

ITEM NO: 7Application No.
18/00538/FUL

Site Address:

Ward:
AscotDate Registered:
1 June 2018Target Decision Date:
27 July 2018**Hill Rise 1 Heathway Ascot Berkshire SL5 8NX**

Proposal:

Erection of a 3no. bed detached dwelling following the demolition of existing garage and outbuilding

Applicant:

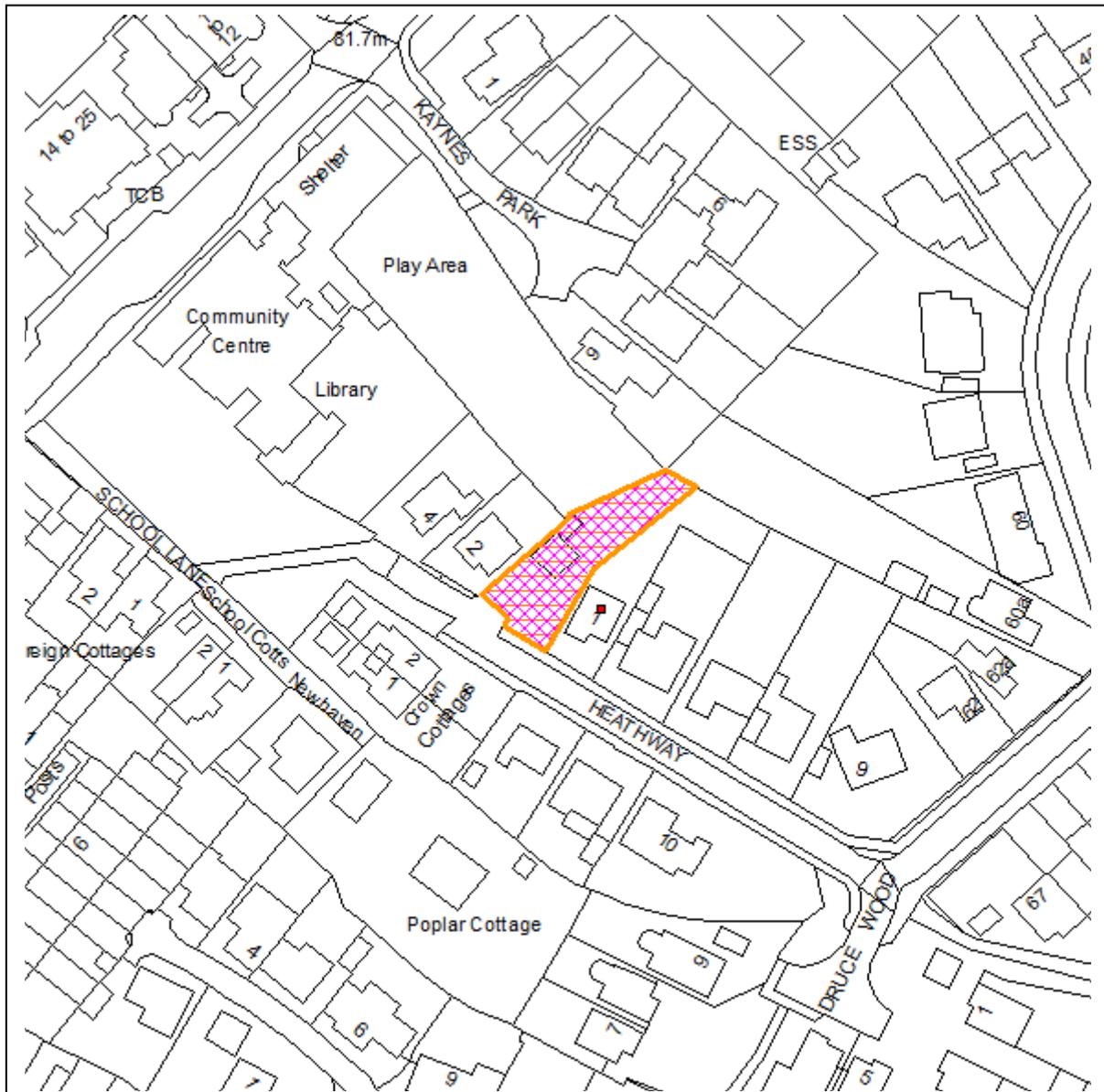
Ms Michelle Sachs

Agent:

