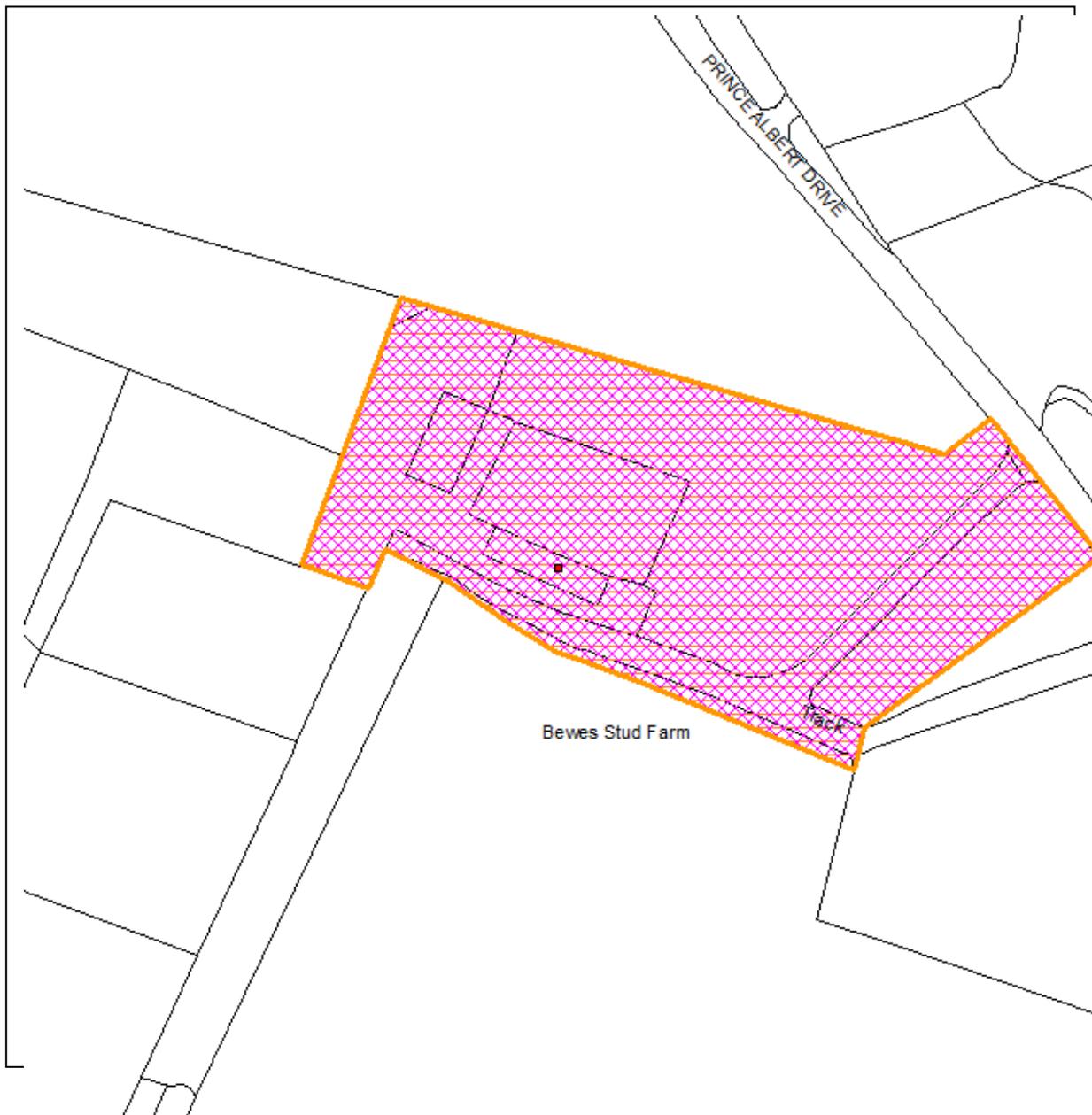


ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
17/00753/FUL	Ascot	14 July 2017	8 September 2017
Site Address:	Bewes Stud Prince Albert Drive Ascot Berkshire SL5 8AQ		
Proposal:	Erection of replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and manège.		
Applicant:	Mr F Cash		
Agent:	Mrs Emily Temple		
Case Officer:	Matthew Miller, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is the erection of a replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and manège.

