

ITEM NO: 7Application No.
18/00261/OUTWard:
Winkfield And
CranbourneDate Registered:
14 March 2018Target Decision Date:
9 May 2018

Site Address:

**The Winkfield Level Road Winkfield Windsor
Berkshire SL4 2ES**

Proposal:

**Outline application for the erection of 2no. dwellings following
demolition of existing restaurant with first floor flat (all matters
reserved except for access).**

Applicant:

Arkells Brewery

Agent:

David Wetherill

Case Officer:

Sarah Horwood, 01344 352000

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

OFFICER REPORT

1. SUMMARY

1.1 The redevelopment of the site for 2no. dwellings is acceptable in principle, as the site comprises previously developed land (PDL) and the proposal is for infilling. Subject to factors including size, height, bulk and mass of the proposed new dwellings which would be assessed at reserved matters stage, the proposal is acceptable in principle subject to it having no greater impact on the openness of the Green Belt.

1.2 The proposal is not considered to result in adverse harm to the character and appearance of the area and residential amenities of neighbouring properties subject to the proposed dwellings being acceptable in terms of appearance, landscaping, layout and scale which will be assessed at the reserved matters stage.

1.3 No adverse highway safety implications would result. Relevant conditions will be imposed in relation to highway safety, biodiversity and sustainability. The application is therefore recommended for approval.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councillor Mrs Phillips over concerns about overdevelopment of the site and highway safety/parking.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Green Belt

Outside 5km of the Thames Basin Heath SPA

3.1 The application site is a part single storey, part two storey building located to the south of the highway on Lovel Road. The building was previously in use as an A4 public house, which then changed to an A3 restaurant, known as the Kees at the Winkfield. The building includes residential accommodation at first floor level which is assumed to have provided ancillary accommodation for a landlord when the building operated as a pub. The building is currently vacant.

3.2 There is an existing car park to the east of the building. To the west is a detached two storey dwelling and to the east is a pair of two storey, semi-detached dwellings.

3.3 To the south lies Asher Recreation Ground.

4. RELEVANT SITE HISTORY

4.1 There is extensive planning history relating to the site from when it was in operation as a public house. The most recent application was:

08/00916/FUL approved December 2008 for erection of timber framed smoking shelter following removal of existing shed and erection of new storage shed. Alterations to parking layout.

5. THE PROPOSAL

5.1 This is an outline planning application for the erection of 2no. detached dwellings following demolition of the existing restaurant, with all matters reserved except for access. A plan has been provided showing the siting of 2no. dwellings, along with a central access to serve the site with parking to the rear. However, this is an illustrative layout only in relation to the dwellings. The access, including its positioning and size will however be considered at this stage.

5.2 During the course of the application, the design of the access has been revised from a bellmouth as originally proposed to a dropped kerb access.

5.3 An outline planning permission allows for a decision to be made on the general principles of how a site can be developed. Outline planning permissions are granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

5.4 Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

- (i) 'Access' - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- (ii) 'Appearance' - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- (iii) 'Landscaping' - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- (iv) 'Layout' - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- (v) 'Scale' - the height, width and length of each building proposed within the development in relation to its surroundings.

5.5 In the case of the current application, all matters, with the exception of access, are reserved.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Made the following observations on the application: there is no indication provided of how many bedrooms each property might contain, and is concerned that the provision of car parking is insufficient and impracticable. Lovel Road cannot adequately cope with additional traffic, particularly given the proximity of the site to a primary school.

Other representations

6.2 4no. objections received to the application; however 2 are from the same postal address

and therefore a total of 3 objections have been received, all of which state there is insufficient detail submitted with the application, including no detailed elevations, height, positioning of windows.

6.3 Officer comment: The application is an "Outline application for the erection of 2no. dwellings following demolition of existing restaurant with first floor flat (all matters reserved except for access)". At this stage, all the application is therefore seeking to establish is the principle of development and whether the access as shown is acceptable in terms of visibility, width and positioning. All other details such as size of dwellings, bedroom numbers, height, etc, are not being assessed at this stage, such detail would follow on via a reserved matters application made as a separate application.

