

**ITEM NO: 5**

Application No.

**18/00661/FUL**

Site Address:

Ward:

Date Registered:

16 July 2018

Target Decision Date:

10 September 2018

**Land Adjacent To 16 Hone Hill Sandhurst Berkshire  
GU47 9DH**

Proposal:

**Erection of a detached dwelling following the demolition of existing garage.**

Applicant:

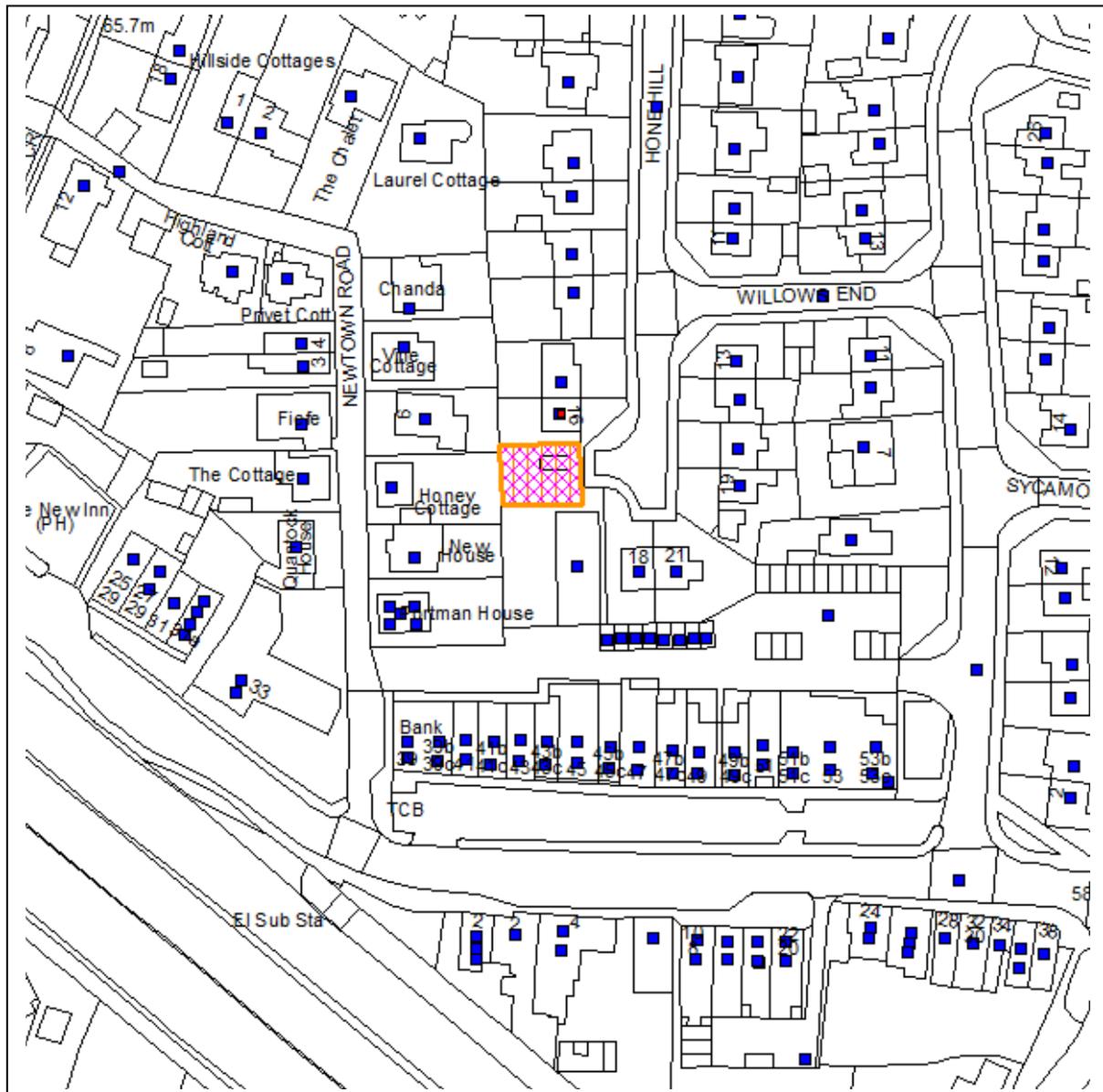
Mrs Clare Wood

Agent:

Mrs Judith Charles

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 two storey dwelling with associated parking and amenity areas following the demolition of an existing garage.