1.2 As the application site constitutes previously developed land, and as the proposed built form would not be materially greater than the existing, the proposal is considered acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties, or the character and appearance of the surrounding area or adversely impact highway safety. Relevant conditions will be imposed in relation to materials, protected trees, biodiversity and sustainability. The proposal is not CIL-liable and as a replacement dwelling no SPA mitigation measures are required.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following the receipt of 11 no. objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Outside defined settlement, and within Green Belt

Blanket TPO covers property (TPO 395)

3.1 The property of Bewes Stud consists of two buildings surrounded by hardsurfacing, with open paddock land to the west. The eastern-most building contains a residential dwelling set across two floors (granted by virtue of a Lawful Development Centre), with the remainder of the building used as an open storage barn. The westernmost building consists of a single storey stable building. With the exception of the existing dwelling the property is utilised for equestrian activity.

3.2 The property contains a gated entrance and is accessed via an unadopted hardsurfaced track which connects to the private highway of Prince Albert Drive to the east.

3.3 A blanket Tree Preservation Order (TPO) covers the property, and this affects trees on the northern part of the application site.

4. RELEVANT SITE HISTORY

4.1 The planning application history of the property can be summarised as follows:

617838

Retrospective application for feed storage barn and stables.

Approved (1992)

618971

Retrospective application for an all-weather working area for horses.

Approved (1993)

623499

Erection of single storey dwelling for use in connection with stud farm.
Withdrawn (1998)

624223

Change of use of land to stud farm and siting of mobile home to provide temporary residential accommodation.
Approved (1998)

02/00475/T

Use of land for the siting of a mobile home for temporary residential accommodation for a period of 18 months. Renewal of planning permission number 624223.
Approved (2002)

04/00013/FUL

Erection of 1 no. detached dwelling to provide accommodation in relation to existing stud farm use.
Withdrawn (2004)

04/00876/T

Retention of mobile home for use in connection with stud farm for a period of two years.
Approved (2004)

06/00169/FUL

Erection of 1 no. detached dwelling to provide workers accommodation in connection with the existing stud farm and horse rehabilitation use (replacement of existing temporary mobile home).
Withdrawn (2006)

06/00723/FUL

Erection of 1 no. detached dwelling to provide workers accommodation in connection with the existing stud farm and horse rehabilitation use (replacement of existing temporary mobile home).
Refused (2006)

06/01119/T

Retention of mobile home for a period of two years
Refused (2007)

13/00822/FUL

Installation of 2.7m high brick pillars and access gate.
Approved (2013)

17/0121/LDC

Application for Lawful Development Certificate for continued use of part of existing barn as a residential unit (C3).
Certificate Granted (2017)

5. THE PROPOSAL

5.1 The proposed development is the erection of a replacement dwelling with a detached double garage following the demolition of existing dwelling, stables, barn and manège.

5.2 The dwellinghouse would consist of a primary hipped roof and contain two 'turret' features, with spires at their peak. One turret would be located at the front-centre of the dwelling, with the other on the southern rear corner.

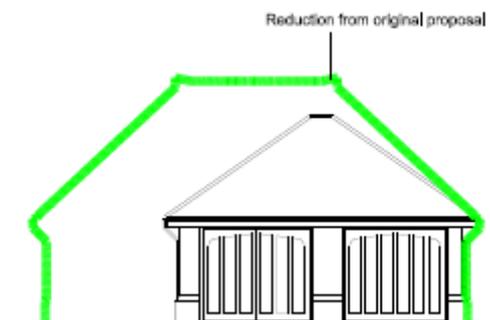
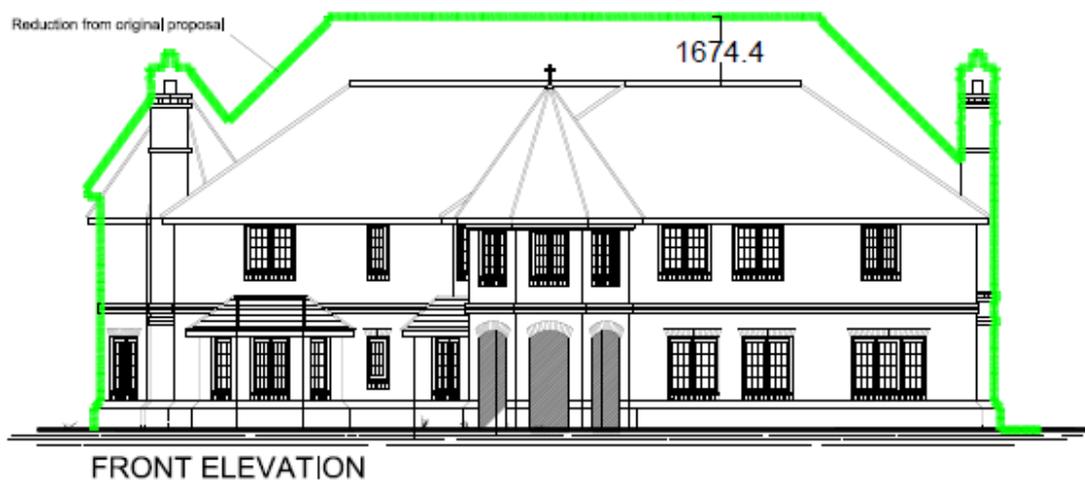
5.3 Following the receipt of amended plans to reduce the height and overall bulk of the proposed roof and turret features, the proposed dwelling would measure a total of 20.6 metres in width, 9.7 metres in depth (increasing to 14.5 metres depth when including the turret features). The primary roof of the dwelling would have a height of 8.3 metres, with the turrets matching the ridge height.