7 SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Biodiversity Officer

7.2 No objection subject to condition.

8 MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS15 of the CSDPD	Consistent
Green Belt	Saved Policy GB1 of BFBLP, CS9 of CSDPD	Generally consistent
Parking	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.
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area SPD		
Design SPD		
Parking Standards SPD		
Character Area Assessments SPD		

Other publications
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)
CIL Charging Schedule

9 PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Impact on highway safety
- v. Biodiversity
- vi. Thames Basin Heath SPA
- vii. Community Infrastructure Levy (CIL)
- viii. Sustainability
- ix. Drainage/SuDS

i. Principle of development

9.2 The site is located within the Green Belt as defined by the Bracknell Forest Borough Policies Map. The site was formally defined as Green Belt Village as designated by the BFBLP, however following the adoption of the National Planning Policy Framework, the concept of Green Belt Villages is no longer recognised. Para 86 of the NPP states that "if it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt".

9.3 The following policies are applicable to assessing the principle of development:

Site Allocations Local Plan:

9.4 SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

Core Strategy Development Plan Document:

9.5 CSDPD Policy CS9 states that the Council will protect land outside settlements for its own sake, particularly from development which would adversely affect the character, appearance or function of the land and will protect the Green Belt from inappropriate development.

National Planning Policy Framework:

9.6 Section 9 of the NPPF clearly sets out the importance of Greens Belt land by the following paragraphs:

Para 87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Para 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

9.7 Annex 2 of the NPPF comprises a glossary which includes a definition of previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Bracknell Forest Borough Local Plan:

9.8 Saved Policy GB1: Building in the Green Belt

Sets out that approval will not be given, except in very special circumstances, for any new building in the Green Belt unless it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems and is for one of the following purposes:

- construction of buildings for agriculture or forestry; or
- construction of buildings essential for outdoor sport and recreation or other uses of land which preserve the openness of the Green Belt; or
- construction of buildings essential for cemeteries; or
- replacement, alteration or limited extension of existing dwellings; or

- construction of domestic outbuildings incidental to the enjoyment of an existing dwelling.

9.9 Policy GB1 of the BFBLP is more restrictive than the NPPF as it does not contain the provision for limited or partial/complete redevelopment of PDL sites (as set out in para. 89 of the NPPF). Therefore, in accordance with para. 215 of the NPPF, full weight cannot be attached to the policy. However, the start of the policy (para 4.19) is considered to be consistent with the overall aims of the NPPF in referring to very special circumstances and consideration of impact upon scale, form and character upon the Green Belt.

Saved Policy GB3 - Residential development within Green Belt Villages

9.10 "Within the Green Belt Villages... there is a general presumption against the proposals for the erection of dwellings and other residential development except where such proposals constitute...infilling". As stated previously, 'Saved' BFBLP Policy GB3 is not consistent with the approach advocated by the NPPF in terms of the treatment of villages in the Green Belt. The NPPF states at para. 89 that the construction of new buildings in the Green Belt should be regarded as inappropriate, subject to certain exceptions (including limited infilling in villages) (5th bullet).

9.11 Whilst the NPPF does not define infilling, para 4.51 of the supporting text to 'Saved' Policy GB3 defines infilling as building on undeveloped single plots of land for residential purposes which closes existing small gaps in an otherwise built up frontage. The infill plot should be comparable in size and shape to those developed plots which adjoin the site, and must have an existing frontage to a suitable road. It goes on to state that when determining the character of a particular locality, matters such as density, siting relationships, design and external appearance should be considered.

9.12 Other considerations - 5 year housing land supply

The lack of a five year supply of deliverable sites is a material consideration (in relation to para. 49 of the NPPF and Policy CP1 of SALP together with para. 14 of the NPPF in relation to the presumption in favour of sustainable development). At present, the Council is unable to demonstrate a 5 year housing land supply (HLS).

9.13 As the site is located within the Green Belt, the main considerations are:

1. Whether the proposed development constitutes inappropriate development in the Green Belt;
2. The effect of the proposal on the openness of the Green Belt.

9.14 The construction of new buildings in the Green Belt should be regarded as inappropriate in principle, subject to certain exceptions (para. 89). The 2no. dwellings proposed are to be assessed separately in terms of principle of development and this is discussed below.

Plot adjoining The Nook

9.15 The site as existing comprises an existing building along with existing areas of hardstanding providing parking. It is therefore considered that some of the site can be deemed as PDL, (noting the NPPF definition of not assuming the whole of the curtilage should be developed). NPPF para. 89 (bullet 6) is considered to be applicable and refers to the 'partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt'.

