

## Unrestricted Report

### ITEM NO: 08

Application No.  
**19/00594/FUL**  
Site Address:

Ward:  
Warfield Harvest Ride

Date Registered:  
26 June 2019

Target Decision Date:  
21 August 2019

### **Derryquin 8A Priory Lane Warfield Bracknell Berkshire RG42 2JU**

Proposal: **Erection of two dwellings following demolition of existing dwelling and garage**

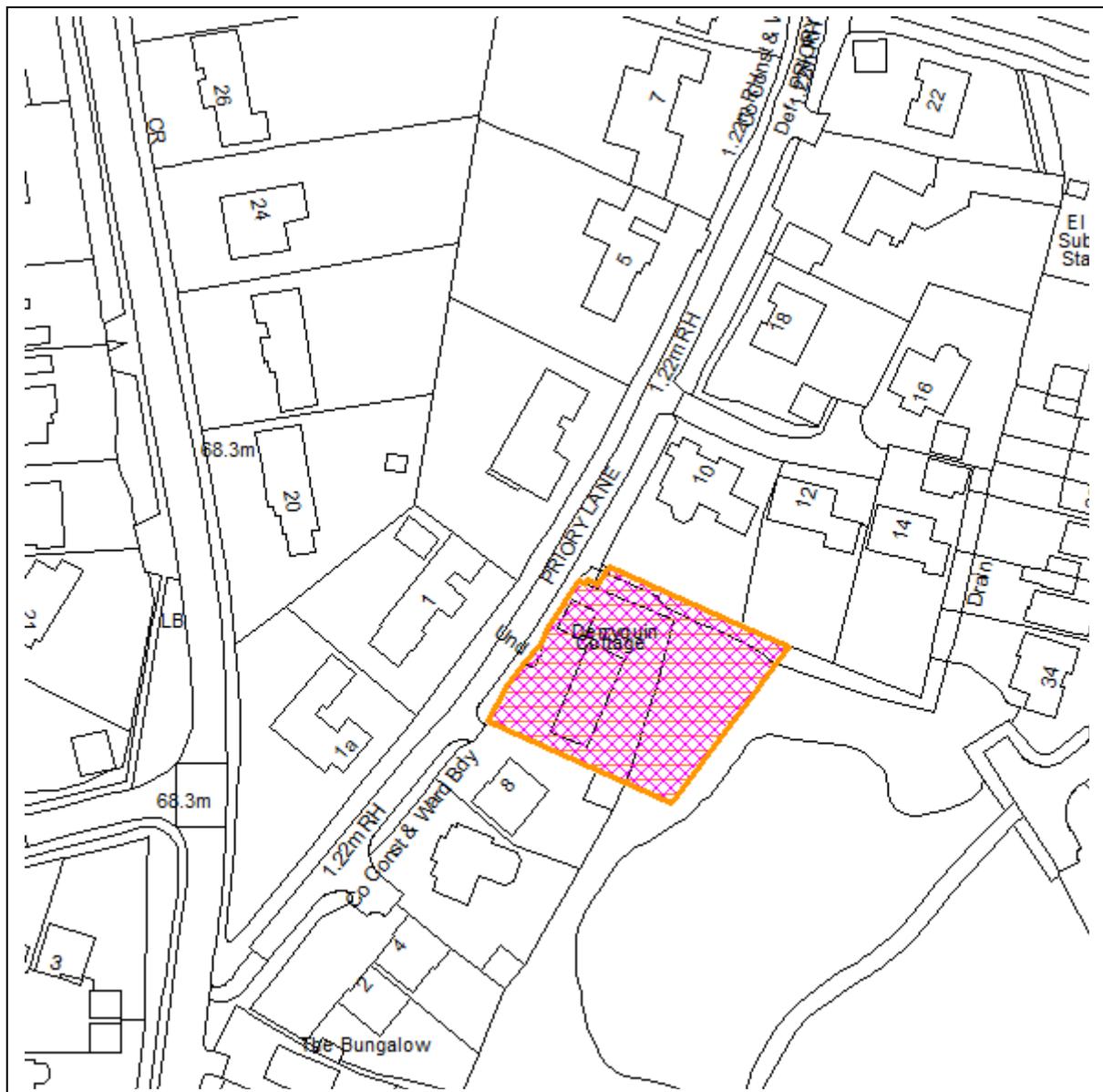
Applicant: Mr E Bance

Agent: Mr Richard Murray

Case Officer: Alys Tatum, 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 proposal is for the erection of two dwellings following demolition of existing dwelling and garage.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. The proposal would result in a net increase of 1 no. dwelling to contribute to the Council's housing supply.
- 1.3 The proposal would not adversely impact upon the character and appearance of the surrounding area. The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwellings. There would be no adverse highway safety implications.
- 1.3 Relevant conditions will be imposed. The scheme is CIL liable.
- 1.4 The site is located approximately 4km 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 which can be secured through a S106 agreement.

<b>RECOMMENDATION</b>
That the Head of Planning be authorised to approve the application subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 The application is being reported to the Planning Committee as it has received more than 5 objections and is recommended for approval.

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

<b>PLANNING STATUS</b>
Within a defined settlement boundary
Within 5km of the Thames Basin Heath SPA

3.1 The site currently consists of a detached dwelling with a width of approximately 18m and a detached garage at the front of the site. The dwelling has a ridge height of approximately 7.6m. A hard standing area for parking is located at the front of the property with a private garden to the rear. The total site area is 0.08 hectares. The site is bordered by No.10 Priory Lane to the north and No.8 to the south and an area of privately owned but publicly accessible open space to the east.

3.2 The site is situated within a defined settlement boundary and is located within Area J of the Bracknell Study Area within the Character Area Assessments SPD. This area is characterised by detached dwellings of varying designs, set along tree lined roads.

3.3 The site is not affected by any Tree Preservation Orders.

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

4.1 The most recent applications relating to the site are:

615514 – Two storey extension forming garage and playroom with bedroom and en-suite bathroom over, construction of a dormer on front elevation. Approved 1989

05/00391/FUL – Erection of two storey side extension and installation of rear facing dormer. Approved 2005

05/00874/FUL – Erection of first floor rear dormer extension. Approved 2005

05/00877/FUL – Retention and completion, with alterations, of detached double garage. Refused 2005

[It is noted that an enforcement notice was served regarding the garage which was refused permission under the above application. An appeal, reference APP/E0335/C/06/2019407, was made against this notice which was allowed, subject to planting to screen the garage.]

16/00180/FUL - Erection of 2 new dwellings following demolition of existing dwelling and garage. Approved 01.07.2016 with legal agreement.

18/00139/FUL - Erection of 1no. dwelling following demolition of existing garage. Refused 21.06.2018 ad appeal dismissed.

#### **5. THE PROPOSAL**

5.1 The proposed development is for the erection of two detached dwellings following demolition of the existing dwelling and garage.

5.2 The proposed dwelling on plot 1 incorporates a hipped roof reaching a maximum height of 8.48m and eaves height of 4.95m. The single storey attached garage incorporates a pitched roof reaching a height of 5.4m. The dwelling measures 11.32m in depth and 10.9m in width and incorporates a two-storey front gable. A living room, kitchen, dining area, cloakroom and hall-way would be accommodated on the ground floor with three bedrooms and two bathrooms on the first floor.

5.3 The dwelling on plot 2 incorporates a hipped roof reaching a maximum height of 9.3m and eaves height of 4.95m. The dwelling measures 11.24m in depth and 11.91m in width. It would consist of a hall way, study, breakfast area, kitchen, living room and cloak room on the ground floor with 4 bedrooms and two bathrooms on the first floor. The dwelling would also benefit from an integrated single garage.

5.4 The existing vehicular access would be retained and would serve both dwellings. Plot 1 would benefit from one parking space to the front of the dwelling as well as a second space within the garage, whilst plot 2 would benefit from 2 parking spaces and a further space within the garage.

5.5 Private rear gardens of a minimum depth of 6.6m would be provided for each dwelling.

5.6 The following elevation drawings shows the difference between the previously approved scheme (top), reference 16/00180/FUL, and the currently proposed scheme (bottom). The

approved dwellings under this application had a ridge height of 8.4m and were approximately 10m deep and 10.5m wide.