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

- ground floor: drawing room, dining room, W.C., hallway, vestibule, kitchen, library, breakfast room, utility room and family room;
- first floor: five bedrooms, three of which have en-suite bathrooms, a landing, belvedere, dressing room and additional bathroom.

5.5 The proposed detached double garage would measure 6.7 metres in width, 6.2 metres in total depth, and 4.8 metres in height. It would have a hipped roof.

5.6 During the course of the application amended plans have been received to reduce the height of the main roof of the dwelling from 9.9 metres to 8.3 metres, with associated reductions in overall bulk. The proposed garage has been reduced from being triple to double, with the height reduced from 5.7 metres to 4.8 metres, and in width from 9.7 to 6.7 metres. A visual comparison in heights and overall size between the initial submission and that now proposed can be observed in the drawings below:



5.7 Arboricultural and Ecological Surveys have also been submitted during the course of the application to address Tree and Biodiversity matters.

5.8 A hardsurfaced driveway is also proposed, connecting to the existing hardsurfaced access route.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Winkfield Parish Council raise concerns that there is a lack of clarity in the plans with regards to the location of the garage and the development of the stable block, and that the proposal is not compliant with Green Belt policy. No overall objection is raised.

[Officer Comment: The location of the garage is shown clearly on the proposed site plan, while the stable block is being demolished. The acceptability of the proposal within the Green Belt is assessed within the report below].

Other representations:

6.2 A total of 11no. objections have been received to the proposal, predominately from properties within Prince Albert Drive and Prince Consort Drive to the west. They can be summarised as follows:

- the proposal conflicts with Green Belt policy both in terms of its proposed bulk and massing and the change of use of land. No 'very special circumstances' have been demonstrated which support the proposal;
- there is a significant history of planning infringements that have occurred on the property;
- the retained paddock land to the west of the proposed dwelling should be protected and retained as such;
- the proposal would set a precedent for future residential development within Prince Albert Drive.

6.3 An additional representation has been received from the occupant of 3 Prince Albert Drive, who does not object to the proposal but raises concerns with regards to the proposal setting a precedent for future residential development in the area.

[Officer Comment: The acceptability of the proposal within the Green Belt and matters regarding the retention of the paddock land to the west are assessed within the report below. The fact that there have been previous planning infringements on the site does not constitute a material planning consideration relating to the determination of this application, and in any case it is noted that the majority of these infringements were undertaken by the previous land owner. The matter of precedence does not form a material planning consideration and in any case every application must be assessed on its own merits].

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Officer raises no objection.

Tree Officer

7.2 Following the receipt of amended plans and an Arboricultural Survey, the Tree Officer raises no objection, subject to conditions discussed within the full report.

Biodiversity Officer

7.3 Following the receipt of and Ecological Impact Assessment and associated information, the Biodiversity Officer raises no objection subject to the imposition of conditions discussed within the report.

