

ITEM NO: 5

Application No.
18/00125/FUL
Site Address:

Ward:
Bullbrook

Date Registered:
1 March 2018

Target Decision Date:
31 May 2018

77-79 Deepfield Road Bracknell Berkshire RG12 2NU

Proposal:

Erection of 10no. dwellings including the creation of a new access road following the demolition of 77 and 79 Deepfield Road. (Resubmission 15/00445/FUL)

Applicant:

Mr Paul Evans

Agent:

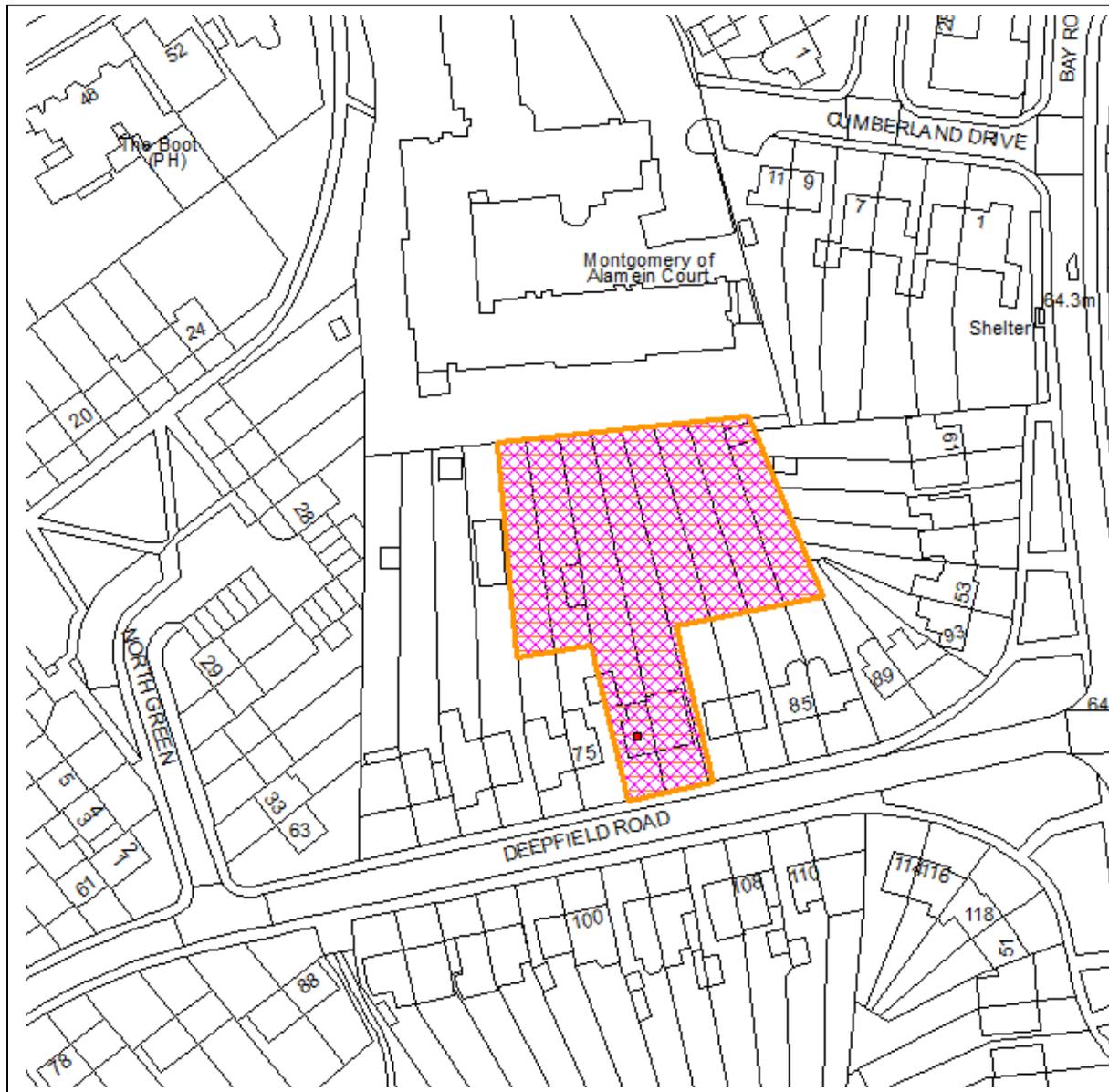
(There is no agent for this application)

Case Officer:

Michael Ruddock, 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 application seeks planning permission for the erection of 10no. dwellings and the creation of a new access road following the demolition of No.77 and No.79 Deepfield Road.

