

**ITEM NO: 5**

Application No.  
**17/00805/FUL**  
Site Address:

Ward:  
Harmans Water

Date Registered:  
10 August 2017

Target Decision Date:  
9 November 2017

**L'avenir Opladen Way Bracknell Berkshire RG12 0PH**

Proposal:

**Construction of a new third floor together with a fourth floor mansard roof extension over the existing building to create new residential accommodation comprising 45no. one and two bedroom flats. (In addition to the flats granted under prior approval 17/00457/PAC).**

Applicant:

Mr H Schneck

Agent:

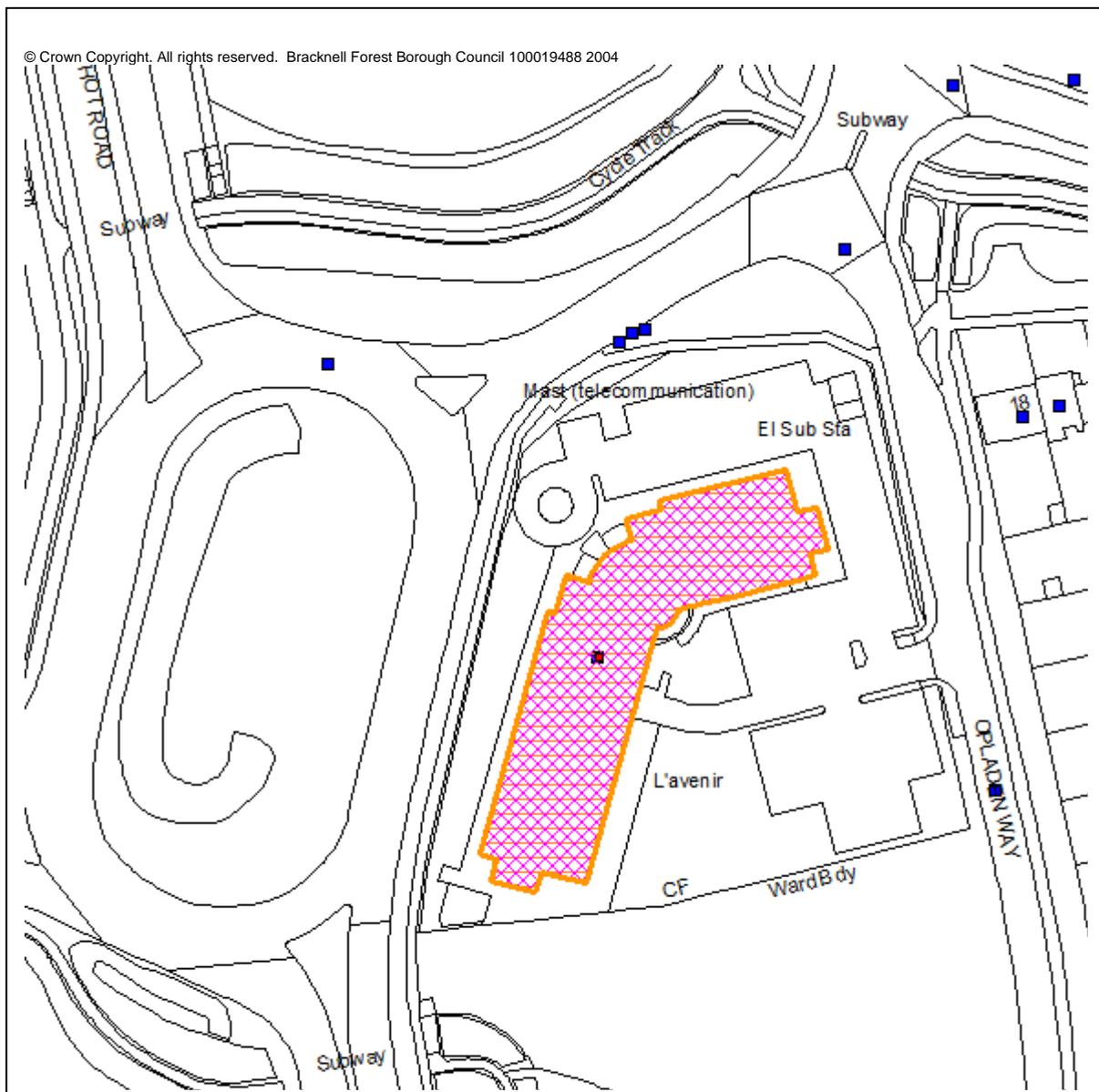
Mr Tony Allen

Case Officer:

Sarah Fryer, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)

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



## 1. SUMMARY

1.1 This application is for an extension to provide additional floors to an existing building last used as offices but with prior approval consent (PAC) to convert the lower floors to residential. The proposal would provide an additional 45 no., one and two bedroomed flats, which would be accessed through the existing building. The application is considered to be acceptable in terms of impact upon amenities, parking, design and appearance.

<b>RECOMMENDATION</b>
Delegate to the Head of Planning to grant planning permission subject to a S106 and the conditions in Section 10 of this report

## 2. REASONS FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is before committee due to the number of objections received.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
Within Settlement Boundary
Within 5km of SPA

3.1 This application relates to a site with borders on the A322 Bagshot Road to the west, Nightingale Crescent to the north and Opladen Way to the east. To the south the site adjoins a wooded area and access to the site is from Opladen Way.

3.2 The site consists of a three storey former office building which was granted planning permission in 1988. In 2017 consent was granted for the conversion of the existing building from B1 offices to C3 residential use under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (reference: 17/00457/PAC).