The Edwards Irish Partnership LLP

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 proposed development is for the erection of a detached dwelling to the side of Hill Rise following the demolition of the existing garage and outbuilding with associated parking and landscaping.

1.2 The proposed development relates to a site 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 trees, subject to conditions. Relevant conditions will be imposed in relation to sustainability. 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 Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within 5km of the SPA

TPO trees within and adjoining the site

3.1 Heathway is a residential cul-de-sac that is accessed along King Edwards Road. Pedestrian access is available to Fernbank Road to the north west via School Lane. The existing site of Hill Rise consists of a detached two storey dwelling with an access onto Heathway in front of the dwelling and a second access to the north of the dwelling leading to a detached garage and outbuilding. The site is bordered to the sides by No.2 Heathway to the north west and No.3 Heathway to the south east, and to the rear by No.60a King Edwards Road. Planning permission has recently been approved for the erection of a first floor front extension to the existing property.

3.2 The application site relates to the area of land to the north west side of the existing dwelling where a detached garage and outbuilding are currently located. The submitted location plan set out the application site edged in red and the remainder of the site that is within the ownership of the applicant edged in blue. The application site is set at an approximately 1m higher level than the site of the existing dwelling, and at an approximately 1.1m lower level than No.2 Heathway.

3.3 Trees within the garden sited towards the rear boundary are covered by area Tree Preservation Order (TPO) reference TPO 374 and a birch tree within the rear garden of the neighbouring property at No.2 Heathway is protected by TPO 334A.

4. RELEVANT SITE HISTORY

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

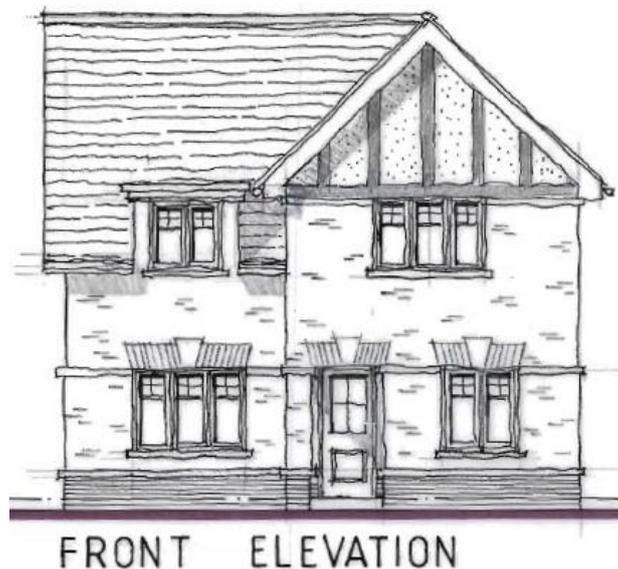
Application 8516 - Conversion of integral garage to living accommodation and provision of additional access - APPROVED 1963

Application 603217 - Single storey front extension to form dining area - APPROVED 1978

Application 18/00540/FUL - Erection of a first floor front extension – APPROVED 2018. It is noted that this development has commenced.