1.2 The proposal would contribute to the Council's current need to meet its 5 year housing land supply where such small sites assist in providing a variety of homes that are needed across the Borough. The development relates to a site located within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety or biodiversity. A Section 106 legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable

RECOMMENDATION
Delegate to the Head of Planning to Approve the application subject to the conditions in Section 11 of this report and the completion of a Section 106 Agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Committee at the request of Cllr Miller due to concerns that the development is out of character with the surrounding area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement
Within 5km of the SPA

3.1 The site is located to the north east of Bracknell Town Centre on the north side of Deepfield Road on land to the rear of No.73 – No.87 Deepfield Road. It has an area of 0.28ha.

3.2 Deepfield Road is characterised by a uniform building line of semi detached houses with generous rear gardens extending some 55m in length. To the rear of the site is a large site containing a number of buildings used as a care home for the elderly known as Montgomery of Alamein Court which has a line of mature trees within its own boundary screening it from the application site.

3.3 To the west the site is bordered by the garden to the rear of No.71 Deepfield Road. To the east the site is bordered by properties fronting Bay Road. The site is not within a Flood Zone and is not affected by and trees that are protected by Tree Preservation Orders.

4. RELEVANT SITE HISTORY

4.1 Relevant planning history for the site is summarised as follows:

Application 12/01001/OUT - Outline application with all matters reserved for the erection of 9 no. 3 bedroom dwellings with ancillary parking and access facilities following demolition of 4 existing houses and garages. The application was considered by the Planning Committee in February 2013 when it was resolved to grant planning permission subject to the completion of a Section 106 Agreement. This was completed in October 2013 and the approval issued.

Application 15/00445/FUL - Erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79. The application was withdrawn in January 2016.

Application 15/01283/FUL - Erection of 10 houses comprising 7no 3 bed and 2no 4 bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79. The application was originally going to be reported to the Planning Committee in February 2016 however it was withdrawn from the agenda prior to the meeting as the Ward Members considered that the one objection that has been received had been satisfactorily addressed therefore Officers could proceed to a delegated decision, subject to completion of a Section 106 Agreement. This agreement was submitted however prior to its completion the site changed ownership. As a result this application was withdrawn in January 2018 and the current application submitted.

5. THE PROPOSAL

5.1 The application seeks to erect a total of 10 new dwellings following the demolition of 2 dwellings (No.77 and No.79 Deepfield Road) resulting in a net increase of 8 dwellings. The proposal comprises the following dwelling mix:

Plot 1: 3 bed, 2 storey detached dwelling to replace No.77 at the front of the site. 8.3m high with a hipped roof design and a gable to the front.

Plot 2: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 3: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 4: 4 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front. Car port to the side with dormer at first floor level.

Plot 5: 4 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front. Car port to the side with dormer at first floor level.

Plot 6: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 7: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 8: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 9: 3 bed, 2.5 storey semi detached dwelling. 9.05m high with a hipped roof design, gable feature and dormers to the front.

Plot 10: 3 bed, 1.5m storey chalet bungalow. 5.2m high with a hipped roof design.



5.2 An access road to serve the development would be constructed to the eastern side of Plot 1 and the west of No.81 Deepfield Road. This would serve every property in the scheme with the exception of Plot 1. The three bedroom properties would all be provided with two parking spaces, and the four bedroom properties would be provided with three parking spaces with one in a car port and two on the drive. Two further spaces are provided within the site for visitor parking. A shed for cycle storage is shown within the rear of each garden with rear access to each property.

5.3 The scheme is nearly identical to that considered under 15/01283/FUL, the only difference being a reduction to the site area by not including land within the ownership of No.73 and No.75 Deepfield Road within the application site. This has resulted in the loss of a small area of soft landscaping shown on the previous application.

