

**ITEM NO:**

Application No.

**18/00702/FUL**

Site Address:

Ward:

Owlsmoor

Date Registered:

30 July 2018

Target Decision Date:

24 September 2018

**Grapevine Cottage 58 Owlsmoor Road Owlsmoor  
Sandhurst Berkshire GU47 0SW**

Proposal:

**Erection of detached three bedroom two storey detached house with access and landscaping following demolition of existing garage.**

Applicant:

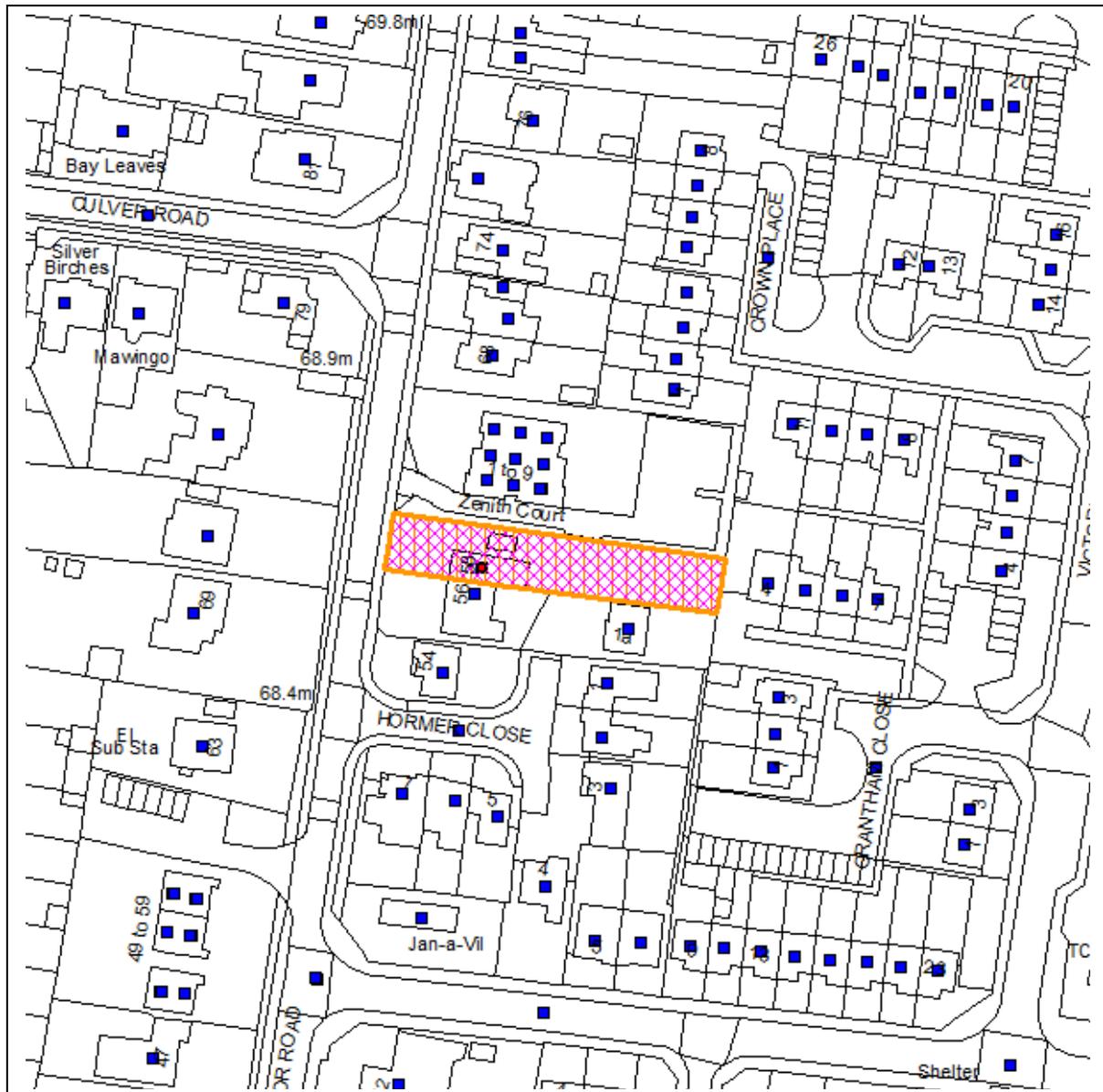
Mr J W Carmelus, Ms M Voeten and Ms A Voeten

