western part of the dwelling, with associated roof alterations, it is noted that this element of the proposal has already been granted planning permission, and has also

been implemented. In view of this and the previous assessments undertaken to this element, it is not considered that this part the development results in an adverse impact on the character of the area.

- 9.5 The proposed external alterations to the dwelling therefore comprise the proposed side canopy, front balcony, and alterations to fenestration.
- 9.6 It is not considered that the proposed side canopy would result in an adverse impact on the host dwelling or surrounding area in view of its overall size and architectural form.
- 9.7 The proposed front balcony, while clearly visible in the street scene, would not be considered to form an overly prominent feature, and would be in keeping with the existing architectural layout and form of the dwelling. The balcony is not considered to be excessive in size, particularly in terms of width, and is similar to the balcony present to the rear of the dwelling. While balconies are not a common feature in the street scene, Harmans Water Road contains a variety of dwellinghouse layouts and forms, and therefore has a varied design character.
- 9.8 The proposed alterations to the fenestration are considered to be limited, and with matching materials, would not be prominent or uncharacteristic in appearance.
- 9.9 It is not considered that the proposal would constitute overdevelopment of the site, as with the exception of the proposed canopy (which is of limited size), no additional built form would be added. The balcony would occupy a section of existing roof on a front single storey element.
- 9.10 While a sub-division of the dwelling would take place, its visual impact would be limited, as explained in the report above. The dwelling is located in a built-up urban residential area, and therefore such a sub-division is not inappropriate to the character of the area.
- 9.11 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

- 9.12 In terms of the additional proposed external development, the proposed side canopy would be single storey in height and its overall bulk and massing would have limited impact on the amenities of neighbouring properties.
- 9.13 The proposed front balcony would have views of the frontage of the neighbouring properties of 56 and 60 Harmans Water Road. However, these frontages are open to views from the street and do not constitute private, enclosed gardens, and a degree of overlooking to property frontages is typically accepted as a common situation, particularly in built-up urban areas. Furthermore the proposed balcony would have a separation distance of 18 metres to the property on the opposite side of Harmans Water Road to the front – Brendon Lodge, 11 Harmans Water Road.
- 9.14 It is not considered that the sub-division of the building from a single dwellinghouse to three apartments would result in an increased intensity of use that would have a material adverse impact on residential amenity. The rear balcony and rear windows have been assessed as acceptable within previous planning permissions. It is not considered that the proposal would give rise to a materially greater use of the balcony by the occupants, and it is noted that the total number of bedrooms within the building

would be reduced by one. The rear balcony itself is considered acceptable, particularly in view of its enclosed nature.

- 9.15 In terms of the amenities of potential occupants of the proposal, the apartments would be self-contained and therefore would be no overlooking or loss of privacy impacts between occupants. The rear garden would be utilised as a shared amenity area and this is considered acceptable for an apartment building. While the rear garden is not large, it is considered big enough to provide adequate outdoor amenity space for three apartments, particularly as many apartment buildings do not have dedicated enclosed amenity space.
- 9.16 It is therefore considered that the proposed development would not result in an adverse impact on the amenities of neighbouring residents, in accordance with 'Saved' BFBLP Policy EN20, the Design SPD, and the NPPF.

iv. Transport and Highways Considerations

- 9.17 The property takes access off Harmans Water Road, a local distributor road (classified C road) which is subject to a 30mph speed limit and is traffic calmed with give-way priority features.
- 9.18 In accordance with the guidance contained within the Parking Standards SPD (2016) the proposal would give rise to the requirement of five individual off-street parking spaces. This is calculated as follows:
- one 3no. bedroom apartment [flat 1] = two parking spaces,
 - one 2no. bedroom apartment [flat 2] = two parking spaces,
 - one 1no. bedroom apartment [flat 3] = one parking space.
- 9.19 A parking plan has been submitted which demonstrates that five parking spaces can be accommodated within the existing hardsurfaced frontage of the property, however the existing dropped kerb would need to be enlarged to provide independent access to these parking spaces.
- 9.20 The Highway Officer has been consulted on the proposal and advises that the proposal would not allow for off-street turning of vehicles to enable them to access and egress the site in forward gear. However the Highway Officer also advises that this is a common situation along Harmans Water Road, and is also the existing situation for the property.
- 9.21 Furthermore, sight-lines of 2.4m by 70m can be achieved in either direction for vehicles exiting parking spaces, which exceeds requirements. In addition parking spaces are not tight to the boundary with no. 60, where there is a high fence and therefore adequate visibility to passing pedestrians (including children given there is a nearby school) can be achieved.
- 9.22 A 1.5m wide pedestrian access to the front doors to 'flats' 1 and 3 would be provided based on the plans and a 1.2m wide pedestrian access to 'flat 2' and rear cycle parking could be provided, and this arrangement is acceptable. A bin store is shown on the plans to the front of the property and details of this would be secured by condition.
- 9.23 It is noted that the 5no. parking spaces without turning space and the associated enlargements to the dropped kerb were also approved under previous planning applications. The parking situation is therefore an extant one.