5.4 The application site includes land within the ownership of properties fronting Deepfield Road that is not within the ownership of the applicant. Notice has been served on the owners of these properties and Certificate B of the planning application form signed.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Recommend refusal for the following reasons:

- Overdevelopment of this site, cramped surroundings and out of character with surrounding houses, 10 new properties would be disproportionate in terms of the detrimental impact.
- Concerns regarding extra traffic flow and access to the site. The proposed access will cause problems in an already busy Deepfield Road an area that already suffers from parking congestion, the addition of several new properties with inadequate provision for visitor parking will cause more congestion in this area.
- Refuse collection and emergency vehicles already experience difficulties manoeuvring in this road.
- Concerns about the lighting of the site being intrusive to adjacent properties also as vehicles enter or leave the proposed site at night their headlights will shine directly in other residential properties.

Thames Water

6.2 Comments were made in respect of the previous application, and can be summarised as follows:

- The public foul sewer has sufficient capacity to accommodate the additional foul flows anticipated from the new development. No surface water will be permitted to connect to the foul sewer. Consent to connect to the public sewer must be obtained at the appropriate time.

Other representations:

6.3 Letters of objection were received from four neighbouring properties. The reasons for objection can be summarised as follows:

- Cramped development, not in keeping with the area. Overdevelopment of the site.
- Parking is very limited on Deepfield Road, and the introduction of a new access road would take away parking for existing residents.
- Concerns regarding traffic and access to the site. Two visitor spaces not enough, and parking in general is inadequate.
- Additional lighting will be intrusive to neighbouring properties.
- Concerns regarding drainage.
- Not all the land shown as part of the application has been sold to the developer.

[OFFICER COMMENT: The applicant does not need to own all the land in order to make a planning application, provided that they serve 21 days notice on the landowner(s). They have signed Certificate B of the application form confirming that this is the case.]

7. SUMMARY OF CONSULTATION RESPONSES

The following responses to application 15/01283/FUL remain relevant to the current application, with comments incorporated into the report below.

7.1 Highways Officer

No objection.

7.2 Biodiversity Officer

No objection.

7.3 Drainage Officer

No objection.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG), SPA SPD, Design	

	SPD, Parking Standards SPD	
--	----------------------------	--

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv Transport implications
- v Biodiversity Considerations
- vi Drainage
- vii Sustainability
- viii SPA
- ix Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety, biodiversity etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 Although the majority of the development would be located to the rear of the site and as such would not have a significant impact on the streetscene when viewing the site from Deepfield Road, the design considerations of the development are still considered important. Plot 1 would replace No.77 Deepfield Road at the front of the site in a similar location and with a similar size and design, albeit as a detached rather than a semi detached property.

9.4 The design of the eight semi detached dwellings to the rear of the site (Plots 2-9) would be in keeping with the surrounding properties, which mainly comprise of semi detached dwellings with hipped roofs and gables to the front. They would be greater in height than the dwellings fronting Deepfield Road however these would not be visually prominent features in the streetscene. Plot 10 would be a smaller bungalow which would be subordinate to the remainder of the development and it is not considered that this would have a significant impact on the area.

9.5 In respect of the overall scale of development, it is considered that the site layout plan demonstrates that the development can be accommodated on the site, taking into account the associated private amenity space afforded to each dwelling, the scale and siting of the buildings relative to the adjoining properties and other on site constraints, parking and turning provision and soft landscaping. As such it is not considered that the proposal would appear cramped or would appear an overdevelopment of the site.



9.6 The proposal would mainly be backland development on previously undeveloped private gardens however it would be surrounded by residential development on all sides. It is not considered that the proposal within this existing context would be out of keeping with the pattern of development in this area.

9.7 Details of fencing, floor levels and landscaping have been provided and shall be secured by condition. As such it is not considered that the development would result in an adverse impact on the character and appearance of the area. The proposals would therefore accord with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.8 The siting and size of Plot 1 would not result in any concerns regarding loss of light or overbearing. First floor windows are proposed in both side elevations however neither would serve a habitable room. The west facing window could result in the overlooking of No.75 Deepfield Road and as such this window shall be secured by condition to be obscure glazed and any opening parts being 1.7m above internal floor level. It is not considered that such a condition is necessary for the east facing windows.