Agent:

Mr Mark Carter

Case Officer:

Michael Ruddock, 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)

## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposed development is for the erection of a detached dwelling to the rear of Grapevine Cottage, 58 Owlsmoor Road together with associated access, parking, amenity areas and cycle/refuse storage.

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. 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.

<b>RECOMMENDATION</b>
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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.
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is reported to the Planning Committee at the request of Councillor Worrall and Councillor Porter to due concerns that the proposal would be overdevelopment of the site as a result of the access arrangements and the size of amenity areas.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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Within 5km of the SPA
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3.1 Grapevine Cottage, 58 Owlsmoor Road is a semi-detached three bedroom dwelling with parking to the front of the property and a private garden to the rear. The dwelling has previously been extended to the rear and the length of the garden area is approximately 35m beyond the rear projection of the dwelling. The site is not affected by any Tree Preservation Orders nor is it located within a Flood Zone.

3.2 Access to the property is gained from Owlsmoor Road, and the existing access is shared with the neighbouring property to the south at No.56 Owlsmoor Road. The site is also bordered to the northern side by Zenith Court, a development of nine flats with parking to the rear, and to the east by No.4 Grantham Close. Finally the southern boundary of the garden borders No.1a Horner Close, a dwelling that was previously constructed within the rear garden of No.56 Owlsmoor Road.

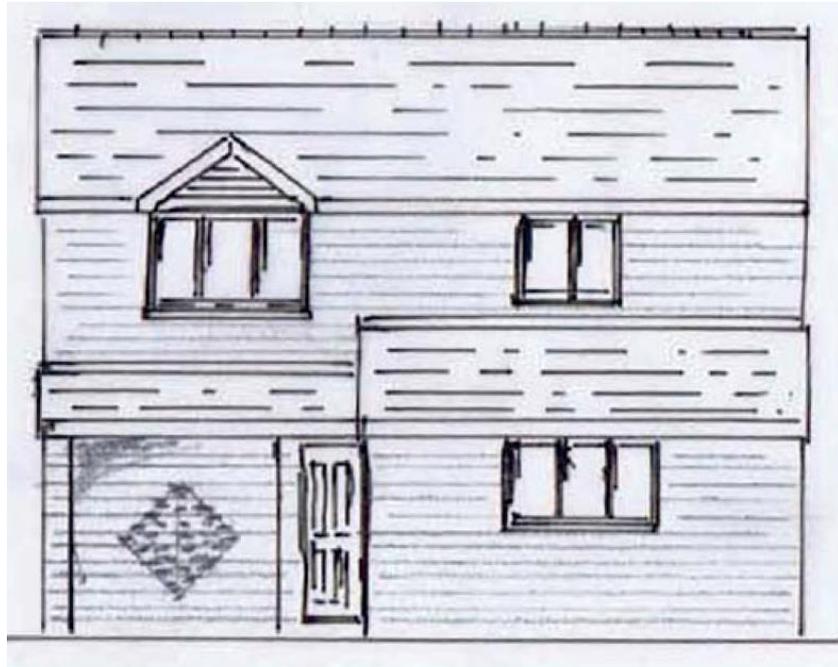
### **4. RELEVANT SITE HISTORY**

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

Application 13/00820/FUL - Erection of single storey rear extension following demolition of existing rear extension – APPROVED 2013

## 5. THE PROPOSAL

5.1 The proposed development is for the erection of a single detached dwellinghouse within the rear garden of No.58 Owlsmoor Road. The dwelling would have a width of 8.5m with an overall depth of 10.2m. It would include a single storey front element with a depth of 2.2m with the main two storey element having a depth of 8m. The dwelling would have a pitched roof design with a height of 6.8m.