3.3 The existing building is constructed from red brick with buff stone horizontal cornice detailing and strong vertical columns breaking up the glazing elements. The building has a footprint similar to a boomerang in shape sitting within a lawned space with parking located to the north and east. Additional parking is contained within a basement.

3.4 To the west of the site, and across a large traffic intersection is the Bracknell Leisure Centre with two storey residential properties within Harmans Water located to the east.

## 4. RELEVANT SITE HISTORY

17/00457/PAC Application for Prior Approval for the change of use of offices (Class B1a) to residential Class C3) to form 69 no. apartments Consent Granted 22.06.2017

14/00224/RDT Removal of existing 14.8m monopole Approved 02.04.2014

01/01044/FUL Retention of new external door and staircase to staff restaurant Approved 24.21.2001

01/01195/FUL Retention of a prefabricated smoking shelter Approved 24.01.2002

618245 External staircase and new windows. Approved 01.01.1992

615088 Roofing over to roof terrace area to form additional 308 sq.m. office (B1) floorspace Approved 18.01.1990

615086 Application for construction of a balcony at 2nd floor level. Approved 25.08.1989

614112 Erection of a three-storey building Approved 12.01.1989

612562 Outline application for Demolition of Westwick House and erection of a building for business use (Class B1) comprising up to 45,000 sq ft gross floor area. Approved 20.06.1998

[Various application for minor works, including adverts not considered relevant to this application]

## 5. THE PROPOSAL

5.1 Planning permission is sought for an additional two floors to be erected above the current building, the top floor consisting of a mansard. An additional 45 one and two bedroomed dwellings would be provided as a result.

5.2 The existing building is 14.2m in height and this would increase to 22m under this proposal.

5.3 The proposal would maintain a predominantly glazed façade with strong vertical columns replicating the original building below. The top floor would be a mansard with a slight pitch and smaller windows. The proposal would not result in any additional footprint or hardsurfacing to provide additional parking.

## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Considered no objection

### Other representations:

6.2 61 objections have been received on the following grounds:

- a. Overbearing development which would dominate the skyline towering over low –lying dwellings
- b. Out of keeping with the mature residential area
- c. The original permission was granted on the basis that it would not exceed two storeys in height. [*Officer Note: The original application reference 614112 reads 'Erection of a three-storey building'*]
- d. Insufficient parking will lead to parking on the surrounding streets.
- e. Trees on the site should be retained and not harmed during construction.
- f. Two additional floors will encroach on privacy of surrounding residents.
- g. Additional units will cause traffic chaos due to the increase in traffic movements
- h. Unacceptable impact upon services like doctors/ dentists/ waste collection / schools
- i. Will block out late afternoon/ evening light
- j. Overlooking
- k. Noise levels during construction
- l. Reflection – the sunlight reflecting off the windows
- m. Decrease in property values

## 7. SUMMARY OF CONSULTATION RESPONSES

SPA: Seeks further contributions to mitigate the impact upon the SPA. This should be secured by S106.

Highways: No objection

Drainage: No objection

Natural England: No further comments to make as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

	<b>Development Plan Policy</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Town Centre	CS3 of CSDPD, E1 of BFBLP	Consistent
Design	CS7 of CSDPD, EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, M4 and M9 of BFBLP	Consistent
Highway Safety	CS23 and CS24 of CSDPD, M9 of BFBLP	Consistent
Cycling and pedestrians	CS23 and CS24 of CSDPD, M6 of the BFBLP, TC1 of the BNP	Consistent
Residential Amenity	EN20 and EN25 of BFBLP, ENV2 of BNP	Consistent
Housing	CS16, CS17 of CSDPD, H5 of BFBLP, SA6 of SALP.	Consistent
Accessibility	CS7 of CSDPD, EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
Noise	EN25 of BFBLP	Consistent
SPA	SEP NRM6, CS14 of CSDPD and EN3 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Streetscene SPD		
Parking Standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Design and Character of the area
- iii Impact upon residential amenities
- iv Highway Implications
- v Trees
- vi Thames Basin Heaths Special Protection Areas
- vii Affordable Housing
- viii Drainage
- ix Securing necessary infrastructure

i Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.3 The site is located within the settlement boundary as defined by the Bracknell Forest Policies Map. The site is therefore considered to be in a sustainable location and where Policies CS1 and CS2 of the CSDPD support further development. The existing building benefits from a change of use through the prior approval procedure for residential use which in effect lost the employment use of the original office block. The principle of the development is therefore considered acceptable.

## ii Design and character of area

9.4 Policies CS7 of the CSDPD and EN20 of the BFBLP require developments to respect the character of the surrounding area. This is supported by Chapter 12 of the NPPF which states that 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve' (para. 124).

9.5 The site was an isolated office building located next to a major junction (sports centre junction) on a principal transport node into and out of Bracknell. The existing building is currently of a different scale, appearance and character to the surrounding residential properties which are set back from the Bagshot Road and therefore it is not considered appropriate to require this application to reflect the character of the nearby housing area.

9.6 The proposed design of the extensions replicates the design of the existing building; elements from the ground, first and second floors are replicated within the extension. The design is therefore considered acceptable.



Proposed part elevation



Existing part elevation

9.7 Objections have been received on the basis of the height and scale of the proposal. Comments from local residents have stated that the original consent restricted the building to two stories and this should now not be exceeded. However the description of the original consent for the office building was planning permission for 'Erection of a three-storey building' and that is what is there today. There is no condition restricting the proposal to this height and therefore the increase should be considered on its merits.

9.8 The application is located within a prominent location, on the corner at a junction. On such corners it is not uncommon for the scale of the built form to be increased to create a presence and landmark assisting people navigating an area. The Streetscene SPD supports this approach: '*Where the corner is a significant junction it may be appropriate to emphasis this location through scale and/or design...*' (para. 4.8, pg 12).

9.9 Increasing the height of the proposal in this location is therefore not objectionable in principle. It is acknowledged that due to the nature and scale of the proposal the additional two

floors will increase the visibility of the building, however this does not mean it is unacceptable and an analysis follows.

