

ITEM NO:

Application No.

18/01203/3

Site Address:

Ward:

Priestwood And Garth

Date Registered:

10 December 2018

Target Decision Date:

4 February 2019

Street Record Wilwood Road Bracknell Berkshire

Proposal:

Formation of 11no. parking spaces on 3no. sections of amenity land.

Applicant:

David Humphrey

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)

COMMITTEE REPORT – 18/01203/3 – Wilwood Road

1. SUMMARY

- 1.1 The proposal is for the formation of 11no. parking spaces on three areas of amenity land and the increase in width of the turning head.
- 1.2 The development would not result in an adverse impact on the character and appearance of the 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 with the Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

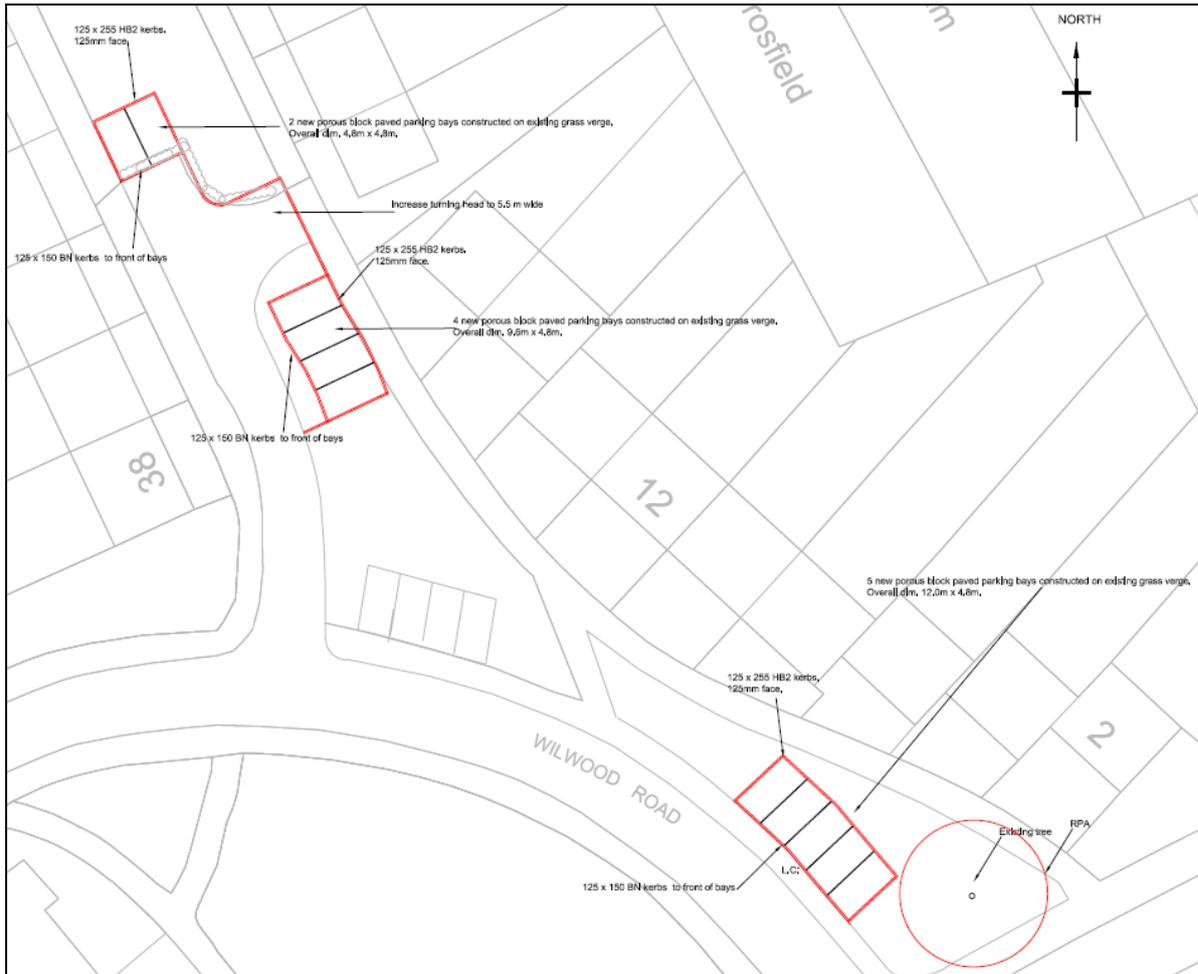
- 3.1 The parking bays would be located on three areas of amenity land:
 - (i) 2no. spaces at the top of the turning area to the front of 30 Wilwood Road;
 - (ii) 4no. spaces on the area to the front of 18 Wilwood Road; and
 - (iii) 5no. spaces to the front of 2-8 Wilwood Road.

4. RELEVANT SITE HISTORY

- 4.1 There is no relevant planning history.

5. THE PROPOSAL

- 5.1 11no. porous block paved parking spaces are proposed facing the highway and the turning head would be enlarged. On average, approximately 75% of the original amenity land would remain. The breakdown is as follows:
 - (i) The 2no. parking spaces would be located on an area which currently benefits from hedging and grass. The remaining amenity land is grassed and includes mature trees. Approximately 91% of the current amenity land would remain.
 - (ii) The 4no. spaces would be located on an area of amenity land which is currently grassed and would include the widening of the existing turning head. 4no. parking bays are already located on this area of amenity land, and taking these into consideration approximately 60% of the original amenity land would remain.
 - (iii) The 5no. spaces would face onto the highway and would be located on an area of amenity land which is currently grassed and contains a prominent tree. The tree would remain, and approximately 75% of the original amenity land would remain.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No comments have been received from Bracknell Town Council.

6.2 Other Representations

Three letters of support have been received for the application. Additional parking bays have been suggested.

[Officer Note: This application can consider only the submitted proposal.]

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) (2019)		

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

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 the character and appearance of the 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 25% 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 trees to the north of the 2no. spaces proposed at the turning head, and the tree located adjacent to the 5no. parking spaces are important features within the area and therefore would be safeguarded during construction.

iii. Impact on Residential Amenity

9.5 Due to the position and nature of the proposed development, it would not have an adverse impact on the residential amenities of the occupiers of the neighbouring properties.

iv. Transport and Highways Considerations

9.6 Considerable parking pressure occurs along Wilwood 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, in line with current drainage requirements. Some alterations are proposed within the turning head to provide space for easier access and manoeuvring in and out of the parking bays.

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 – Received 18th December 2018
Existing Tree RPAs – Drawing Number: 4817/365 – Received 4th February 2019
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 parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. 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]
4. The trees shown on the approved plans, shall be protected by installing protective measures within the application site at a distance specified in BS 5837:2012 (or any subsequent revision) Annexe D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
 - a) No mixing of cement or any other materials.

- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

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
 4. Tree protection

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

3. Landscaping