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

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Green Belt	CS9 of CSDPD, Saved policies EN8, GB1 and GB2 of BFBLP	Mostly consistent (refer to section 9.i. of report)
Design	CS7 & CS9 of CSDPD, Saved policies EN8 & EN20 of BFBLP	Consistent
Trees	CS7 of CSDPD, Saved policies EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Biodiversity	CS1 and CS7 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, CS14 of CSDPD, 'Saved' Policy EN3 of BFBLP	
Sustainability	CS10 and CS12 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD (2017)		
Parking standards SPD (2016)		
Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012)		
Other publications		
National Planning Policy Framework (NPPF)		
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 protected trees
- iv. Impact on amenity of neighbouring properties
- v. Impact on highway safety
- vi. Biodiversity considerations
- vii. SPA considerations
- viii. Sustainability considerations
- ix. Community Infrastructure Levy

i. Principle of Development

9.1 The site is located on land outside of a defined settlement and within the Green Belt, as shown on the Bracknell Forest Borough Policies Map (2013).

9.2 As the site is located within the Green Belt, the NPPF includes specific policies which indicate that development should be restricted, therefore the policies set out in section 9 of the NPPF should be applied to the proposal.

9.3 Policy CS9 of Core Strategy and 'Saved' Policy GB1 of BFBLP set out a presumption against inappropriate development in the Green Belt. 'Saved' Policy GB1 sets out a list of exceptions (it does not include new dwellings), and both policies refer to impact upon the character of Green Belt. Policy GB1 also refers to a number of other detailed considerations, such as the scale, form, effect, character and siting. Policy CS9 is considered to be consistent with the NPPF in relation to Green Belt (para. 87, 88 & 89 which refer to impact upon openness and inappropriate development), and therefore significant weight can be afforded to this policy (in relation to para. 215 of the NPPF). 'Saved' Policy GB1 is considered to be consistent with the NPPF with regard to new dwellings on greenfield sites. Therefore significant weight can be attached to this policy in regard of new dwellings on greenfield sites (in relation to para. 215 of the NPPF), and the detailed considerations can be used in the assessment of impact on openness.

9.4 'Saved' Policy GB2 of the BFBLP relates to changes of use of land within the Green Belt, and contains a list of uses which will be acceptable. 'Saved' Policy GB2 is not considered to be wholly consistent with the NPPF, as the NPPF does not deal specifically with changes of use, and has limited weight. Therefore the application would need to be considered in relation to para. 89 of the NPPF in addition to the above.

9.5 The NPPF encourages the re-development of previously developed land (PDL) (para. 111). This excludes land that is or has been occupied by agricultural buildings, however the application site have been established as being operated under commercial equestrian use (with stables, a manège, a stud farm, and horse rehabilitation), with significant levels of hardstanding and an established single residential unit. The application site therefore constitutes previously developed land. The definition of 'previously developed land' is provided within Annex 2 of the NPPF (p.55).

9.6 Para. 89, bullet point 6 of the NPPF allows for the partial or complete redevelopment of previously developed sites (whether redundant or in continuing use), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it. Significant weight is attached to this policy test.

9.7 In the context of the above policies, the test in this application is therefore whether there would be any greater impact upon the openness of the Green Belt produced by the proposed scheme, in comparison to the existing situation. It is emphasized that this does not necessarily have to be a materially greater impact but rather simply one that results in any increase.

9.7 The proposal would represent a 36.5% reduction in overall footprint of buildings on the site (see table under 9.9). However, the consideration of changes to footprint is limited in comparison to floor space and volume calculations when assessing the overall change in bulk and massing of built form.

9.8 Following the receipt of amendments, the proposed floor space would consist of 385.5 square metres for the dwellinghouse and 39.0 square metres for the garage, totaling 424.5 square metres. In terms of volume, the proposed dwelling would measure 1280 cubic metres, and the garage would measure 150 cubic metres, totaling 1430 cubic metres. This represents a 24.1% increase in floor space and a 4.5% reduction in volume.

9.9 A summary table of the measurements and percentage increases can be found below, and this includes a comparison of the initial submission with that now proposed:

Building	Footprint (m2)	Floor Area (m2)	Volume (m3)	Height (m)
Stables	167	166	738	4.4
Barn (with residential unit)	148	176	759	5.1
Initial Dwelling	166	396	1563	9.9
Revised Dwelling	166	385.5	1280	8.3
Initial Garage	58.5	58.5	327	5.7
Revised Garage	34	39	150	4.8
Total Existing	315	342	1497	-
Total Proposed	200 (36.5% reduction)	424.5 (24.1% increase)	1430 (4.5% reduction)	-

9.10 In terms of floor space increase, it is acknowledged that a 24.1% increase constitutes a notable enlargement, though attempts have been made to reduce the floor space from the initial submission. However, the floor space increase only constitutes one element of the test that can be applied in assessing the impact on the Green Belt through the size of a building.