- 9.24 Conditions are recommended to secure the provision of the enlarged dropped kerb and to retain the parking arrangements. An additional condition is recommended to secure details of cycle parking to the rear of the property.
- 9.25 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with Policy CS23 of the CSDPD, 'Saved' Policy M9 of the BFBLP, the Parking Standards SPD (2016), and the NPPF, subject to the recommended conditions.

v. Tree Implications

- 9.26 There is a blanket Tree Preservation Order (TPO) reference number: TPO 1053, located in the rear garden of Raj Bhawan, adjacent to the rear boundary. All trees within this TPO are protected. There is one tree in the rear garden of the application site which is within TPO 1053.
- 9.27 As the proposed external works would be to the front of the building, it is not considered that the proposal would give rise to adverse harm to these protected trees. However, a condition is recommended with regards to the siting of stored building materials and associated construction works, to restrict their incidence in the vicinity of these trees.
- 9.28 Subject to the recommended condition, the proposal is not considered to result in an adverse impact on trees, in accordance with CSDPD Policy CS7 and BFBLP 'Saved' Policies EN1, EN20, and the NPPF.

vi. Sustainability implications

- 9.29 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No Sustainability Statement has been submitted. Therefore a planning condition is recommended requiring the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.
- 9.30 Policy CS12 requires an Energy Demand Assessment to be submitted. No Assessment has been submitted. Therefore a planning condition is recommended requiring an Energy Demand Assessment to demonstrate that 10% of the developer's energy demands would be offset as a result of implementing renewable energy measure.

vii. SPA implications

- 9.31 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 1.4 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.
- 9.32 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.

- 9.33 In this instance, the development would result in a net increase of 1no. one bedroom, 1no. two bedroom, and 1no. three bedroom apartments replacing a single seven bedroom dwelling, which results in a total SANG contribution of £1782.
- 9.34 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will be also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £584.
- 9.35 The total SPA related financial contribution for this proposal is £2366. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Retained Policy NRM6, CS14 of CSDPD and the NPPF.

viii. Community Infrastructure Levy (CIL)

- 9.36 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As the proposed additional floor space would not involve a change of use from existing residential use, it is not CIL liable. The proposed single storey front and side extension would be less than 100 square metres and therefore is also not CIL liable, as per the CIL Regulations 2010 (as amended). In addition, Bracknell Forest Council does not charge CIL on new housing extensions.

10 CONCLUSIONS

- 10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties or future occupiers of the proposed flats and would not have an adverse impact on the character and appearance of the surrounding area. Furthermore it is not considered that the proposal would have an adverse impact on highway subject to the imposition of conditions.
- 10.2 Relevant conditions will be imposed in relation to detailed design, tree protection and sustainability. A legal agreement will secure contributions for SPA mitigation. The proposal is therefore considered to accord with Policy CP1 of the SALP, Policies CS1, CS2, CS7, CS10, CS12 and CS23 of the CSDPD, 'Saved' Policies EN1, EN3, EN20 and M9 of BFBLP, Retained Policy NRM6 of the SEP, the Design SPD, the Parking Standards SPD, and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, all in accordance with the NPPF.

11 RECOMMENDATION

11.1 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

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 received by the Local Planning Authority on 29 June 2017:

HR-01 'Location And Block Plan'

HR-04 'Proposed Ground And First Floor Plan'

HR-05 'Proposed Elevations'

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in appearance those of the existing dwelling.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until a site specific method statement for the storage of materials and the associated construction works undertaken in respect of the development located within the minimum Root Protection Areas (RPA's) of the protected trees to the rear of the property, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- a) The 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.
- g) A site plan identifying all areas where such work is to be undertaken.
- h) The timing and phasing of the above works.

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

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

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

05. The development hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.

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

06. The development hereby approved shall not be occupied until the 5no. off-street parking spaces as shown on drawing HR-01 'Location And Block Plan' received by the Local Planning Authority on 29 June 2017 has been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.

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

07. The development hereby approved shall not be occupied until elevational details (including dimensions) for the proposed bicycle store shown on drawing HR-01 'Location And Block Plan' are submitted to, and approved in writing by, the Local Planning Authority. The cycle store shall be implemented prior to the occupation of the development, and in accordance with the approved details, and shall be retained for the use of cycle storage at all times.

REASON: In order to ensure adequate bicycle facilities are provided, in the interests of highway safety.

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

08. The development hereby approved shall not be occupied until elevational details (including dimensions) for the proposed bin store shown on drawing HR-01 'Location And Block Plan' are submitted to, and approved in writing by, the Local Planning Authority. The bin store shall be implemented prior to the occupation of the development, and in accordance with the approved details, and shall be retained for the use of bin storage at all times.

REASON: In order to ensure adequate bin storage facilities are provided, in the interests of the character of the area.

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

Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Commencement
 2. Approved plans
 3. Materials match existing
 6. Parking retention

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

4. Tree protection
 5. Access provision
 7. Cycle storage
 8. Bin storage
3. The applicant is advised that it is illegal to drive vehicles over the public footpath without the provision of a formal dropped kerb. The Street Care Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicant's behalf.
 4. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
 5. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

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

1. 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).

Doc. Ref:

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