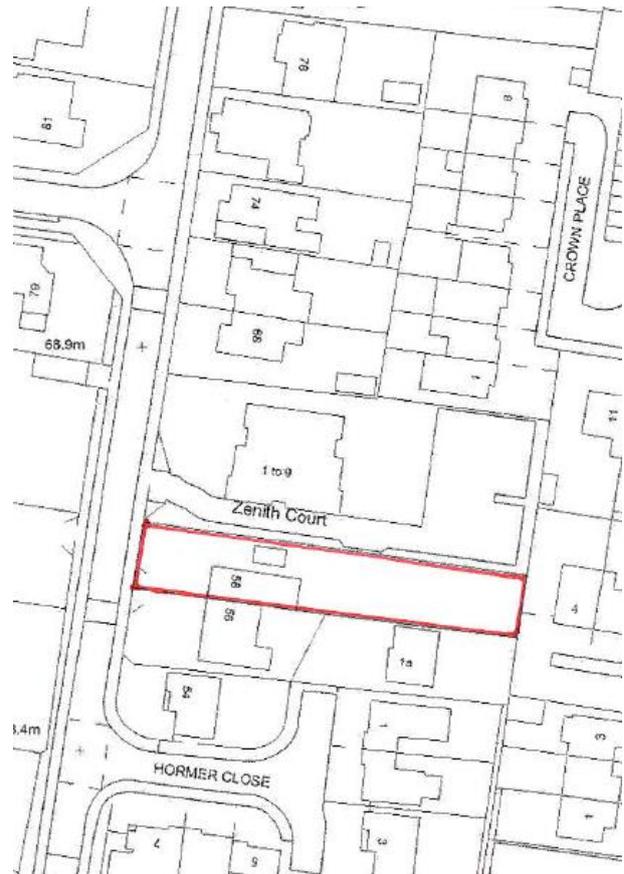
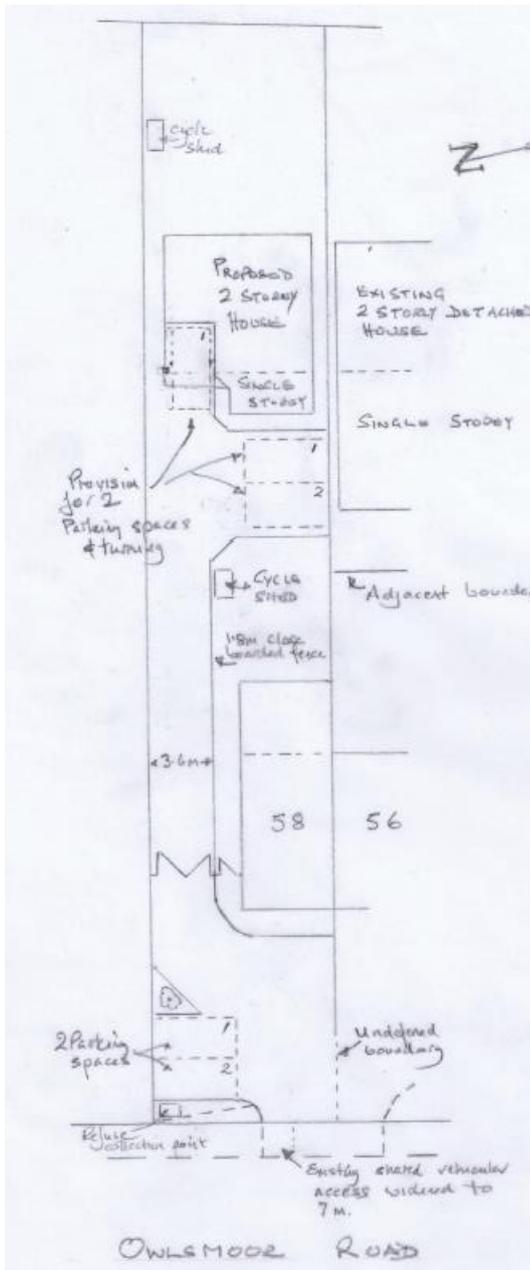