9.9 There would be no loss of light or overlooking created by the proposed 2.5 storey semi detached dwellings nor would they appear unduly overbearing due to the separation distance between these dwellings and the properties that front Deepfield Road which is a minimum of 25m to the rear elevations and a minimum of 15m to the rear boundary.

9.10 Plot 10 would be closer to the properties at the front however due to its lower height it would not result in any unacceptable loss of light or unduly overbearing effect on the neighbouring properties. The only window facing towards Deepfield Road would be a high level roof window which would not result in any overlooking and shall be secured as such by condition. A condition shall restrict any additional windows in this south elevation.

9.11 The existing development to the rear at Montgomery of Alamein Court is set off the boundary by 13m and is screened by a line of mature conifer trees within its own boundary. The intervening distances between the new properties and this building vary between 22.8m and 29.8m which is considered acceptable for there not to be a loss of amenity to residents

of these properties through loss of light, overbearing or overlooking. The only second floor windows are high level windows which shall be secured as such by condition.

9.12 At the rear of the site, the western side is bordered by the rear of the gardens of properties fronting Deepfield Road. Although Plot 2 would be located close to the boundary, it would not be located adjacent to the most private amenity areas at the immediate rear of the neighbouring dwellings, and would be located adjacent to an outbuilding at the rear of No.71 Deepfield Road. As such the development does not give rise to any concerns regarding loss of light or overbearing. Side facing first and second floor windows would face to the west however these do not serve any habitable rooms. To prevent any overlooking of neighbouring properties these shall be secured by condition to be obscure glazed and fixed shut.

9.13 To the east the site is bordered by the rear of properties fronting Bay Road. Given the separation distance of a minimum of 25m between the new dwellings and the rear elevations of these properties there are no concerns that the development would result in an unacceptable loss of light. Plot 9 would be located close to the rear boundary; however it would not be located adjacent to the most private amenity areas at the immediate rear of the neighbouring dwellings and as such would not appear unduly overbearing when viewed from the rear of those dwellings. Side facing first and second floor windows would face to the east however these do not serve any habitable rooms. To prevent any overlooking of neighbouring properties these shall be secured by condition to be obscure glazed and any opening parts to be 1.7m above internal floor level.

9.14 The relationship between the properties on the development site is considered acceptable, subject to conditions requiring the side facing first and second floor windows on Plots 2-9 to be obscure glazed and any opening parts to be 1.7m above internal floor level. The only other potential point of conflict would be the relationship between the front facing windows of Plot 9 and the private amenity area to the side of Plot 10. However a separation distance of a minimum of 13m would remain with the access road as an intervening feature, and it is not considered that this relationship would warrant refusal of the application. It is considered that the proposed amenity space is acceptable for the size of dwellings proposed. As such it is considered that an acceptable level of amenity would be provided for future occupiers of the development.

9.15 Concerns have been raised with regard to the impact of additional lighting, however it is not considered that any lighting normally attributable to urban areas such as this comprising new street lighting, normal domestic lighting or lighting from additional vehicle movements would be considered to be unduly unneighbourly within this context.

9.16 It is therefore not considered that the proposal would result in a detrimental effect on residential amenity. As such it would not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.17 The Highways Officer is satisfied that the proposed access road is acceptable and that the level of private parking complies with the Council's Parking Standards SPD and includes two visitor spaces. Signage details for the visitor spaces have been provided. The parking and access shall be secured by condition. The proposed access road is to be adopted and has been designed as such. This will need to be secured through a Section 38/278 agreement with the Highway Authority and the applicant will be advised as such through an informative. Access construction details have been submitted with the application and shall be secured by condition. Visibility from the access is acceptable in both directions.

9.18 It is estimated that the development would generate approximately 6-7 additional vehicle movements in each peak hour and approximately 70 additional movements per day. These additional trips as a result of the development are to be expected and as such would not have any significant adverse impact upon highway safety.