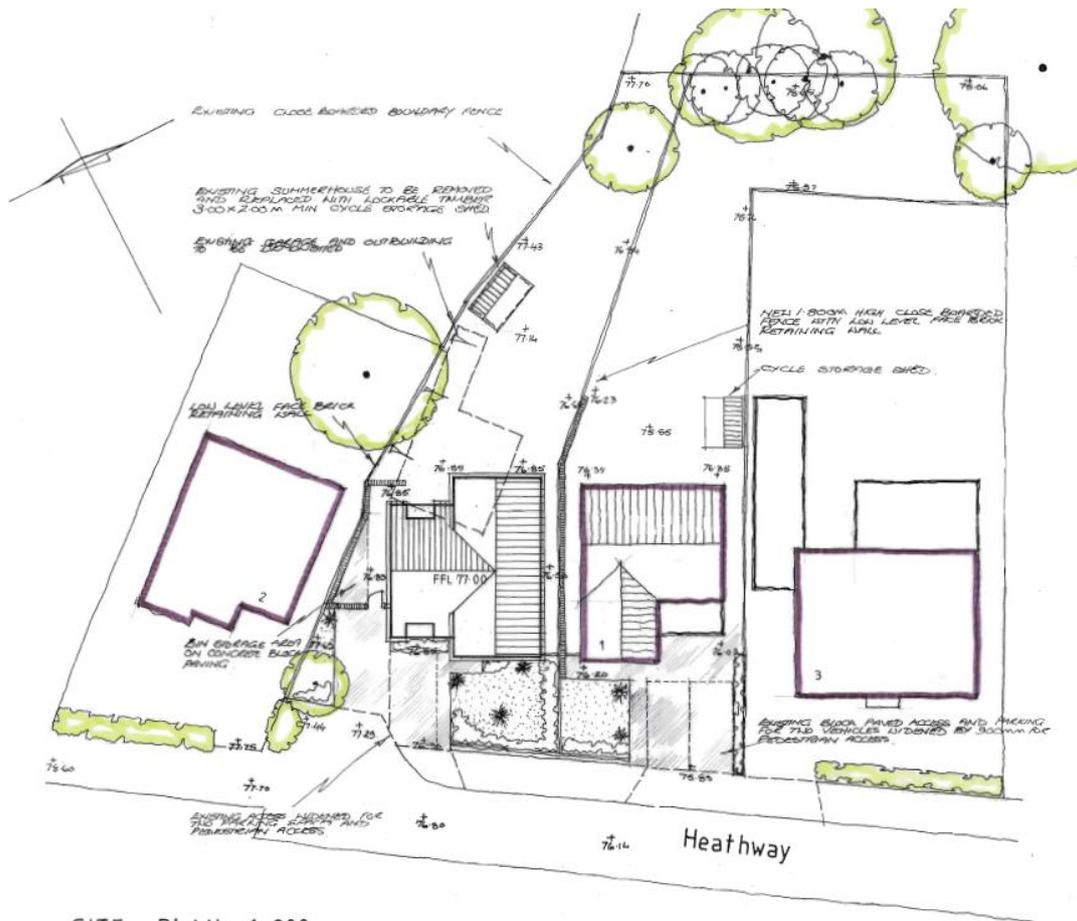
5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached dwellinghouse on land to the side of Hill Rise, 1 Heathway following the demolition of an existing garage and outbuilding. The dwelling would have a maximum depth of 10.25m with a maximum width of 8.3m and a height of 8.2m. The dwelling would have a pitched roof design with gables projecting to the front and rear.



5.2 The dwelling would provide a living room, study and open plan kitchen/dining/family room at ground floor level with three bedrooms, an en suite and a bathroom being provided at first floor level.

5.3 The dwelling would be constructed adjacent to the side of the existing dwelling and land that is currently used as parking, with a driveway leading to a detached garage. As such, an access is provided in this location as existing. It is proposed to widen this access with two parking spaces provided. The existing driveway forward of the dwelling would be widened, with areas of soft landscaping proposed between the areas of parking.