9.16 The footprint of the dwelling proposed adjoining the existing dwelling known as The Nook is shown indicatively to sit on a similar footprint to that of the existing building to be demolished. As such, the principle of a dwelling as a redevelopment of previously developed land is acceptable, subject to ensuring no greater impact results on the openness of the Green Belt.

9.17 Para. 79 of the NPPF indicates that 'openness' is an essential characteristic of the Green Belt. The term openness is not defined in the NPPF, however given the lack of definition; it could

reasonably be interpreted as the absence of built development. Openness can be harmed by (among other things) new built form, external storage, extensive hardstanding, car parking and boundary walls or fencing. Landscapes are very important to the openness and amenity of the Green Belt. The visual impact on landscape forms part of the consideration of harm, and is not just associated with views from public vantage points.

9.18 Further, when considering the impact on the openness of the green belt, the current extent of development on the site (the buildings), floor area, volume and height of the current buildings needs to be taken into account. If the cumulative increase in floorspace, volume and height of the development is increased, it is more likely to have a greater impact on the openness of the Green Belt and is more likely to affect the purpose of including the land within the Green Belt.

9.19 As the applicant has submitted an outline application with all matters reserved except for access, no real assessment can be made in relation to whether the proposed dwelling adjoining The Nook would have a greater impact on the openness of the Green Belt as no details have been submitted in relation to proposed floor area and height of the dwelling. Such matters would be assessed as a future reserved matters submission. As such, the principle of 1no. dwelling on previously developed land (where the existing building is located) is acceptable in principle, subject to ensuring no greater impact on the openness of the Green Belt and this would be assessed at reserved matters stage.

Plot adjoining 10 Aston Cottages

9.20 The dwelling proposed adjacent to 10 Aston Cottages would be sited on an area of existing hardstanding which was utilised for car parking connected to the former use of the building as a pub/restaurant.

9.21 This plot would constitute an infill site as the proposed dwelling would be sited on a gap between the existing building (to be replaced by the other new dwelling) and the existing dwellings to the east at Aston Cottages. This part of the site is not considered to be PDL as the land is currently laid to hardstanding for parking. The dwelling would front onto the highway on Lovel Road and would close the gap in an otherwise built up frontage. As such, the dwelling proposed would be acceptable in principle as an infill plot in accordance with para 89 of the NPPF, subject to preserving the openness of the Green Belt.

9.22 Infilling by its very nature would have some degree of impact on the openness of the Green Belt by developing single plots of land for residential purposes where gaps exist in otherwise built up frontages. However, the degree of impact to the openness of the Green Belt, and therefore its acceptability, would be measured by factors including the siting, scale, bulk and mass of the proposed dwelling.

9.23 Again, as this an outline application with all matters reserved except for access, no real assessment can be made in relation to whether the proposed infill dwelling would have a greater impact on the openness of the Green Belt as no details have been submitted in relation to proposed floor area and height. Such matters would be assessed as a future reserved matters submission. Officers consider that an appropriately scaled and designed dwelling could be successfully accommodated on this part of the site. The principle of this dwelling as in infill development is therefore acceptable in principle, subject to ensuring no greater impact on the openness of the Green Belt and this would be assessed at reserved matters stage.

9.24 As such, the redevelopment of the site for 2no. dwellings is acceptable in principle, partly as PDL and partly infilling. This policy approach is the same as that taken on the redevelopment of the Cinnamon Tree, Maidens Green, Winkfield (LPA ref: 16/00156/FUL). This was supported at appeal where an existing restaurant (A3 use) was proposed to be demolished and 2no. dwellings allowed on appeal in its place. As such, subject to factors including size, height, bulk and mass of

the 2no. proposed dwellings which would be assessed at reserved matters stage, the proposal is acceptable in principle subject to no greater impact on the openness of the Green Belt.

ii. Residential amenity

9.25 As the applicant has submitted an outline application with all matters reserved except for access, no real assessment can be made in relation to the impact on residential amenities of neighbouring properties from overlooking, loss of daylight, overbearing impact until the submission of reserved matters.