1.2 The proposed development relates to a site within the settlement boundary and it is not considered that the development would result in an adverse impact on the character and appearance of the area, residential amenity, highway safety or significant trees. 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>
-----------------------

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

### **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**

<b>PLANNING STATUS</b>
------------------------

Within Defined Settlement
---------------------------

Within 5km of Thames Basin Heath SPA
--------------------------------------

3.1 As existing the site of No.16 Hone Hill consists of a semi-detached dwelling with a detached single storey garage to the side and a garden to the rear. The site is bordered by the adjoining dwelling of No.14 Hone Hill to the north and a storage building to the south. This building is part of the service yard to the rear of buildings which front Yorktown Road.

3.2 Access to the site and existing garage is to the south of the dwelling, which is located off a turning head. The existing garden to the side and rear of the dwelling includes a number of trees, however none are protected by Tree Preservation Orders.

3.3 There is a significant levels difference along Hone Hill, with the dwellings to the south being at a lower level than the north. In respect of the application site, the land to the side of the dwelling is at a lower level.

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

4.1 No relevant planning history.

### **5. THE PROPOSAL**

5.1 The proposed development is for the erection of a detached two storey dwelling to the side of the existing dwelling at No.16 Hone Hill. The site would be subdivided, with the new plot having an area of 0.0217ha. The new dwelling would have a width of 9m, a depth of 8m and a height of 8.45m with a pitched roof design. It would be sited in the location of the exiting garage, which would be demolished. The dwelling would provide a lounge, kitchen/dining room and hall at ground floor level with three bedrooms, an en-suite and a bathroom at first floor level.



5.2 Two tandem parking spaces would be provided to the side of the new dwelling, with access from the turning head. A single parking space would be provided to the front of the existing dwelling within the existing front garden. Private amenity areas would be located to the rear of both dwellings.



5.3 Various amendments have been made during the course of the application. The height of the dwelling has been reduced with second floor accommodation and rooflights removed from the proposal. The dwelling has been relocated south within the site with the parking moved from the southern boundary to in between the two dwellings.

## 6. REPRESENTATIONS RECEIVED

Sandhurst Town Council:

6.1 Recommend refusal for the following reasons:

- i) the size and scale of the proposed dwelling would be out of keeping with the design of nearby dwellings and would have an undesirable impact on the overall appearance of the area.
- ii) the layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and turning space.
- iii) the members consider that demolition of the existing garage will only exacerbate the parking problems at the end of the cul-de-sac.

*[OFFICER COMMENT: These comments were made in respect of the application as originally submitted, the scheme has now been amended.]*

Other representations:

6.2 Five letters of objection were received from neighbouring residents. The reasons for objection can be summarised as follows:

- A building of the size proposed would be out of character with the existing houses.
- Loss of light and overbearing impact on the surrounding dwellings.
- Loss of privacy to neighbouring dwellings through overlooking.
- The proposal would adversely affect access and turning.
- The proposal would exacerbate existing parking issues in the area.

*[OFFICER COMMENT: These comments were also all made in respect of the application as originally submitted.]*

**7. SUMMARY OF CONSULTATION RESPONSES**

Highways Officer

7.1 Recommend conditional approval following the submission of amended plans.

**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 policies EN20, EN25 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Trees and Landscaping	Saved policies EN1, EN2 and EN20 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 Trees and Landscaping
- 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, trees etc. These matters are assessed below.