5.7 Amended plans were received during the course of the application to remove a section of the site from the red line, making it smaller. The description was therefore altered to remove the change of use of open space. Some alterations were also made to the design and scale of the dwellings following this change in site outline which resulted in the reduction of one bedroom in plot 1. The red line of the site is now the same as that for the previously approved scheme, 16/00180/FUL. Neighbours were re-notified and given 14 days to respond

## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Recommend refusal. BTC Members object to the loss of amenity land/open space to private garden. (Officer comment: this element has now been removed from the scheme). Concerns about additional traffic on a narrow lane and extra pressure on the Thames Basin Heaths SPA.

### Other Representations

6.2 8 letters of objection have been received from neighbouring occupiers. The concerns raised can be summarised as follows:

- Insufficient access, parking and garage facilities for each house.
- Result in increase in traffic on narrow lane
- Insufficient space for soft landscaping
- Loss of open space to rear of properties
- Impact on habitats due to change of use
- Insufficient space for two dwellings - overdevelopment
- Breach of s.106 agreement
- Site consists of a watercourse between 8A and nos.10.12 and 14 Priory Lane
- Loss of privacy to nos.10, 12 and 14 Priory Lane

None of the objections were withdrawn following the re-notification of neighbours of amended plans.

## 7. SUMMARY OF CONSULTATIONS RESPONSES

### Highways Officer

7.1 No objection and recommends approval subject to conditions.

### Biodiversity Officer

7.2 No objection subject to including a condition for biodiversity enhancements

### Renewable Energy Officer

7.3 Comments that no Energy Demand Assessment been submitted with the application.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

8.1 The key policies and guidance applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent (except for CP1 of SALP which is not wholly consistent)
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS15 of the CSDPD	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and	Saved policies EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent

landscaping		
<b>Supplementary Planning Documents (SPD)</b>		
Thames Basin Heath Special Protection Area (SPD)		
Design SPD		
Parking standards SPD		
Character Area Assessments SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

## 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. Impact on highway safety
- v. Biodiversity
- vi. Trees
- vii. Sustainability
- viii. Thames Basin Heath SPA
- ix. Community Infrastructure Levy (CIL)
- x. Other considerations

### i) Principle of Development

9.2 Priory Lane is located within the defined settlement boundary as designated by the Bracknell Forest Borough Policies Map where in the subdivision of a plot is not in itself objectionable. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are assessed below.

### ii) Impact on Character and Appearance of Surrounding Area

9.3 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.4 The site is located within Area J: Warfield Road, Priory Lane and Gough's Lane character area. As outlined in the Character Area Assessments, this area is noted to have a rural character with verges instead of footpaths. Houses are detached with an inconsistent

architectural approach and period of development. Buildings are set back within the plot, mostly behind a small forecourt/front garden.

9.5 The proposed development would increase the density of the site introducing one additional dwelling which would result in two narrower plots than the existing one spacious plot. However, the width of the resulting plots would be comparable with other plot sizes in the vicinity and it is not therefore considered that the subdivision of the plot into two alone would be harmful to the character of the street scene. The dwellings would sit further forward than the existing dwelling by only approximately 0.3m, however the degree of set back from Priory Lane would be in keeping with other existing development along this lane at around 7-9 metres.

9.6 Neighbours have raised concern with regards to the proposal resulting in an overdevelopment of the site. It is acknowledged that the proposed development, due to the increased density, would appear more prominent from the street scene. However, the existing dwellings that adjoin the site are all two storey in form. Whilst the height of the proposed dwellings would exceed that of the existing, as they would both incorporate hipped roofs, it is not considered that the degree of prominence would detract from the character and appearance of the street scene. The dwellings would be set back from the flank boundaries of the site allowing for opportunities for soft landscaping.

9.7 The design of dwellings along Priory Lane varies with a mixture of hipped and gabled roofs. The proposed dwellings would be greater in height than the existing dwelling, by approximately 0.8m (plot 1) and 1.7m (plot 2), however due to the roof design, they would not be overbearing in terms of bulk and would rather blend in with other existing dwellings along Priory Lane. The proposed use of materials has been outlined in the application as consisting of a combination of brick and render, and roof tile. It is considered reasonable to include a condition on any permission to seek further details on the proposed use of materials to ensure that the development would blend in with existing developments.