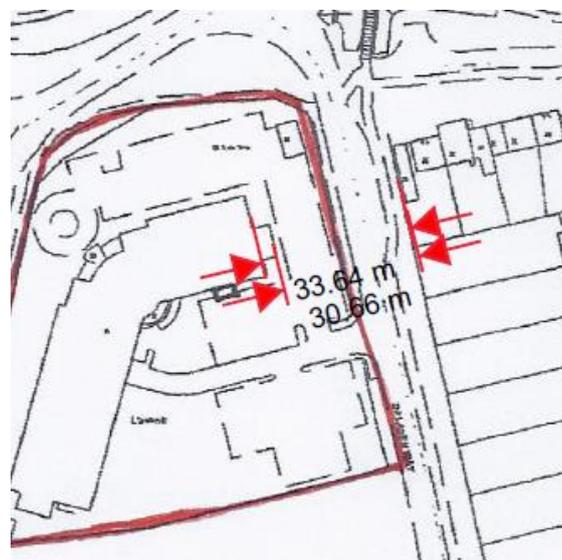
9.10 The Bagshot Road is heavily tree lined both to the south and north of the proposal. The traffic island off which the application site sits is also heavily vegetated. It is therefore only within its immediate vicinity that the proposal is currently visible. Its visibility may increase should the application be approved and constructed. Any increase in the building's prominence would only be visible above the existing trees and as such is considered minimal and would not significantly affect the vegetated character of the area. The current building is most visible from Opladen Way. The building is however set back from Opladen Way with space around it. The space in which the building sits, and its distance from Opladen Way, mean that the increase in height would not be overbearing upon this vantage point.

9.11 The proposal would result in a tall, prominent building upon this site, however its location and setting mean that the increase in height is not considered to be overbearing or result in an unacceptable form of development. The proposal is accordingly considered to comply with Policies CS7 of the CSDPD and EN20 of the BFBLP.

### iii Impact on Residential Amenities

9.12 Policy EN20 criterion vii seeks to ensure that proposals do not detrimentally affect the amenity of surrounding properties. The NPPF, paragraph 127, criterion f seeks a 'high standard of amenity for existing and future users' which supports this policy.

9.13 The nearest residential properties to the proposal are located to the east of the site, and comprise of properties on Harmans Water Road. No. 18 of which is the nearest dwelling. This property's flank wall faces the application site and there is a separation distance of over 30m between the application dwelling and property boundary.



9.14 The Design SPD contains guidance on acceptable distances between facing windows to preserve the privacy of residents. This is considered to be 22m. Since the relationship in this instance is not direct and exceeds the guidance by between 9.5m and 13.5m, it cannot be demonstrated that the proposal would detrimentally affect the amenities of neighbouring residents. The proposal will face the rear gardens of properties on Harmans Water Road, however there is

mutual overlooking from neighbouring properties to the rear garden areas as existing, some of which is from the existing building's flank windows, which have consent to change to residential use. Accordingly, it is not considered that the proposal would detrimentally affect existing neighbours' privacy to sustain a reason for refusal.

9.15 Objections have been received based on the living conditions for future occupiers. At present there are no internal space standards for units. The building will sit within an open area providing some amenity space for residents to use. Accordingly it is considered that the amenities for future occupiers are acceptable.

9.16 Objections have also been received on the grounds of noise and disturbance during building operations. Most building works unfortunately negatively affect the nearest residents to the proposal, however there is legislation enforced by environmental health which can control unacceptable impacts.

#### Light

9.17 Nearby residents have objected to the proposal on the loss of light. Light is assessed using the BRE Site Layout Planning for Daylight and Sunlight. Applying the assessments within this guidance document, the proposal is located to the south west of the dwellings in Harmans Water Road and west of properties to Primrose Walk. A line drawn at 25 degrees on the horizontal plane from the nearest habitable room window, dissects the proposal at a distance in excess of 80m from that window. Despite the proposed increase in height, it is not considered that at this distance the proposal would have a detrimental impact upon the light received by residents into their residential amenity spaces. Properties in Primrose Walk are over 100m away from the proposal and as such it is not considered that the light to these properties would be affected.