9.11 The proposal would result in a small decrease in overall volume, and significant weight is given to volume as a test in assessing impact on the Green Belt in comparison to foot print and floor space, as volume by its nature represents a more comprehensive examination of overall bulk and massing. An overall reduction in volume therefore supports the notion that the proposal would not have a greater impact on the Green Belt than the existing situation.

9.12 The existing stable building has a height of 4.4 metres, while the building containing the barn and residential unit has a height of 5.1 metres. In comparison the primary roof of the dwelling would have a height of 8.3 metres.

9.13 As per the above dimensions, the proposed dwelling would therefore be significantly larger than the existing buildings. However, the footprint of the dwellinghouse would be almost equal to the stable building to which it would replace, and the proposed garage would be significantly smaller in bulk and massing to the barn and residential building to which it would replace. Therefore the bulk and massing of the barn structure has been used to offset the increase in height of the dwelling. While the proposed dwelling would be significantly larger than the existing buildings when considering them individually, the proposal also represents a consolidation of built form through the dwelling.

9.14 It is considered that the revised proposal has therefore achieved a balance between the proposed increase being offset by the consolidation of built form, which is reflected by the minor reduction in volume of built form. It is therefore considered that the proposal would not result in a greater impact on the openness of the Green Belt in respect of overall changes to bulk and massing.

9.15 The visibility of a building from a public vantage point does not necessarily define its impact on the openness of the Green Belt. However, the fact the proposed buildings would be significantly screened by existing planting and boundary treatments. This combined with the consideration that their volume would not be greater than the existing built form, contributes to the retention of the wider views into the countryside.

9.16 The proposal would involve a change of use of land from a mixed use (sui generis equestrian activity and C3 residential) to a single residential use. Sections of the land in question are hardsurfaced as existing.

9.17 As stated in para. 9.4 of the report above, the NPPF is silent on changes of use of land in Green Belt. It is considered that the applicable test is therefore whether the change of use would protect the undeveloped nature of the area and prevent urban sprawl, as per the fundamental purpose of the Green Belt as outlined in Section 9 of the NPPF.

9.18 As mentioned in the report above, the land contains significant amounts of hardstanding in addition to the two buildings, and this equates to a significant amount of built form and previously developed land. It is considered that the proposal would likely to result in a lower intensity of activity through the change of use, from a mixed commercial and residential to that of a single residential dwelling (in terms of the application site itself).

9.19 It is therefore considered that the proposed use, in combination with the proposed bulk and massing, would not result in a greater impact on the openness of the Green Belt in comparison to the existing situation.

9.20 It is acknowledged that paddock land is present to the western side of the property of Bewes Stud, outside of the immediate application site. This land is proposed to be retained as existing and therefore any change of use of this land would require planning permission in its own right separately to this application. As it would require planning permission it is not considered that a condition is necessary or justified to ensure its retention when it is already subject to planning control, and also because it is outside the immediate application site. The submitted plans show that some form of fencing is proposed to be installed to provide a visual and physical separation between the proposed residential unit and the paddock land. It is recommended that a condition be imposed to ensure that this fencing is installed and retained thereafter to prevent any future expansion of the residential curtilage.

9.21 In view of the proposed floor space increase of the proposal, it is also recommended that a condition be imposed to remove the permitted development rights of the dwelling for any future enlargements or outbuildings, as the bulk and massing of the proposed dwelling are considered to be on the upper limit of what is considered acceptable in terms of the impact on the openness of the Green Belt.

9.22 Furthermore it is recommended that a condition be imposed to require the complete demolition of the existing buildings. While the proposal would require the demolition of the buildings in order to be implemented, the applicant could choose to part-implement their permission by, for example, choosing not to construct the proposed garage. The condition would therefore serve to ensure that the overall built form on the site remains acceptable.

9.23 The applicant has not sought to put forward any 'very special circumstances', however in view of the above assessment it is not considered that such very special circumstances are required to justify the proposal.