9.8 The proposed parking layout to the front of the dwelling, due to the increased number of units, would require the majority of the front of the site to be hard surfaced. There are other examples of similar parking layouts along Priory Lane and sufficient space for incorporating some soft landscaping along the front boundary of the site would remain as this is a common feature along Priory Lane. Details regarding landscaping can be conditioned.

9.9 Based on the above assessment, it is not considered that the proposal would adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, and the NPPF.

### **iii) Residential Amenity**

9.10 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure a high standard of amenity for all existing and future occupants of land and buildings.

9.11 The proposed dwelling on plot 2 would be closest to the neighbouring property to the south, No. 8 Priory Lane. The distance of the dwelling on plot 2 from the shared boundary with this neighbouring dwelling would be similar to the existing. The eaves height of the proposed dwelling on this plot would be similar to the existing at 5m, and as the dwelling incorporates a hipped roof, it is not considered that it would appear unduly prominent above the current situation when viewed from this neighbouring property. The proposed dwelling would not project significantly beyond the rear elevation of this neighbouring dwelling and as

such, it is not considered that there would be any significant loss of daylight or sunlight. The outlook of the dwelling would be unaffected.

9.12 To the north of the site, the nearest neighbouring dwelling is no.10 Priory Lane. Due to the addition of one dwelling on the application site, the development would be set closer to this neighbouring dwelling, with the dwelling on plot 1 sitting closer to the rear boundary of this dwelling than the current dwelling on site. However, it is considered that an adequate separation distance of approximately 19m would remain and the design of the dwelling, incorporating a hipped roof, would not result in it appearing unduly prominent. As such, it is not considered that there would be any detrimental impact with regards to loss of light or outlook.

9.13 The primary windows of the proposed dwellings would be situated on the front and rear elevations. Whilst there are some first floor windows in the flank elevations of the proposed dwellings, these are not serving habitable rooms and can therefore be conditioned to be obscurely glazed and non-opening below 1.7m above floor level in order to prevent any risk of overlooking. It would also be reasonable to include a condition restricting any further windows from being added on the flank elevation of the development at first floor level or above.

9.14 Due to an appropriate balance between the scale, proposed design, degree of projection and the set back from the shared boundaries, the proposed dwellings are not considered to have a significant impact on the amenities of neighbouring occupiers that would warrant a refusal on this basis. As such the proposal complies with 'Saved' policy EN20 of the BFBLP, and the NPPF.

9.15 Furthermore, it is considered that adequate amenity space would be provided for future occupiers of the proposed dwellings. All habitable rooms would be served by windows, there is on site parking provision and each dwelling would have private rear gardens.

#### **iv) Highways**

9.16 'Saved' policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards SPD. The NPPF advised under paragraph 109 that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.17 These two proposed dwellings would take access off Priory Lane, an adopted residential cul-de-sac, which is a shared surface for all users. Whilst it is a no-through traffic route, there is a pedestrian and cyclist link through to Warfield Road, and Priory Lane was observed to be well-used; during an afternoon school peak visit by the Highway Authority.

#### **Access**

9.18 It is not proposed to alter the existing access serving the existing property, and this access would serve these two proposed dwellings. Visibility splays of 2.4m by 43m can be achieved in either direction of this access, which is acceptable in line with the 30mph speed limit, and sufficient visibility is provided towards pedestrians and cyclists using the lane. There is a ditch across the frontage and this is the responsibility of the owner to maintain. Maintenance of the ditch, including clearance of overgrown vegetation will assist in maintaining visibility splays. The access is wide enough for a vehicle to pass a pedestrian and vehicles can turn on the driveways to exit in a forward gear. The access is not wide enough for two vehicles to pass, though the potential for two vehicles to meet and create conflict with other uses of the lane is low.

9.19 The existing access is in poor condition and the existing culvert which the access passes over is partially blocked, and this is likely to result in drainage issues within the ditch across the frontage. All other culverts along this Priory Lane are in better condition and of greater diameter. There is no edge restraint to prevent vehicles leaving the driveway into the ditch. The Highway Authority is concerned that large construction vehicles, such as those required for deliveries for the proposed development, may not be physically supported by the current driveway and culvert arrangements, which could result in a safety problem for construction vehicles. It is therefore recommended that the access is replaced and upgraded to include a new culvert and headwall, similar to the access to the neighbouring property, no.8 Priory Lane. As part of this replacement, railing should be provided for edge restraint to improve vehicular and pedestrian access safety. The access could also be widened to 4.1m as part of this replacement to improve the opportunity for vehicles to pass at the access. The submission and approval of these details can be covered by condition and should be submitted and implemented prior to commencement of development.