5.4 A gap of 2m would remain between the new dwelling and the existing dwelling, with a 1m set off on either side. To the eastern boundary with No.2 Heathway the dwelling would be set 3.8m off the boundary at the front with the gap narrowing to 1.2m at the rear with a small retaining wall constructed between the two properties due to the levels difference. A bin storage area would be sited in this location. A shed for cycle storage with a height of 3m is proposed to the rear of the new dwelling, in a similar position to the existing outbuilding. An amenity garden area with a depth of approximately 22m would be provided for a new dwelling, with a large garden area remaining for the existing dwelling.

5.5 During the course of the application the size of the dwelling was reduced from four bedrooms to three with changes to the internal layout at ground floor level. A single storey element to the rear was removed from the scheme which reduced the footprint of the dwelling.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Recommend refusal for the following reasons:

The proposal will result in the loss of garage space for the existing property and insufficient space for the new property. The application does not comply with BFC's published parking standards.

[OFFICER COMMENT: It should be noted that these comments were made on the basis of the original submission, which has been revised during the course of the application.]

Other representations:

6.2 Eight letters of objection were received in respect of the proposed development. The reasons for objection can be summarised as follows:

- The proposal would be a cramped overdevelopment of the site.
- The dwelling would appear out of character with other properties in the street.
- Loss of green open space to accommodate the dwelling.
- Insufficient parking provided.
- Impact on highway safety due to additional traffic. There are already sufficient properties on this road.
- Adverse impact on TPO tree to the rear of No.2 Heathway.
- Impact on the amenities of No.2 Heathway through loss of light and overlooking.
- Concerns about the proximity of the bin storage area to the neighbouring boundary.

[OFFICER COMMENT: It should be noted that these comments were made on the basis of the original submission, which has been revised during the course of the application.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Recommend conditional approval.

7.2 Tree Officer

Recommend conditional approval.

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
Effect on Trees	CS7 of CSDPD, Saved policies EN1 and EN20 of BFBLP	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG), 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 Effect on Trees
- vi Sustainability
- vii SPA
- viii 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, trees etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The proposed dwelling would infill a gap between No.1 and No.2 Heathway and as such would be visible in the streetscene. As existing there is a gap of between 12m – 15m between the side elevation of No.1 Heathway and the boundary with No.2. At present this area consists of a driveway and detached garage serving the existing dwelling which is not considered to be 'open space' as it is part of the residential curtilage of the existing dwelling. As such the siting of a dwelling in this location would not result in a change of use, and the loss of this area is not considered unacceptable.

9.4 The dwelling would be set off the side boundaries by a minimum of 1m and gaps of at least 2m would remain between buildings. It is considered that the gaps are sufficient for the proposal not to appear cramped and it is considered that there is sufficient space for the dwelling along with its parking and amenity areas to fit comfortably into the site. The spacing between the dwellings is considered acceptable and would not appear out of keeping with the pattern of development in this area.



9.5 With regard to its design, the proposal to include a pitched roof with gables to the front and rear which would incorporate features of existing dwellings on Heathway and as such would not appear out of keeping with the streetscene. The overall size of the dwelling is not considered

excessive and its height would reflect the levels difference between the sites, being at a higher level than No.1 Heathway and a lower level than No.2. The application proposes multi stock red facing brickwork to the walls and plain dark clay tiles to the roof as the primary materials. A variety of materials are used on the neighbouring dwellings on Heathway including red brick, yellow brick and white render. Tiles tend to be dark clay tiles. As such it is considered that the proposed materials would be in keeping with the streetscene, and shall be secured by condition.

9.6 The proposed floor levels are set out on the site plan and are considered acceptable. The only new boundary treatment is a 1.8m high close boarded fence with a low level brick retaining wall which is acceptable. These elements shall be secured by condition. In respect of the site frontage, soft landscaping areas are proposed which would break up the hard standing parking areas and this is considered acceptable. The bin storage area and cycle shed would have minimal impact on the character of the area.