5.2 The dwelling would include kitchen, home office and open plan dining/lounge area at ground floor level with three bedrooms along with bathroom and nursery areas at first floor level.

5.3 Access to the dwelling would be taken to the side of the existing dwelling at No.58, with a new 3.6m wide access road provided. Two parking spaces would be provided forward of the dwelling with further space under a canopy element on the front elevation of the dwelling. Parking for the existing dwelling would be provided at the front of the site on the existing driveway with a refuse collection point provided adjacent to these spaces.

5.4 The existing access onto Owlsmoor Road would be widened to the north as part of the proposals but would otherwise remain as existing. A garden with a depth of 8.5m would be provided to the rear of the existing dwelling with a new 1.8m high close boarded fence proposed to enclose the garden. Rear access to this area is shown adjacent to the new vehicular access road. Cycle storage is to be provided in a 1.5m high shed within the rear garden of each dwelling.

5.5 During the course of the application a number of amendments were made to overcome the concerns of the Local Planning Authority. As originally proposed access was shown to the northern side of the boundary with Owlsmoor Road however this was not acceptable and has been re-sited to the existing location. Amendments have also been made to the layout of both the dwelling and the parking.



## 6. REPRESENTATIONS RECEIVED

### Sandhurst Town Council:

6.1 Recommend refusal for the reason that the proposal represents an undesirable overdevelopment of the site which would result in a cramped development detrimental to the amenities of the locality and providing inadequate private amenity space for the occupiers of No.58.

### Other representations:

6.2 Two letters of objection have been received to the proposed development from neighbouring properties. The reasons for objection can be summarised as follows:

- Impact on access to the neighbouring property.
- Impact on flood risk. No Flood Risk Assessment has been submitted.
- Drains would not cope with the additional sewage discharge.

- Impact on the amenities of No.56 due to loss of light and privacy.

*[OFFICER COMMENTS: As originally submitted the plans showed the existing shared access to be removed, which was not acceptable. The access arrangements have therefore been altered so that the existing access, which includes access to the neighbouring property, shall remain. The site is not located within a Flood Zone and as such there is no requirement for a Flood Risk Assessment to be submitted in support of the proposals. The concerns regarding sewage are not a material planning consideration however it is noted that to pass Building Regulations requirements the development would be required to provide acceptable sewage discharge.]*

## 7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 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:

	<b>Development Plan</b>	<b>NPPF</b>
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
Sustainability	CS10, CS12 of CSDPD	consistent
<b>Other publications</b>	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG), Design SPD, Parking Standards SPD	

## 9. PLANNING CONSIDERATIONS

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 Sustainability
- vi SPA
- vii 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 new dwelling would be constructed to the rear of No.58 and as such would not be read in the streetscene on Owlsmoor Road with the existing property. It would however be visible from Horner Close at the side of the property from the south and the rear of the dwelling would also be visible from Grantham Close to the rear.

9.4 The dwelling would be located to the side of No.1A Horner Close with a similar rear projection to that property. As No.1A has been extended to the front it would not project any further forward of that property and would be read as a continuation of the development to the south. As such it is not considered that it would appear overly prominent in the streetscene. The dwelling would be no greater in height than the neighbouring properties and would be of a similar design to the properties on Horner Close. As such it is considered that it would appear in keeping with character of the area in respect of its size, siting and design. The proposed boundary treatment within the site is acceptable, and the remainder of the existing site boundaries would be as existing. The new boundary treatment shall be secured by condition, as shall a soft landscaping scheme.

