

Unrestricted Report

ITEM NO: 09

Application No.

18/01214/3

Site Address:

Ward:

Priestwood And Garth

Date Registered:

18 December 2018

Target Decision Date:

12 February 2019

Land Fronting 5 To 14 Windmill Road Bracknell

Berkshire

Proposal:

Formation of 11no. Parking spaces on amenity land.

Applicant:

Mr David Humphreys

Agent:

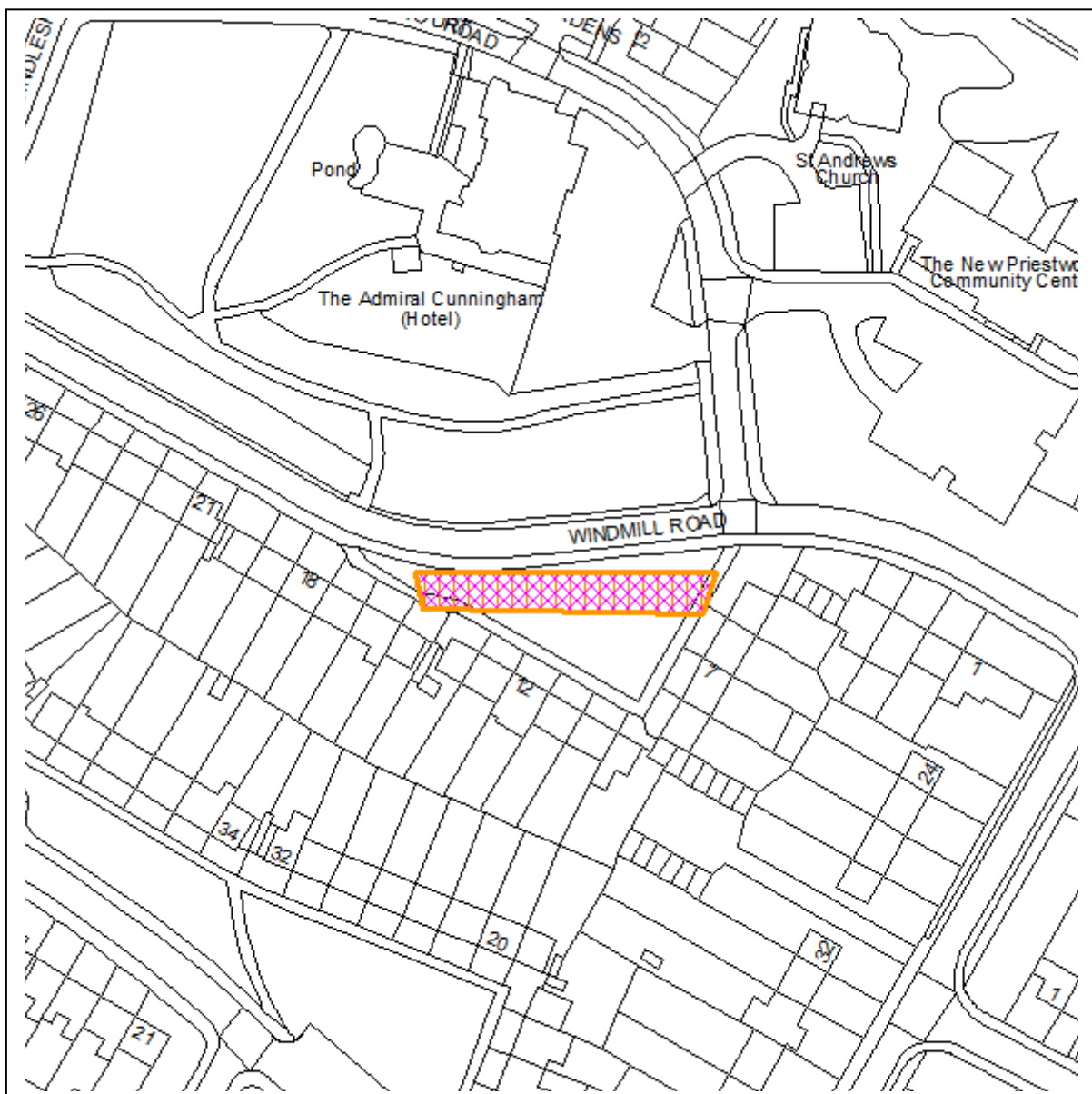
(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 The proposal is for the formation of 11no. parking spaces on an area of amenity land.
- 1.2 The development would not result in an adverse impact on the character and appearance of the host dwellings or local area, the amenities of the residents of the neighbouring properties or highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 The parking bays would be located on an area of amenity land facing properties 5 – 14 Windmill Road. The amenity area is triangular and is bounded by the highway to the north, with footpaths to access the dwellings on the other two sides. The amenity land is grassed.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