9.24 Matters regarding the specific design merits of the proposal are assessed in section 9.ii. of the report below.

9.25 For the above reasons the principle of development is therefore considered to be acceptable, in accordance with SALP Policy CP1, CSDPD Policies CS1, CS2 and CS9, BFBLP 'Saved' Policies EN8 and GB1, and section 9 of the NPPF, subject to the recommended conditions.

ii. Impact on Character and Appearance of Area

9.26 Prince Albert Drive is a predominately rural area, containing large residential dwellings of varying design within generously sized plots, with surrounding agricultural and undeveloped land.

9.27 The proposed dwelling would be similar to the existing dwellings in Prince Albert Drive in terms of its overall bulk and massing, including its height. Similarly a detached garage structure would not be incongruous to the area.

9.28 While the proposed dwelling would have a relatively unusual design, it is acknowledged that there is no coherent design style within the surrounding area beyond dwellings being of considerable size. CSDPD Policy CS7 and Para. 55 of the NPPF both encourage the use of innovative design where appropriate to the context of the area.

9.29 In respect of the proposed tower and spire features, it is noted that the dwelling of 'The White House', 5 Prince Albert Drive contains a turret feature, which was approved as an extension under application 618953 (1993). Furthermore the overall design style of the proposal is considered to be of good quality.

9.30 The proposal would be significantly screened from outside the application site due to the presence of existing planting and boundary treatments. In any case, it is not considered that the proposal would result in an adverse impact on the character of the area for the reasons above.

9.31 It is proposed to retain the existing soft landscaping features that border the application site. A condition is recommended regarding the submission of a full soft landscaping and boundary treatment scheme in relation to this, and in the interests of the character of the area.

9.32 It is recommended that a condition be imposed to require approval of the specific external materials to be used on the proposal, in the interests of the character of the area.

9.33 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, CS9, BFBLP 'Saved' Policies EN8, EN20 and GB1, the Design SPD, and the NPPF, subject to the recommended conditions.

iii. Impacts on Protected Trees

9.34 A blanket Tree Preservation Order (TPO) covers the property, and this affects trees on the northern part of the application site.

9.35 The Tree Officer has been consulted on the proposal. It is not considered that the siting proposed buildings would result in an adverse impact on these protected trees in view of their distance from the root protection areas and the fact that they are to be sited on the footprint of existing buildings.

9.36 However, the northern part of the proposed driveway would fall within the root protection area of the trees. While existing hardstanding is present in the vicinity of these trees, the removal and replacement of this hardstanding is likely to have an impact on the tree roots.

9.37 An Arboricultural Survey has been provided detailing the extent of the root protection areas and the proposed methodology of works for the construction of the hardstanding. The Tree Officer raises no objection to the submitted information, subject to a condition to carry out the tree protection works as stated within the survey, and regarding a condition concerning storage of materials.

iv. Impact on Amenity of Neighbouring Properties

9.38 The application site is bordered by undeveloped land to the immediate north, west and south. The carriageway of Prince Albert Drive fronts the property to the west, with the properties of Highbury, Whiteladies Park and Kings Ride Farm on the opposite side. The nearest of these

dwellings to the proposal is Highbury, some 110 metres distant, with significant intervening screening.

9.39 The land to the north has an extant planning permission for the change of use of an agricultural building to a dwellinghouse (under prior approval), however there is a separation distance of 250 metres.

9.40 The nearest dwellings within Prince Consort Drive to the west beyond the paddock land have a separation distance of 220 metres.

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

v. Impact on Highway Safety

9.42 The proposed dwelling would contain five bedrooms, with a dedicated driveway. No alterations to the existing access point are proposed.

9.43 In accordance with the guidance contained within the Parking Standards SPD (2016), a dwellinghouse that contains four or more bedrooms should make provision for a minimum of three acceptable off-street parking spaces.

9.44 The proposed garage would not contain sufficient internal dimensions to be considered as allocated parking. In accordance with the Parking Standards SPD (2016), a garage should have a minimum internal length of 7.5 metres to be considered to provide parking. The proposed internal length would be 5.7 metres. However, the garage would have use for cycle and bin storage.

9.45 The existing and additional proposed hardstanding forming the proposed driveway would have adequate capacity to provide three off-street parking spaces with on-site turning.

9.46 The Highway Officer has been consulted on the proposal and raises no objection in view of the above considerations. The Highway Officer also considers that the proposal may result in a reduction in vehicular activity in comparison to the existing site use.

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

vi. Biodiversity considerations

9.48 The Biodiversity Officer provided comments on the initially submitted proposal and advised that a full ecological report was required due to the potential for the site to contain protected and priority species and habitats. This is in respect of the potential for nesting birds and protected species such as swallows, house sparrows and Barn Owls, and Great Crested Newts, and the fact that the application site forms part of a heavily wooded area with grassland glades.