#### Parking

9.20 It is noted that planning permission was granted for the erection of two new dwellings, following demolition of the existing dwelling and garage (16/00180/FUL). The Highway Authority raised no objection to 16/00180/FUL subject to conditions. This current application is for one 4 bed dwelling and one 3 bed dwelling, rather than two 3 bed dwellings, and so 3 spaces for the 4 bed dwelling and 2 parking spaces for the 3 bed should be provided to comply with the parking standards. The proposed garages, in terms of their dimensions comply with those provided in the standards and the garages can therefore be counted as car parking spaces and could be used for cycle parking. The proposed site layout shows 2 driveway parking spaces for plot 2 and one for plot 1 with an additional space each in the garages. The provision of parking to standard would avoid over-spill parking on Priory Lane and occasional visitor parking could be accommodated on the proposed driveways.

#### Trips

9.21 Two dwellings could generate in the region of 12 to 16 two-way movements per day, including two or three movements in each peak period. This represents a potential increase of 6 to 8 two-way movements per day compared with that which could be generated by the existing property and a modest traffic increase along Priory Lane. Also, not all trips would be by car, bearing in mind the proximity to the Town Centre, and local facilities, and services.

9.22 Subject to conditions, which relate to the laying out of parking spaces prior to occupation, retention of garages as parking spaces, and the submission of a construction management plan, the Highway Authority raises no objection to the proposal.

#### **v) Biodiversity**

9.23 Policies CS1 and CS7 of the CSDPD seek to protect and enhance the quality of natural resources including biodiversity. This is consistent with the objectives of the NPPF.

9.24 The bat survey submitted to support the application reconfirms previous findings that the existing building is not being used as a bat roost. The Habitat Survey also reconfirms previous findings and makes recommendations to minimise the impact of the development on biodiversity. These include the following:

- Site clearance to be undertaken outside the bird nesting season (March to the end of August) or immediately after an ecologist has confirmed the absence of active nests;
- Reasonable avoidance measures to be undertaken on site with initial site works supervised by the ecologist;

- No piles of rubble or building materials are to be stored on site unless piled on top of pallets and away from site boundaries;
- All trees on site boundaries that are scheduled for retention under the development proposals should be protected during construction following BS5387:12 (Trees in relation to design, demolition and construction – Recommendations).

9.25 The following enhancements are recommended in line with core policies and the NPPF;

- House sparrow nest box under the eaves/soffits of one building on site;
- Fencing to be raised to allow for future movements of species across the site;
- Bat enhancements with crevice spaces incorporated into the design of the new building(s);
- Wildlife friendly Planting Scheme

9.26 Conditions are recommended to deliver these recommendations which should protect and enhance biodiversity in line with core policies CS1 and CS7. These include conditioning the mitigation measures, details of landscaping, biodiversity enhancements, boundary treatments, and tree protection. These conditions are considerable reasonable.

#### **vi) Trees**

9.27 There are no trees within the application site that would be affected by the proposed development.

#### **vii) Sustainability**

9.28 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 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.

9.29 The Renewable Energy Officer has made reference to CSDPD Policy CS12, which requires, at paragraph 147, development proposals for less than five net additional dwellings to provide at least 10% of their energy requirements 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:

- An assessment of the predicted energy demand of the proposed development including all on-site energy requirements, such as street lights, car park lighting, heating and lighting of communal areas and lifts;
- An assessment of the predicted CO2 emissions generated by the proposal;
- Key energy efficient design measures, including consideration of heating and cooling system;
- Choice of renewable energy technology;
- A summary of the above information.

9.30 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 development in accordance with CSDPD Policy CS12 and the NPPF.

#### **viii) Thames Basin Heaths SPA**

9.31 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5k 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 their plans or projects. An Appropriate Assessment has been carried out including mitigation requirements.

9.32 The site is located approximately 4km 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.

9.33 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). 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. 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.