9.18 Accordingly the proposal is considered not to detrimentally affect the amenities of surrounding residents sufficiently to warrant a refusal of planning permission and therefore the proposal is considered to comply with Policy EN20 criterion g.

#### iv Highway Implications

##### Access

9.19 L'avenir is located on the south-east corner of the Sports Centre Roundabout and the existing car park access is off Opladen Way, a residential distributor road. Two vehicles can pass, and sight-lines in the region of 2.4m by 70m can be achieved at this existing access, which is acceptable for the 30mph speed limit. Also, this access is the permitted access to existing offices, and is the approved access for 69 no. flats (prior approval 17/00457/PAC). No changes are proposed to this access, and continued use of this access would be acceptable.

9.20 There are footways around the car park access and lit footways, cycle-ways and nearby bus stops serving this residential development. There is adequate turning space for domestic delivery vehicles within the car park, and also refuse vehicles.

##### Parking

9.21 The Site Block Plan (Drawing jw879-200-A) shows 97 surface car parking spaces and the Proposed Basement Plan (Drawing jw879-150) shows 74 basement car parking spaces. The provision of 171 parking spaces is 14 parking spaces above the parking standards (which would require 157 parking spaces, including 22 visitor spaces) for 114 no. units (comprising 93 no. one-bed units and 21 no. two-bed units). Thus, acceptable car parking would be provided in line with the parking standards, and this should avoid potential over-spill parking along Opladen Way and surrounding roads.

9.22 10% of car parking should be for disabled users (or the capacity to be made into a disabled parking space for any future residents with a defined need), in line with the Council's parking

standards. It is considered that given the additional parking capacity (14 spaces) within the site, this can be achieved without additional hard surfacing and therefore these details can be secured by a condition.

9.23 The Proposed Basement Plan (Drawing jw879-150) shows 182 cycle parking spaces, which would exceed the Council's parking standards (which would require 157 cycle spaces).

#### Trips

9.24 45 no. flats could generate in the region of 180 trips per day, including 18 or 19 trips in both peak periods; based on trip rates from surveys of private residential flats across the UK. A scheme of 114 no. flats overall could generate 456 trips per day, compared with a potential 540 trips which could be generated by around 4,500m<sup>2</sup> of current permitted office use; based on trip rates from surveys of offices. Also, while 114 no. flats could generate 45 to 46 trips in both peak periods, an office could generate around 100 trips in both peak periods, thus the development would reduce traffic. Construction traffic, including site deliveries and contractor parking should be controlled via planning condition.

9.25 The proposal provides sufficient on-site parking spaces to comply with the Council's adopted parking standards and therefore cannot demonstrate that the proposal would result in an increase to on-street parking within the surrounding area. Sufficient access and cycle parking has also been demonstrated and as such it is considered that the proposal complies with Policies CS23 of the CSDPD and M9 of the BFBLP.

#### Waste storage and collection

9.26 The Highway Authority have confirmed that the access is suitable and able to accommodate the Council's Waste vehicles. Bin stores are shown within the basement, within the existing bin store, and there is sufficient space to accommodate the required capacity for the whole development (27,000 litres). Information has been sought of the applicant as to whether they intend to use Council services and an informative is included drawing the applicant's attention to the Council's Waste and Recycling Policy. In light of the above, waste collection is not considered to be a reason for refusal.

#### v Trees

9.27 Policy EN1 of the BFBLP seeks to prevent development which would result in the destruction of trees and hedgerows which are important to the retention of:

- The clear distinction between built up area and the Countryside
- The character and appearance of the landscape or townscape
- Green links between open spaces and wildlife heritage sites
- Internationally, nationally or locally rare or threatened species
- Habitats for local wildlife or
- Areas of historic significance.