9.19 Cycle parking would be provided in sheds in the back garden of each dwelling, which shall be secured by condition. The design and layout of the site has included appropriate storage capacity so that each householder can store their bins away from the street frontage. The access road is designed to be adopted by the Council which makes provision to enable the site to be serviced by a 10m refuse collection vehicle.

9.20 A Construction Management Plan has been submitted detailing areas within the site for storage, loading and unloading, portacabins and site welfare, and wheel washing within the site. The plan shall be secured by condition.

9.21 As such it is not considered that the development would result in an adverse impact on highway safety. It would therefore accord with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Biodiversity Considerations

9.22 The application is accompanied by a bat survey which found that bats are unlikely to be present in the dwellings due for demolition.

9.23 The Ethos Environmental Planning document 'Discharge of Ecology Conditions' has also been submitted in support of the application which refers to previous ecological assessments at the site and includes detail of recommendations with regard to biodiversity mitigation and enhancements.

9.24 The document sets out that vegetation clearance will be undertaken outside the bird nesting season or subject to a pre-clearance check by a suitably qualified ecologist. Should any nests be found then a 5m radius 'no work zone' will be set up around the area and maintained until nesting is finished.

9.25 Previous ecological assessments have identified the presence of three-cornered garlic, an invasive non-native species included on schedule 9 of the Wildlife and Countryside Act. The document recommends that this species is eradicated from the site using a glyphosphate-based weed killer applied to the affected area. Repeat applications are likely to be necessary due to the persistence of seeds and bulbs in the ground.

9.26 The document includes a wildlife protection plan which includes a Phase 1 Habitat Map produced by the Surrey Wildlife Trust. All vegetation on this map will be subject to restricted construction activities set out in the document, and protective measures during construction. A scheme of biodiversity enhancements has been submitted within the document which includes bat and bird boxes on retained trees to the rear of the site.

9.27 Finally, the report includes a lighting strategy for the development with particular focus on ensuring no significant light spill on the hedgerows, scattered trees or newly installed bat boxes. This strategy is supported by lighting details provided by MMA Lighting Consultancy.

9.28 The recommended mitigation and enhancements are acceptable and shall be secured by condition. The proposals are therefore considered acceptable in terms of biodiversity and as such the development would accord with CSDPD Policies CS1 and CS7 or the NPPF.

vi. Drainage

9.29 The site lies entirely within Flood Zone 1 which has a low risk of flooding, outside the 1:1000 year of any fluvial flooding event. Table 3 of the Technical Guidance to the National Planning Policy Framework states that Flood Zone 1 is suitable for all types of development. Accordingly the Sequential Test gives preference to locating new development in Flood Zone 1. As no part of the site is located in Flood Zones 2 or 3 the site does not need to pass the requirements of the Sequential Test.

9.30 Development of the site will lead to an increase in impermeable area, which will have a consequential impact on run-off rates. The applicant therefore proposes to install a surface water drainage system to accommodate an increase in run off rates associated with climate change estimates, in accordance with Technical Guidance on life cycles for residential development. The applicant has therefore included a surface water drainage system based on SuDS principles.

9.31 The Council's Drainage Officer has assessed this and is satisfied that with these mitigation measures the development of the site would present no tangible difference in off site water run-off rates so long as the management and maintenance of the system is secured.

vii. Sustainability

9.32 The application has been accompanied by a Sustainability Statement covering water efficiency that aims to achieve an average water usage in the new dwellings of under 110 litres/person/day which complies with the requirements of Policy CS10. Implementation of the measures in the Statement shall be secured by condition.

9.33 Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 20% of the development's energy requirements will be met from on-site renewable energy generation and how potential carbon dioxide emissions will be reduced by at least 10%. The Property and Energy Services document 'Carbon Reduction and Local Energy Generation Options Report' sets out how the development will comply with Policy CS12 and shall be secured by condition.

viii. SPA

9.34 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 3.1km 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.

9.35 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 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.

9.36 In this instance, the development would result in a net increase of 8no. three bedroom dwellings and 2no. four bedroom dwellings following the demolition of 2no. three bedroom dwellings which results in a total SANG contribution of £17,964. The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £5,880.

9.37 The total SPA related financial contribution for this proposal is therefore £23,844. A draft Section 106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG are completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

ix. Community Infrastructure Levy

9.38 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.