9.34 In this instance, the development would result in a net increase of 1 x four bedroom and 1 x three bedroom dwellings replacing the existing 4 bedroom dwelling which results in a total SANG contribution of £6,112.

9.35 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £711.

9.36 The total SPA related financial contribution for this proposal is £6,823. The applicant must agree to enter into a S106 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 is completed. 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 TBHSPA SPD and the NPPF. The Applicant has agreed to enter into a S106 agreement to secure these contributions.

#### **ix) Community Infrastructure Levy (CIL)**

9.37 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.

9.38 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.

9.39 The development is CIL liable in accordance with the Council's CIL charging schedule as the proposal results in a net increase of one dwelling.

#### **x) Other Considerations**

9.40 Details of location and size of bin stores and cycle stores have NOT been provided for each dwelling. However, it is considered that sufficient space exists on site for these to be provided and details of these can therefore be covered by a suitably worded condition.

9.41 Many of the neighbours have raised the issue over the red line of the site not being accurate as it does not match what the current situation is on site. However, as was the case with the initial plans, if it is intended to use the areas not outlined in the red outline of the site as residential amenity land, this would require an application for a change of use.

## **10. CONCLUSIONS**

10.1 It is considered that the development which would result in a subdivision of a plot would be acceptable in principle due to being located within the settlement boundary. It would not result in an adverse impact on the character and appearance of the surrounding area or, highway safety, nor would the development result in a detrimental impact on the residential amenity or the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies and EN20 of the BFBLP, and Policies CS1, CS2, CS7 and CS9 of the CSDPD.

10.2 Relevant conditions will be imposed in relation to landscaping, biodiversity, highway safety and sustainability.

10.3 A legal agreement is required to secure contributions for SPA mitigation and the scheme is CIL liable.

## **11. RECOMMENDATION**

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

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA); and,

That the Head of Planning be authorised to APPROVE the application 19/00594/FUL 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 23.08.19:

PL/629/SP01 Rev B  
PL/629/03  
PL/629/02 Rev B

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 development 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 dwellings hereby approved in relation to a fixed datum point 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 character of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. No dwelling hereby permitted shall be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for that dwelling in accordance with a scheme 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 in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

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 next 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 EN2 and EN20, CSDPD CS7]

06. The first floor windows situated on north eastern flank elevation of plot 1 and the south western flank elevation at plot 2 of the dwellings permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room they serve.

REASON: To prevent the overlooking of neighbouring properties  
[Relevant policies: BFBLP EN20]

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 and above in the east or west facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

08. The development shall not commence until the means of vehicular access, including details of construction and the culvert/headwall, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and drainage.

[Relevant Policies: Core Strategy DPD CS23]

09. No development shall be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be retained for parking and turning at all times.

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. The garages shall be retained for the use of the parking of vehicles and cycle parking at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met. [Relevant Policy: BFBLP M9]

11. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

12. No development shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for waste and recycling storage facilities. The storage shall then be implemented prior to occupation and thereafter be retained as approved.

REASON: To ensure that adequate waste and recycling facilities are available in the interests of the amenities of future occupiers.

[Relevant Policy: BFBLP EN20]

13. No dwellings 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 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 shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD 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). The surface water drainage works shall be completed before occupation of the dwellings hereby permitted and 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]

16. The development hereby permitted shall be carried out in accordance with the mitigation measures specified in Sedgehill Extended Phase 1 Habitat Survey – Re Inspection June 2019 which shall thereafter be retained in accordance with the approved details.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

17. The works shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.  
The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]

## Informatives

1. Should the applicant fail to complete the required S106 agreement within three months of the Committee meeting, the Head of Planning be authorised to REFUSE the application for the following reasons; -
  1. 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, and the NPPF.

2. 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.
3. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 03 Materials
- 04. Finished floor levels
- 05. Hard and soft landscaping
- 08. Access
- 11. Site organisation
- 14. Energy Demand Assessment
- 17. Biodiversity enhancements

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

- 09. Parking layout
- 10. Cycle store
- 12. Waste store
- 13. Sustainability Statement

No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:

- 01. Time limit
- 02. Approved plans
- 06. Obscure glazing
- 07. Restriction on windows
- 10. Garage retained
- 15. Drainage system(s)
- 16. Mitigation measures