9.28 There are no protected trees on the site, however there are a number of semi-mature trees planted at the time the offices were constructed. It is considered that these are of sufficient amenity to warrant protection during the course of construction to maintain the amenity for neighbouring residents and provide amenity for future residents. Appropriate protection should be secured by planning condition.

#### vi Thames Basin Heath Special Protection Area

9.29 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. An Appropriate Assessment has been carried out including mitigation requirements.

#### Appropriate Assessment

9.30 In accordance with The Conservation of Habitats and Species Regulations (2017) Regulation 63 a competent authority (in this case Bracknell Forest Council (BFC)), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

- a. is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site.

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

9.31 A person applying for any such consent, permission or other authorisation must provide such information as BFC may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

9.32 BFC must for the purposes of the assessment consult Natural England (NE) and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (Considerations of overriding public interest), BFC may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

9.33 In considering whether a plan or project will adversely affect the integrity of the site, BFC must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

9.34 This assessment has been undertaken and Natural England has confirmed that it has no further comments to make as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

#### SPA mitigation

9.35 This site is located approximately 1.39 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.36 It therefore requires a bespoke Suitable Alternative Natural Greenspace (SANG) solution which is likely to be provided as an off-site SANG at Frost Folly in Warfield from which the applicant is in dialogue to purchase SANG capacity. Frost Folly SANG was granted planning permission under reference 15/01161/FUL and secured through a s106 Agreement dated 11th November 2016.

9.37 The development is also required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is calculated on a per bedroom basis based on the Council's formula in Table 1 of the Thames Basin Heaths Special Protection Area SPD.

9.38 To mitigate the impacts of the proposal upon the SPA, the applicant must agree to enter into a S106 agreement to secure the SAMM contribution and a restriction on the occupation of each dwelling until the Council has confirmed that the SANG above has been laid out and made publically accessible. 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, policies CS5 and CS14 of CSDPD, policy SA9 of the SALP, the Thames Basin Heaths Special Protection Area SPD, the Warfield SPD, the Thames Basin Heaths SPA Delivery Framework and the NPPF.

vi Affordable Housing

9.39 Policy CS17 of the CSDPD seeks a proportion of new developments over a certain size to provide affordable housing. This is supported by the Planning Obligations SPD which requires that that on developments comprising 15 or more dwellings, 25% of the new properties will be affordable.

9.40 The policy compliant position is therefore that 25% of the proposed 45 dwellings (equating to 11) should be made available as affordable dwellings. However the applicant has submitted a viability appraisal which states that the proposal is unable to provide that number of affordable units.

9.41 Viability is a material consideration and is addressed within the Council's SPD on Planning Obligations this states that:

*'Any claims that a site cannot be developed viably with an affordable housing contribution must be justified with clear and robust evidence which stands up to scrutiny and independent expert review. Any relaxation in the provision of affordable housing should be the minimum needed to make the scheme viable'.*

9.42 In accordance with the above statement the applicant submitted a viability assessment which was independently scrutinised. It was noted that the applicant had incorrectly applied the affordable housing criteria and this was corrected and taken into account by the consultants. The reports are available on the Council's Web site.

9.43 It was determined that the scheme would be made unviable if any affordable housing contribution were to be made, and therefore in accordance with the Council Policy the scheme will not provide any contribution towards affordable housing provision.

viii Drainage

9.44 The submitted drainage documentation produced by UK Flood Risk Ltd, September 2017, has been assessed against the requirements of the NPPF, the PPG Flood Risk and Coastal Change, Bracknell Forest Local Flood Risk Strategy and DEFRA Non Statutory SuDs Guidance and the SuDs Manual.

9.45 The application is to add another 2 floors to the existing office building already has prior approval for its conversion to residential. The footprint of the building will not increase, and neither will the parking area. As the site is within Flood Zone 1 according to the EA flood maps and less than 1 hectare a full flood risk assessment is not required.