9.5 In order to accommodate the new dwelling, the depth of the rear garden at No.58 Owlsmoor Road would be reduced from 35m to 8.5m. Whilst it is acknowledged that an 8.5m rear garden is small, the Design SPD does not prescribe specific requirements for garden sizes. It states 'all gardens should be able to accommodate activities such as playing, drying clothes, cycle and waste and recycling storage' and that 'the sizes of private gardens should be proportionate to the size of the dwelling, the potential number of occupants and the location of the development. Generally in town centres or urban areas, people have a lower expectation for garden size, compared with suburban or rural areas. Therefore garden sizes should vary according to the context.'

9.6 It is considered that the garden space at No.58 would be sufficient in size to accommodate the activities described. Furthermore the site is located within an urban area where there is a lower expectation for garden sizes. There are a number of properties nearby with similar or smaller sized gardens, such as the neighbouring dwelling at No.56 as well as various properties on Horner Close and Grantham Close. As such a garden of this size is characteristic of the area and in keeping with the local context. Rear access is to be maintained to the side of the dwelling.

9.7 The proposal provides sufficient space for parking areas to the front and a 12m garden space to the rear of the new dwelling together with vehicular access. As such it is considered that the application has demonstrated that all the residential requirements for the existing and proposed dwellings can be accommodated within the site. It is therefore not considered that the proposal would be cramped or represent an overdevelopment of the site.

9.8 The proposal is 'backland development' and the Design SPD states that such development should not harm the existing character of the local area. It also states that it should relate positively to existing urban form, relate to a site of sufficient size and shape to accommodate the number of dwellings proposed and not be taller than existing buildings nor be highly visible from the main street frontage. The dwelling would be located adjacent to existing dwellings on Horner Close and, as demonstrated on the Site Location Plan, would effectively infill a gap as it would be surrounded on all sides by residential development. No.1A Horner Close was originally backland development and there are a number of plots in close proximity that appear to have been originally developed as backland sites. Access and parking to the rear is also characteristic of the area, as a similar situation exists at the adjoining site of Zenith Court. As such it is not considered that the

proposal would be out of keeping with the pattern of development in this location, and would not be contrary to the recommendations of the Design SPD.

9.9 It is therefore not considered that the 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**

9.10 The new dwelling would be visible from properties on Owlsmoor Road, Horner Close and Grantham Close. In respect of the properties fronting Owlsmoor Road, there would be a separation distance of 15m between the new dwelling and the existing dwelling at No.58, and 20m to No.56. Such distances are sufficient to ensure that there would not be an unacceptable loss of light to the rear facing windows of either property. There would be a minimum set off of 7m between the front projection of the new dwelling and the nearest boundary which is considered sufficient to ensure that it would not appear unduly overbearing when viewed from these neighbouring properties. There would be a gap of approximately 22m between the first floor windows at the new property and the rear facing first floor windows at the properties fronting Owlsmoor Road which would be an acceptable relationship between the properties.

9.11 The dwelling would not project any further forward or significantly to the rear of No.1A Horner Close and as such it would not result in an unacceptable loss of light to or overbearing impact on that property. A first floor side window would face towards that property however this would serve a bathroom which is not a habitable room. As such a condition would be imposed requiring this window to be glazed with obscure glass and fixed shut. A further condition would restrict any further first floor windows in this elevation. There are no windows in the side elevation of No.1A that would be affected.

9.12 With regard to No.4 Grantham Close to the rear, the dwelling would be set 12m off the rear boundary and as such would not appear unduly overbearing when viewed from that property. The dwelling would be visible from two ground floor side facing windows at that property however neither is the primary source of light to a habitable room and as such a loss of light would not warrant refusal of the application. The rear facing windows within the new dwelling would face towards the side elevation of No.4 rather than the rear garden, and would not provide a direct line of sight towards the private amenity area to the rear of that property.