9.7 There are a number of considerations within the Council's Design SPD that are relevant to this proposal. The SPD states that the design of built form should be specific to the location and that building heights should respond to existing heights and degree of variation in height in the local context. The design of roofs and elevation should relate well to the local context and materials should have a clear role in the design. It is not considered that the design of the proposed dwelling would be contrary to the recommendations of the Design SPD.

9.8 As such it is not considered that the proposed development would result in an adverse impact on the character and appearance of the area. It would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.9 The proposed dwelling would project less than 1m beyond the rear elevations of the two neighbouring dwellings at No.1 and No.2 Heathway. Such a rear projection would not result in an unacceptable loss of light to the rear facing windows of either property, or an unduly overbearing effect on the private amenity area to the rear of either property.

9.10 There are no side facing windows facing towards the application site at No.2 Heathway that would be affected. At the time the application was submitted, three side facing windows at No.1 Heathway faced towards the site that could be affected. The ground floor windows serve a living room and family/dining room both of which are also served by front or rear facing windows which are considered the primary source of light to the room. As such a loss of light to these windows would not warrant refusal of the application.

9.11 The first floor window previously served a bedroom and was the primary source of light to the room, however it is noted that this window was proposed to be removed under application 18/00540/FUL, with a front facing bedroom window and side facing en suite window proposed. The new bedroom window would not be affected and a loss of light to an en suite is not unacceptable. This application has been approved and development commenced, and as such it is not considered that there would be an unacceptable loss of light to the side facing windows of the existing property.

9.12 No side facing windows are proposed in the new dwelling that would face towards No.2 Heathway and as such the development would not result in an unacceptable loss of privacy to that property. A side facing window would face towards No.1 however this would serve a staircase which is not a habitable room. A condition will be imposed to ensure that this window is glazed with obscure glass and fixed shut below 1.7m from internal floor level to ensure no overlooking. A further condition will restrict first floor windows in the side elevations.

9.13 A concern has been raised regarding the location of the bin storage area, however it is common for such areas to be located to the side of dwellings. It is not considered that the use of this area as bin storage for a single family dwellinghouse would result in such an unacceptable level of disturbance that refusal of the application would be warranted. In any case the location of the bin storage area is not adjacent to any side facing windows or private amenity areas at No.2 Heathway. The cycle shed would not be located adjacent to the boundary with the neighbouring property and as such would have minimal impact.

9.14 The proposal would ensure sufficient amenity areas are provided for both the existing and proposed dwellings, and as such would provide an acceptable level of amenity for future occupiers of these properties.

9.15 It is therefore not considered that the development would result in a detrimental effect on residential amenity. It would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.16 The new dwelling would utilise an existing access off Heathway which currently serves a driveway and a garage. The existing access would be widened to provide access to the two parking spaces. A pedestrian path is shown to the front door of the dwelling, with rear access for bin storage and cycle parking. These areas shall be secured by condition.

9.17 The new dwelling would be provided with two driveway parking spaces which complies with the requirements of the Parking Standards SPD for a three bedroom dwelling. The size of the spaces are acceptable and they shall be secured by condition.

9.18 The new dwelling would be sited on an area that is utilised as parking for the existing property at present, and therefore would remove part of its available parking. However the existing access and drive to the front of the main dwelling would remain. No.1 Heathway is a three bedroom dwelling (both as existing and as extended) therefore two spaces are required to comply with the Parking Standards SPD. The existing driveway is not quite wide enough to accommodate the required two parking spaces and pedestrian access, therefore it would be widened by 0.9m which would ensure that parking and access arrangements for the existing dwelling comply with the Parking Standards SPD. These alterations shall be secured by condition.

9.19 One new dwelling is likely to generate approximately 6 two way trips per day and it is considered that this would result in a nominal increase in traffic along Heathway and the surrounding roads.

9.20 As such the proposed development would not result in an adverse impact on parking provision or highway safety. The proposal would not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Effect on Trees

9.21 Trees to the north of the site, some of which are within the rear garden of the property, are protected by TPO 374 however these trees are not in a location that could be readily affected by construction.