9.39 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The development involves a net increase in dwellings and as such is CIL liable.

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle, and a similar scheme was approved in 2013. It would not adversely affect the character and appearance of the surrounding residential area or the residential amenities of neighbouring properties. It is not considered that the development would result in an adverse impact on highway safety, biodiversity or drainage subject to securing the relevant details by conditions. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

10.2 It is therefore considered that the development complies with CSDPD Policies CS1, CS2, CS7, CS10, CS12 and CS23, BFBLP 'Saved' Policies EN20 and M9 and 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 Basin Heaths Special Protection Area (SPA).

That the Head of Planning be authorised to **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 received by the Local Planning Authority on 1 March 2018, 22 May 2018 and 8 June 2018:

PL-01(R1), PL02, PL03(R1), P010/A, P023/A, P024/A, P025/A, P026/C, P029/A, P030/C, P031/A, P033/A, PL-300, C-103/R3, MMA14044/001(R2), 21710-01

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 development hereby permitted should be in accordance with the materials set out on Plans C-103/R1 and 217110/01 Rev D received by the Local Planning Authority on 1 March 2018 and 8 June 2018.

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

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

04. The development shall be carried out in accordance with the finished floor levels set out on Plan 17018-2140/P4 received by the Local Planning Authority on 6 June 2018.

REASON: In the interests of the character of the area.

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

05. The development shall be carried out in accordance with the boundary treatment set out on Plan 217110/01 Rev D received by the Local Planning Authority on 8 June 2018.

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

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

06. The second floor roof light windows in the north facing rear roof slope of Plots 2-9 and the first floor roof light in the south facing rear roof slope of Plot 10 shall at no times be less than 1.7 metres above internal floor level of the room that they serve.

REASON: To prevent the overlooking of the neighbouring property.

[Relevant Policy: BFBLP EN20]

07. The first floor window in the west facing side elevation of Plot 1 and the first and second floor windows in the west and east facing side elevations of Plots 2-9 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of an openable fanlight that is no less than 1.7m above the internal floor level of the room that the window serves.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the west or east facing side elevations of Plots 1-9 hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

09. The development shall be carried out in accordance with the access construction details set out on Plans 17018-2146/P1 and 17018-2147/P1 received by the Local Planning

Authority on 1 March 2018.

REASON: In the interests of highway safety.

[Relevant Policy: CSDPD CS23]

10. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policy: CSDPD CS23]

11. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the highway and the adjacent footway. The dimension shall be measured along the edge of the drive and the back of the footway from their point of intersection. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

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

13. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car ports, and no gate or door shall be erected to the front of the car port.

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

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

14. No dwelling shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. They shall be retained as such thereafter.

REASON: In order to ensure bicycle and refuse storage facilities are provided.

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

15. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. The development shall be carried out in accordance with the Construction Management Plan set out on drawing CD-101/R3 received by the Local Planning Authority on 8 June 2018.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

17. The development shall be carried out in accordance with the landscaping details set out on drawings 21710/02 Rev B and 21710/03 received by the Local Planning Authority on 1 March 2018 and 8 June 2018. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

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

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

18. The development shall be carried out in accordance with the ecological measures set out in the Ethos Environmental Planning document 'Discharge of Ecology Conditions' received by the Local Planning Authority on 1 March 2018.

REASON: In the interests of nature conservation.

[Relevant Policies: Core Strategy CS1, CS7]

19. The development shall be carried out in accordance with the Sustainability Statement received by the Local Planning Authority on 1 March 2018.

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

[Relevant Policy: Core Strategy DPD CS10]

20. The development shall be carried out in accordance with the Energy Demand Assessment received by the Local Planning Authority on 1 March 2018.

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

[Relevant Policy: Core Strategy DPD CS12]

21. No dwelling hereby permitted shall be occupied until the sustainable drainage scheme serving the development has been implemented in accordance with the submitted and approved details. It shall be maintained as such thereafter.

REASON: To prevent the increased risk of flooding.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

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. The applicant is advised of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

3. No details are required to be submitted in relation to the above conditions however they are required to be complied with.

In the event of the S106 agreement not being completed by 30 September 2018, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. 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).