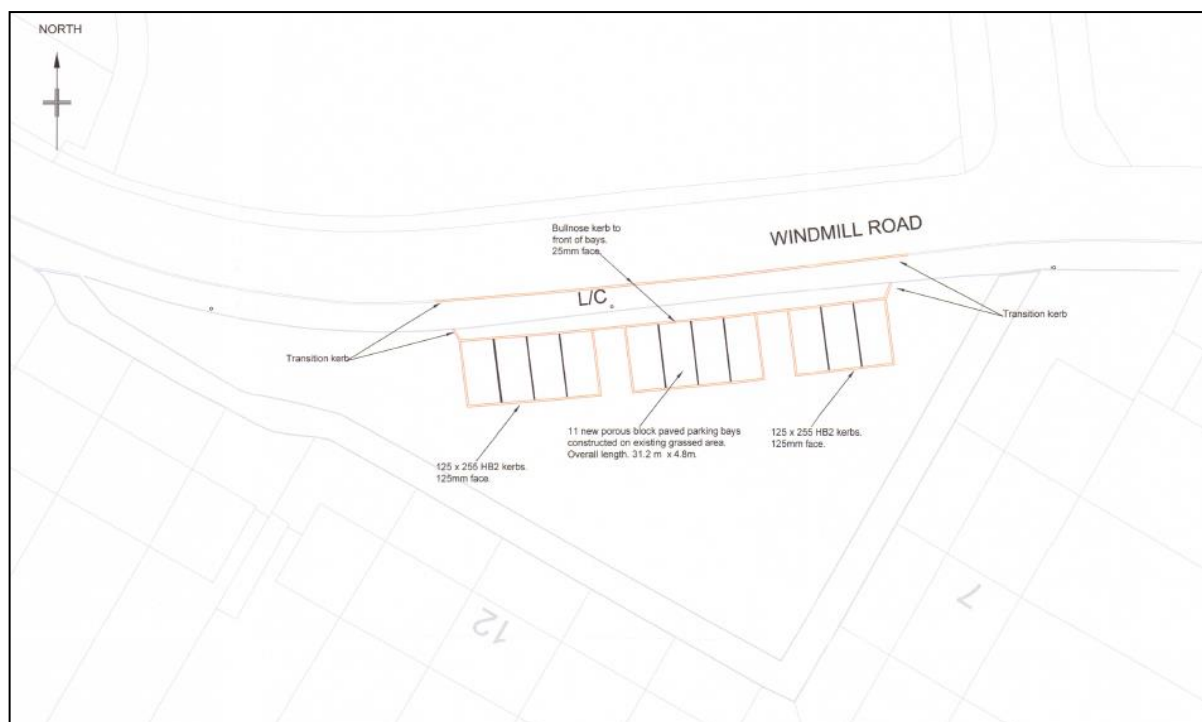
01/00900/3

Change of use from amenity land to car parking area providing 12no. parking spaces with associated landscaping. (Application under regulation 3).

Approved 19.11.2001

5. THE PROPOSAL

- 5.1 11no. parking spaces are proposed running along the edge of the amenity land facing the highway. The existing amenity land covers approximately 813.66 square metres, and the proposed hardstanding would cover approximately 164.05 square metres, approximately 20% of the amenity land.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No comments have been received from Bracknell Town Council.

6.2 Other Representations

Two letters of support have been received for the application. It has been suggested that the parking bays are made tandem to allow more parking, and also that parking permits are required.

[Officer Note: The possibility of parking permits is not a planning consideration and this application must be determined on its own merits.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highway Authority

No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1, EN2 and EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 105 refers to LPAs setting their own parking standards for residential development

Supplementary Planning Documents (SPD)
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 Bracknell Forest Borough Streetscene Supplementary Planning Document (2011)
Other publications
National Planning Policy Framework (NPPF)

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The proposed parking bays would result in the loss of approximately 20% of the existing grassed amenity land. The area of amenity land does not benefit from any particular features which are desirable to be retained, and a significant amount of amenity land would remain. A condition would be imposed should planning permission be granted requiring that a landscaping plan be provided to off-set the loss of amenity land.

9.4 The development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1, EN2 and EN20, the Streetscene SPD, and the NPPF, subject to a condition requiring the submission of full details of the proposed landscaping scheme.

iii. Impact on Residential Amenity

9.5 Due to their position and nature, the proposed parking bays would not have an adverse impact on the residential amenities of the occupiers of the neighbouring properties and as such would accord with BFBLP 'Saved' Policies EN20 and EN25, and the NPPF.

iv. Transport and Highways Considerations

9.6 Considerable parking pressure occurs along Windmill Road, thus the provision of these off-street parking bays would improve the parking situation.

9.7 Parking bays of 2.4m by 4.8m are proposed, in line with the Council's standards, and these would be a permeable paving construction to comply with SUDS standards. The parking bays are to be set-back a metre from the back edge of the footway which would assist with access/manoeuvring in and out of the parking bays, minimise the potential for

parked vehicles to overhang the footway, and provide visibility between passing pedestrians.

9.8 The Highway Authority has no objection to the proposed parking spaces and it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

v. Community Infrastructure Levy (CIL)

9.9 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.

9.10 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 proposal is not CIL liable as it would not involve an increase in internal floor space.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, the residential amenity of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies H12, M9, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 11th December 2018 by the Local Planning Authority, received 18th December 2018:
General Layout – Drawing Number: 4817/358
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. The development shall not be begun 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.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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

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

3. Landscaping
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
4. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations, the Party Wall Act or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.