9.13 In respect of Zenith Court to the north, a minimum separation distance of approximately 12m would ensure no unacceptable loss of light to the flats. No side facing windows are proposed in the north elevation of the dwelling, and as this elevation would face towards the parking area at Zenith Court such additions would not be unacceptable as they would not result in a loss of privacy to the neighbouring properties. A restrictive condition is therefore unnecessary. It is not considered that the use of the vehicular access to the side for access to a single property would result in significant traffic levels that would result in an unacceptable level of noise and disturbance.

9.14 Finally, it is considered that the proposal would provide a sufficient standard of amenity for future occupiers of the new dwelling. The proposed development would therefore not result in a detrimental effect on residential amenity and as such would not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

### **iv. Transport implications**

9.15 The proposed site plan shows access in the same location as the existing that would serve No.56 and No.58 Owlsmoor Road, and the new dwelling. It would be widened slightly towards the northern boundary with Zenith Court. The access would be located around 12m from the existing access at Zenith Court (measured centre to centre) which is acceptable as it would not result in

conflict between accesses. The access would be 7m wide which would enable two cars to pass, also providing suitable access for pedestrians and cyclists, and access to No.56 Owlsmoor Road would be retained as existing. The access improvements shall be secured by condition.

9.16 The new development would be accessed via a 3.6m wide access road to the side of the existing dwelling which is acceptable for vehicular and pedestrian access for a single dwelling. Gates are proposed however as they would be set around 15m from the highway and as such would not result in conflict.

9.17 Two parking spaces plus a turning area would be provided for the new dwelling which complies with the Council's requirements for the three bedroom dwelling. The turning area would ensure that vehicles can access and exit the site in a forward gear. Two parking spaces would also be provided for the existing dwelling which is acceptable. The parking spaces shall be secured by condition to ensure that sufficient parking for both properties would be provided.

9.18 Rear access would be provided to both the existing and proposed dwellings for cycle and refuse storage. A refuse collection area would be provided at the front of the site for residents to bring their bins near the roadside for collection. Cycle sheds would be provided to the rear of each dwelling and shall be secured by condition. The new dwelling would be likely to generate six two-way trips per day which would not result in a significant impact on the highway network.

9.19 It is therefore not considered that the development would result in an adverse impact on parking provision or highway safety. The proposal would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy EN20 or the NPPF.

#### **v. Sustainability**

9.20 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.

9.21 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/CO<sub>2</sub>) 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.

9.22 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.

## **vi. 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 450m 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.

## **vii. 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 of one dwelling 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.

10.2 As such the development would not be contrary to CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 or the NPPF.

## 11. RECOMMENDATION

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 10 July 2018 and 11 September 2018:

NIP 18/21/A2

NIP 18/21/B2

NIP 18/21/C2

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

03. No superstructure 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. No construction works shall take place until details showing the finished floor levels of the dwelling 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 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 NIP 18/21/C2 received by the Local Planning Authority on 11 September 2018.

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

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

06. No construction works shall commence until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

07. The first floor bathroom window in the south 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 south facing side elevation 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 vehicle parking and turning space for the new dwelling has been set out in accordance with the approved drawing. The spaces shall be retained as such thereafter and shall not be used for any purpose other than parking and turning.

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 development shall commence until parking for the existing dwelling has been set out in accordance with the approved drawing. The spaces shall be retained as such thereafter and shall not 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]

12. 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]

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
5. Means of Enclosure
7. Obscure glazing
8. Side facing windows
9. Access
10. Parking (new dwelling)
11. Parking (existing dwelling)
12. Cycle Parking/Refuse Storage
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 superstructure works:

3. Materials

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

4. Floor Levels

6. Landscaping

14. Energy Demand Assessment

**In the event of the S106 agreement not being completed by 28 February 2019, 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).