9.26 Any future reserved matter submissions would have to take into account matters including but not limited to:

- Ensuring any windows do not result in overlooking to adjoining dwellings;
- Ensuring there is no undue loss of daylight to windows serving habitable rooms when assessed in accordance with the BRE Standards.

iii. Impact on character and appearance of surrounding area

9.27 The site is located in a character area – Area B4 – Lovel Road, Northern Villages as identified in the Council's Character Area Assessments SPD (2010). The SPD identifies the area as having building lines that are generally consistent;

- a development form that varies, with predominately detached houses;
- no consistent architectural approach, with many plots having been developed at different times, townscape character of ribbon development with houses on both sides of the road;
- small to medium scale plots, becoming larger in modern development;
- varied plot and development patterns; and
- slightly tighter sense of enclosure than other settlements.

The recommendations of the SPD for the area allow for a variation in architecture, although existing building lines should be maintained and boundary treatments provided.

9.28 This is an outline application with all matters reserved, with the exception of access and therefore the assessment of the impact of the development on the character and appearance of the area is limited as detailed matters relating to appearance, landscaping, layout and scale would be assessed at reserved matters stage.

9.29 An illustrative layout plan has been submitted for the 2no. dwellings proposed, with a central access point leading to a parking area to the rear of the site serving the proposed dwellings.

9.30 The 2no. dwellings would project beyond the front building lines of the adjoining dwellings to the east and west, however they would follow a similar building line to that of the existing building on site which currently projects beyond the front elevations of adjoining dwellings. The dwellings would be frontage development, facing onto the highway, with private amenity space proposed to the rear. This would be in keeping with the existing pattern of development in the locality.

9.31 The illustrative layout plan shows that there would be a 3m separation distance to the eastern boundary of the site, between 0.6m and 1m separation distance to the western boundary of the site and a 7m separation distance between the 2no. proposed dwellings. These separation distances would allow views between the proposed dwellings and adjoining dwellings to the east and west, onto the open land to the rear of the site. A rear garden of 6m deep by 14.8m wide for the eastern plot and rear garden of 7m deep by 12.8m wide for the western plot are shown

indicatively at this stage. The existing pair of semi-detached dwellings to the east have rear gardens of between 5m and 7m deep and therefore the size of the rear gardens to serve the proposed dwellings would not be dissimilar to that seen in the immediate area. An access drive and on-site parking/turning is also shown indicatively to be accommodated on site. As such, the proposed dwellings would not result in an overdevelopment of the plot on the basis of these dimensions being maintained at reserved matters stage.

9.32 With regard to design, due to the nature of the application elevation drawings have not been provided. In the event of the submission of a reserved matters application, the design of the dwellings (including materials) should reflect that seen elsewhere in the street scene and in line with the recommendations made in the Council's Character Area Assessments SPD and Design SPD. The use of conditions to secure appropriate control over materials, slab level and means of enclosure would ensure that a development of suitable appearance of development could be secured.

9.33 It has been confirmed by the planning agent that the heights of the proposed dwellings would not exceed those of neighbouring dwellings, which are predominately two storeys high, although it is noted that some dwellings in the area have extended into the roofspace with the addition of rooflights. The dwellings within the immediate area are predominately two storeys high and therefore subject to the dwellings being similar in height to adjoining dwellings, this would be acceptable. This would however be assessed as part of the scale of the development at reserved matters stage.

9.34 The proposal is not be considered to result in adverse harm to the character and appearance of the area subject to the proposed dwellings being acceptable in terms of appearance, landscaping, layout and scale which will be assessed at the reserved matters stage. It would therefore not be contrary to CSDPD CS7, Saved Policy EN20 of the BFBLP and the NPPF.

iv. Transport

Access

9.35 These two new dwellings would take access off the A330 Lovel Road which is subject to a 30mph speed limit. There are some time-limited parking restrictions to restrict on-street parking during school drop-off and pick-up periods.

9.36 A shared vehicular access would be provided slightly to the west of the existing pub/restaurant car park access. Sight-lines of 2.4m by 43m can be achieved to either side of this access in line with the speed limit. Vehicles would be able to turn on-plot to exit onto this classified road in a forward gear for highway safety. An access serving two houses would generate much less traffic than the previous pub/restaurant, and as such, the proposed access would be acceptable.

9.37 A dropped kerb access is proposed which is appropriate for access to two houses; and this access measures off the drawing as 5.8m wide, and this should enable two cars to pass at the access off Lovel Road before reducing to 4m. Originally a wide bellmouth access was proposed which was considered unnecessary for the scale of development proposed (2no. dwellings) and therefore the design of the access was revised to dropped kerb access.