9.49 The submitted Ecological Impact Assessment considers the value of habitats and potential for protected species in more detail. The report identifies a dead pine (GRE1) that has some potential to support bats but this is considered to be low when looking at the size and condition of the tree.

9.50 The submitted information therefore addresses the concerns regarding the potential of the site to contain material elements of biodiversity significance, subject to the imposition of conditions which are recommended to secure the protection and enhancement of biodiversity.

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

vii. SPA considerations

9.52 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 SPA is likely to have a significant effect on the SPA, either alone or in combination with other plans or projects.

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

viii. Sustainability considerations

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

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

9.56 Subject to this condition, the application is acceptable with regards to CSDPD Policy CS10 and the provisions of the NPPF.

v. Community Infrastructure Levy (CIL)

9.57 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.

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

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

10. CONCLUSIONS

10.1 The proposal is considered acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties, character and appearance of the surrounding area or adversely impact highway safety. Relevant conditions will be imposed in relation to materials, protected trees, biodiversity and sustainability. The proposal is not CIL-liable and as a replacement dwelling no SPA mitigation measures are required.

10.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS9, BFBLP 'Saved' Policies EN1, EN8, EN20, GB1 and M9, the Design SPD, the Parking Standards SPD, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 14 November` 2017:

LR/RES/01 Rev. B 'Site Plan'

LR/RES/01 Rev. B 'Floor Plan And Elevation'

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

03. No development shall take place until details of the materials including external finishes to the walls and roof to be used in the construction of the external surfaces of the dwellinghouse and detached garage hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20]

04. 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 further extension, enlargement, addition, improvement or other alteration permitted by Class A, B, D or E of Schedule 2, Part 1 of the above Order shall be constructed to the dwellinghouse, with the exception of the formation or replacement of windows, doors or similar openings.

REASON: Any further development shall be restricted in order to protect the openness of the green belt.

[Relevant Policies: CSDPD Policies CS1, CS2, CS7, CS9; BFBLP 'Saved' Policies EN8, EN20, GB1]

05. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. The approved details shall thereafter be implemented prior to the occupation of the development, and retained as such.

REASON: In the interests of the openness and setting of the Green Belt.

[Relevant Policies: CSDPD Policies CS1, CS2, CS7, CS9; BFBLP 'Saved' Policies EN8, EN20, GB1]

06. The development shall not be occupied until the existing buildings as identified on drawing LR/RES/01 'Site Plan' [Amended], received by the Local Planning Authority on 21 August 2017, have been demolished.

REASON: In the interests of the openness and setting of the Green Belt.

[Relevant Policies: CSDPD Policies CS1, CS2, CS7, CS9; BFBLP 'Saved' Policies EN8, EN20, GB1]

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

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the

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

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

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

08. The protection measures and associated methodology of works specified by document reference P.2293/TS AIA TPP/MR/ 10.01.17 'Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan', received by the Local Planning Authority on 10 October 2017, shall be carried out prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

09. 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 tree to the front 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]

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

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

[Relevant Policy: Core Strategy DPD CS10]

11. No development (including site clearance and demolition) shall commence until a wildlife protection plan for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) An appropriate scale plan showing where construction activities are restricted and protective measures;
- ii) Details of protective measures to avoid impacts during construction;
- iii) A timetable to show phasing of construction activities; and
- iv) Persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The approved scheme shall be performed prior to the demolition, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

12. No demolition shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed prior to the demolition, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

13. The garage outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Bewes Stud, Prince Albert Drive, SL5 8AQ, and shall at no time form a separate dwelling or any non-residential use.

REASON: The creation of a separate unit would require mitigation measures and would involve intensification of the site to the detriment of the Green Belt setting.

[Relevant Policies: CSDPD Policies CS1, CS2, CS7, CS9; BFBLP 'Saved' Policies EN8, EN20, GB1]

INFORMATIVES

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

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

1. Commencement
2. Approved Plans
4. Permitted Development
6. Demolition
8. Tree Protection
13. Ancillary Outbuilding

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

3. Materials
5. Boundary Treatments
7. Landscaping
9. Material Storage
10. Sustainability Statement
11. Wildlife Protection Plan
12. Biodiversity Enhancements

03. 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.

04. 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.