## **ii. Impact on the character and appearance of the area**

9.3 The location of the dwelling to the side of the existing means that it would be a visible feature in the streetscene. It would be larger than the existing dwelling however it would be at a lower level. As such the height of the new dwelling would not appear any greater than the existing overall. Although the surrounding dwellings are semi-detached rather than detached, there are examples of detached dwellings in other areas of Hone Hill. The pitched roof design would be similar to the existing dwellings on Hone Hill. The proposed dwelling is therefore considered acceptable in respect of its size, siting and design and it is not considered that it would appear out of keeping with the streetscene. Details of materials, boundary treatment and finished floor levels will be secured by condition.

9.4 In order to accommodate the new dwelling, the garden for the existing dwelling at No.16 will be reduced in size. However a garden of 8m in depth would remain to the rear of the existing dwelling, with a similar sized garden to the rear of the new dwelling. Whilst it is acknowledged that such garden sizes are small, the Council's 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.'

9.5 It is considered that the garden space for both dwellings 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, and as such this is considered to be in keeping with the pattern of development in this area. 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 represents an overdevelopment of the site.

9.6 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**

9.7 The new dwelling would be visible from the adjacent existing property of No.16 Hone Hill, the properties to the rear fronting Newtown Road and other properties to the side and front on Hone Hill. With regard to No.16, the new dwelling would project slightly further to the rear than the existing however such a projection would not result in an unacceptable loss of light to, or have an unduly overbearing effect on this property. There are two side facing windows at No.16 that would face towards the new dwelling, however neither is the primary source of light to a habitable room, as these windows serve a hall and landing. No side facing windows are proposed to the new dwelling and as such it would not result in a loss of privacy to the neighbouring property. A condition is recommended to restrict any additional side facing windows to ensure that this remains the case.

9.8 In respect of the dwellings to the rear of the site which front Newtown Road, the new dwelling would not be significantly closer to the rear boundary than any of the existing dwellings on Hone Hill. It would face directly towards Honey Cottage, and a gap of approximately 23m would remain between the rear elevations of these dwellings which is acceptable. Although the gap to the boundary would be less at 7.5 – 8m the rear windows at the new dwelling would not overlook the most private amenity area to the immediate rear of Honey Cottage. Furthermore it is noted that the back-to-back distance between these two dwellings is similar if not more than that between the neighbouring dwellings to the north along Hone Hill and Newtown

Road, for example the back-to-back distance between No.16 Hone Hill and No.6 Newtown Road is only 14m. As such the relationship between the new dwelling and the neighbouring dwellings to the rear is characteristic of the pattern of development in this area.

9.9 The dwelling would project closer to No.18 Hone Hill at the side however it would be at an oblique angle to the neighbouring dwelling and as such would not result in an unacceptable loss of light to the front of this property. The front-to-front relationship with the properties opposite would be acceptable.

9.10 Concerns have been raised that the development would restrict access to other properties however the amendments to the proposal have overcome this issue. Access off the turning head is acceptable and replicates the existing situation of the access for No.16 Hone Hill to the detached garage.

9.11 The development would provide acceptably sized gardens for both the existing and proposed dwellings and the level of light to the habitable windows of the new dwelling would be acceptable. As such it is considered that the development would provide an acceptable level of amenity for future occupiers of both dwellings.

9.12 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**

9.13 The new dwelling would take access off Hone Hill, an adopted residential cul-de-sac with no parking restrictions. The new dwelling would be accessed off a turning head, however this is considered acceptable as the existing garage serving No.16 Hone Hill has access off this turning head. A new dropped kerb access is proposed to provide replacement parking for the existing dwelling. The proposed parking for the new dwelling has been revised and now does not interfere with the driveway of No.18 Hone Hill. Acceptable pedestrian access to the front door of both the new and existing dwelling would be provided, and rear access for bin and cycle storage maintained. Access shall be secured by condition.