9.38 There is an extended dropped kerb across the eastern part of the frontage which serves the car park serving the building. Given the proposed access would be sited in a central position to serve both dwellings, the remaining part of the existing dropped kerb should be reinstated to ensure there is only 1 shared vehicular access onto Lovel Road which is a classified road. This can be secured by condition.

9.39 Acceptable pedestrian paths to the front doors of the properties and to the side/rear for access to bin storage, cycle parking, and car parking are shown.

Parking

9.40 2no. parking spaces for each dwelling are proposed which would comply with the Council's Parking Standards SPD for 2 or 3 bed dwellings. It has been confirmed by the planning agent that the dwellings would have no more than 3 bedrooms.

9.41 The parking layout shows 2no. tandem spaces per dwelling and while the Council accepts such a layout; a layout providing individually accessible parking spaces should be considered as part of any reserved matters application.

9.42 Cycle parking which is covered and secure is required in line with the parking standards. This would be secured at reserved matters stage.

Trips

9.43 Two new dwellings are likely to generate 12 two-way trips per day, and this would be much lower than the trips generated by the previous pub/restaurant.

9.44 Subject to the imposition of conditions, the proposal is considered to be in accordance with Policy CS23 of the CSDPD, Saved Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF and would not result in highway implications.

v. Biodiversity

9.45 A phase 1 ecological survey was submitted with the application which concluded that a further survey was required in relation to bats. This survey was submitted in June 2018 and was undertaken to an appropriate standard. The report concluded that the risk of bats being affected by the proposal is minimal and as such bats and other protected species are unlikely to be affected by the proposal.

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

vi. Thames Basin Heath Special Protection Area (SPA)

9.47 The site lies between 5km and 7km from the SPA and the proposal is for fewer than 50 dwellings. As such, the proposal does not require SPA mitigation or the carrying out of an appropriate assessment under the Habitats Regulations.

vii. Community Infrastructure Levy (CIL)

9.48 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.

9.49 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 application is an outline permission with all

matters reserved except for access. The proposal would be CIL liable, however this would be dealt with at reserved matters stage.

viii. Sustainability

9.50 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards and covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore in the event of an approval a condition will be recommended requiring the submission of a Sustainability Statement.

9.51 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. No such assessment has been submitted in support of the application, therefore in the event of an approval a condition will be recommended requiring the submission of an Energy Demand Assessment.

ix. Drainage

9.52 The application site is located within Flood Zone 1. A condition is recommended to ensure that the hard surfaced areas proposed for access and on-site parking/turning are SuDS compliant.

10. CONCLUSIONS

10.1 The redevelopment of the site for 2no. dwellings is acceptable in principle, as the site comprises PDL and the proposal is for infilling and subject to it having no greater impact on the openness of the Green Belt. Other factors including size, height, bulk and mass of the proposed new dwellings would be assessed at reserved matters stage to ensure that the new dwellings did not have a greater impact on the openness of the Green Belt and were of appropriate scale and design.

10.2 The proposal is not be considered to result in adverse harm to the character and appearance of the area or the residential amenities of neighbouring properties subject to the proposed dwellings being acceptable in terms of appearance, landscaping, layout and scale which will be assessed at the reserved matters stage.

10.3 No adverse highway safety implications would result. Relevant conditions will be imposed in relation to highway safety, biodiversity and sustainability. the application is therefore recommended for approval.

11. RECOMMENDATION

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

1. Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

4. The development hereby permitted shall be carried out only in accordance with the following approved plan received by the Local Planning Authority on 20 April 2018:

Drawing no. 3000 Rev 03

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

5. No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

6. No development shall commence until details showing the finished slab levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

7. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

8. No dwelling shall be occupied until part of the existing access to the site has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

9. The dwellings hereby permitted shall have a maximum of 3 bedrooms each.

REASON: To ensure adequate parking provision is provided.

[Relevant Policies: BFBLPM9, CSDPD CS23]

10. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

11. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

12. No development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

13. No development shall commence until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS12]

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

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

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

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

1. Submission of reserved matters
2. Time frame
3. Time frame
4. Approved plans
9. Bedroom numbers
11. SuDS compliant
14. Site clearance

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

5. Materials
6. Slab level
10. Site organisation
12. Sustainability statement
13. Energy demand assessment
15. Bat and bird boxes

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

7. Vehicular access
8. Reinstatement of access

3. The street care team should be contacted at 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.