Drainage Proposals

9.46 The proposals are to convert the existing parking areas to permeable paving thereby reducing the existing surface runoff from the site and creating a betterment situation.

9.47 However, given the detailed design of the car park will be undertaken following the granting of permission and a betterment situation will arise, the detailed calculations and design can be covered by a pre commencement condition.

ix Securing necessary infrastructure/ CIL

9.48 The additional floor area is subject to CIL and this will be charged in accordance with the CIL regulations. Contributions collected will be allocated in accordance with the CIL regulations to mitigate the impact of the development on local infrastructure.

## 10. CONCLUSION

10.1 This application seeks to extend an existing building by providing two additional floors. The building was originally used as offices but benefits from consent under PAC to convert the existing three floors into 69 apartments. The principle of residential on this site is therefore established and the principle of development acceptable.

10.2 This scheme seeks consent for a further 45 units taking the total number to 114 apartments. The transport implications of the proposal have been considered. A total of 171 parking spaces would be provided within the site providing sufficient off street parking to comply with the Parking SPD. The existing access is also considered suitable to accommodate the number of trips from the proposal. These are comparable to the trips generated by the previous office use.

10.3 The design of the extension replicates the design and appearance of the original office building. This is considered acceptable. The proposal would increase the height from 14.2m to 22m, an increase of 7.8m. However, the existing building does not reflect the character of the surrounding residential area and its corner location adjacent to a major road junction means this increase in height is considered acceptable. The proposal is located too far from existing properties to detrimentally affect privacy or light of their occupants and there is sufficient distance between the proposal and neighbouring properties to protect privacy.

10.4 Accordingly, subject to the applicant entering into an agreement to secure SPA mitigation, the proposal is considered to comply with policies contained within the Bracknell Forest Local Plan and supporting documents.

## 11. RECOMMENDATION

That, following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:

### 01. SPA mitigation measures

the Head of Planning be authorised to **APPROVE** the application subject to the following conditions, amended, added to or deleted as he considers necessary:

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority:

JW 879-200 rev. A Site location and block plan

JW 879-210 rev. A Proposed plans

JW-879-150 Proposed basement plan

A01 Rev.B Existing elevations

A02 Rev. B Proposed elevations

A04 Rev. B Proposed layout third Floor

A05 Rev B Proposed layout fourth Floor

Surface Water Drainage (SuDs) Strategy

Acoustic Consultancy Report 4281-FAC-ATN1

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

03. No development shall take place on either the third or fourth floors 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 EN20, Core Strategy DPD CS7]
04. No apartment located on either the third or fourth floors shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing(s)/detail(s). The cycle parking shall thereafter be retained.  
REASON: In order to ensure bicycle facilities are provided.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
05. Prior to the commencement of development on the third and fourth floors, a plan showing how 14 disabled spaces will be accommodated within the site shall be submitted to and approved in writing by the local authority. The parking layout shall be implemented in accordance with the approved details prior to the occupation of any of the units on the third or fourth floors.  
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]
06. No development on the third and fourth floor hereby approved 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.
07. Development shall not commence until the drainage strategy, including full calculations showing a reduction in the run off rates compared to the existing situation, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.  
REASON: To prevent surface water flooding  
[Relevant policies: NPPF]
08. Prior to the commencement of development of the third and fourth floors, the existing trees, hedgerows and groups of shrubs along the Eastern Boundary of the site shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision, to be located along the edge of the existing car park. The protective fence shall be retained for the duration of the building operations.

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: BFBLP EN1 and EN20, CSDPD CS7]

09. Development on the third and fourth floors shall not commence until the prior approval (ref: 17/00457/PAC) scheme relating to the lower floors has commenced.  
REASON: This application was assessed on the basis that the whole building would be converted to residential. To ensure adequate parking and in the interest of amenities.  
[Relevant Policies: CSDPD, CS7, BFBLP EN20, M9]