9.22 The birch tree to the west (T19 of TPO 334A) within the adjoining property of No.2 Heathway, overhangs the application site and the proposed construction zone. However the new dwelling would not significantly encroach into the Root Protection of the tree. As existing the site where the dwelling would be located includes a garage and driveway, whereas to the north, west and east of the tree are softer garden and wooded areas. As such the site of the new dwelling is not

considered to be the primary rooting area of the tree and as such it is considered that only a minor part of its RPA would be affected.

9.23 The application has been accompanied by an Arboricultural Impact Assessment which has been assessed by the Tree Service. It is comprehensive and adjudged to be accurate and representative of the issues affecting the trees. The proposed protective fencing is acceptable, as is the method statement to demolish the existing garage building adjacent to the birch. A retaining wall to be built between the two properties is acceptable. The recommendations of the AIA, such as protective fencing and the method statement, shall be secured by condition.

9.24 The internal layout of the dwelling has been amended so that no bedroom windows would face directly towards the tree. As such the tree would not overshadow habitable windows which would lead to pressure to prune. Although the new dwelling would somewhat obscure views of the tree from Heathway, the loss of a view is not a material planning consideration. It has been demonstrated to the satisfaction of the Local Planning Authority that there would be no adverse impact on the health of the tree subject to the measures outlined in the AIA. The proposal would therefore not be contrary to BFBLP 'Saved' Policies EN1 and EN20 or the NPPF.

vi. Sustainability

9.25 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.26 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. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
 - List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
 - Details of energy efficiency measures;
 - A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
 - A feasibility study for all relevant renewable energy technologies;
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.27 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of construction works in accordance with CSDPD Policy CS12 and the NPPF.

vii. SPA

9.28 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 4.3km 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.

9.29 An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. Without any appropriate avoidance and mitigation measures the Appropriate Assessment concludes that the development is likely to have a significant effect upon the integrity of the SPA with the result that the Council would be required to refuse the planning application.

9.30 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.

9.31 In this instance, the development would result in a net increase of 1 no. three bedroom dwelling which results in a total SANG contribution of £6,112. 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 £711.

9.32 The total SPA related financial contribution for this proposal is therefore £6,823. 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 will be 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.

viii. Community Infrastructure Levy

9.33 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.

9.34 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. 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 or protected trees, subject to conditions.

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 28 August 2018 and 20 September 2018:

2385 08
2385 09/A

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

03. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the dwelling 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. The development shall be carried out in accordance with the finished floor levels as set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 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 scheme of means of enclosure set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 2018.

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

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

06. The development shall be carried out in accordance with the soft landscaping details set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 2018.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the

completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

07. The first floor staircase window in the south east facing side elevation of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass or equivalent. It shall at all times be fixed shut below 1.7m from the internal floor level.

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 north-west or south-east facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. The dwelling shall not be occupied until the associated vehicle parking space has been set out in accordance with the approved drawing. The spaces shall not thereafter be used for any purpose other than parking.

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]

11. 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. It shall be retained as such thereafter.

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

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

12. The development hereby approved shall be carried out in accordance with the recommendations of the ACD Environmental Arboricultural Impact Assessment and Method Statement (reference EIP22059aia-ams) dated 22 August 2018.

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

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

13. No part of the dwelling shall be occupied 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]

14. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements 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 by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

15. 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]

Informative(s):

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. Time Limit
2. Approved Plans
4. Floor Levels
5. Means of Enclosure
6. Soft Landscaping
7. Obscure glazing
8. Side facing windows
9. Access
10. Parking
11. Cycle Parking/Refuse Storage
12. Arboricultural Impact Assessment
15. SuDS

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

13. Sustainability Statement

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

3. Materials
16. Energy Demand Assessment

In the event of the S106 agreement not being completed by 31 August 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 Supplementary Planning Document (2018).