9.14 It is acknowledged that considerable levels of on street parking occur in Hone Hill, both through on-site observations and comments from neighbouring residents. The proposed site plan shows the provision of two spaces for the new dwelling, which would comply with the Council's Parking Standards SPD for a three bedroom dwelling. Two tandem spaces are proposed which is considered an acceptable arrangement for a single dwellinghouse. The parking spaces measure as 2.4m by 4.8m which complies with the requirements of the Parking Standards.

9.15 The proposed site plan shows the provision of one new driveway space for the existing property, and whilst the provision of one space does not comply with the requirements for a three bedroom dwelling, as existing the property is served only by a sub-standard garage. As such this would be an improvement on the existing situation. The proposed parking arrangement would not interfere with the adopted footway at the front, and a depth of 5.5m for a new dropped kerb can be achieved in line with the Council's requirements. The applicant will require the consent of the Highway Authority for the new dropped kerb works and shall be advised of this by way of an informative.

9.16 As such, although considerable on-street parking occurs in Hone Hill as existing, the development would not exacerbate the existing parking issues in this area. The new dwelling would be served by two spaces, in accordance with the Council's Parking Standards SPD, and the situation for the existing dwelling would remain. The parking for both the existing and proposed dwellings shall be secured by condition and a further condition will secure cycle parking.

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

#### **v. Trees and Landscaping**

9.18 The garden at No.16 Hone Hill consists of a number of trees which would have to be removed in order to accommodate the new dwelling. Although the trees are a feature of the streetscene and make a contribution to the character of the area, they are not protected and could be removed at any time. Furthermore it is not considered that the trees would merit protection through a Tree Preservation Order.

9.19 The development would result in the loss of soft landscaping to accommodate the both the new dwelling and the parking for the existing however there would be sufficient space remaining to accommodate some replacement soft landscaping at the front of both sites. As such a condition will be imposed requiring a soft landscaping scheme to be submitted for approval.

9.20 It is not considered that the removal of the trees would be unacceptable, but it is considered that their removal and the removal of other areas of soft landscaping should be mitigated by replacement landscaping. Subject to compliance with such a condition the development would not be contrary to BFBLP 'Saved' Policies EN1, EN2 and EN20 or the NPPF.

## **vi. Sustainability**

9.21 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 in support of the application, therefore in the event of an approval a condition would be recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.22 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; and,
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.23 No such assessment has been submitted in support of the application, therefore in the event of an approval a condition would be recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

## **vii. SPA**

9.24 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 0.9km 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.

9.25 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.

9.26 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.

9.27 In this instance, the development would result in a net increase of 1 no three bedroom dwelling. This 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.

9.28 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**

9.29 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.

9.30 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 the 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 or significant trees.

10.2 As such the development would not be contrary to CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN1, 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 8 November and 19 December 2018:

P101/2, P102/17, P104/9

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. No construction works shall take place until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission.

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 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. 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 north 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]

08. The new 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]

09. The new dwelling shall not be occupied until the vehicle parking space for the 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]

10. No development shall commence until access and parking for the existing dwelling has been constructed and set out in accordance with the approved drawing. The parking space shall be retained as such thereafter and shall not be used for any purpose other than parking.

REASON: To ensure that the existing dwelling 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. The new dwelling shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

REASON: In the interests of accessibility of the development to cyclists.

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

12. 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]

13. 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]

14. 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
7. Side facing windows
8. Access (new dwelling)
9. Parking (new dwelling)
10. Access/Parking (existing dwelling)
14. SuDS

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

11. Cycle Parking
12. 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
5. Means of Enclosure
6. Landscaping
13. Energy Demand Assessment

3. The applicant should note that the Bracknell Forest Council's Street Works Team should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

**In the event of the S106 agreement not being completed by 30 April 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).