

ITEM NO: 07

Application No.
19/00756/FUL
Site Address:

Ward:
Priestwood And Garth

Date Registered:
9 September 2019

Target Decision Date:
4 November 2019

**Land to the rear of 13 and 15 Windlesham Road
Bracknell Berkshire RG42 1TY**

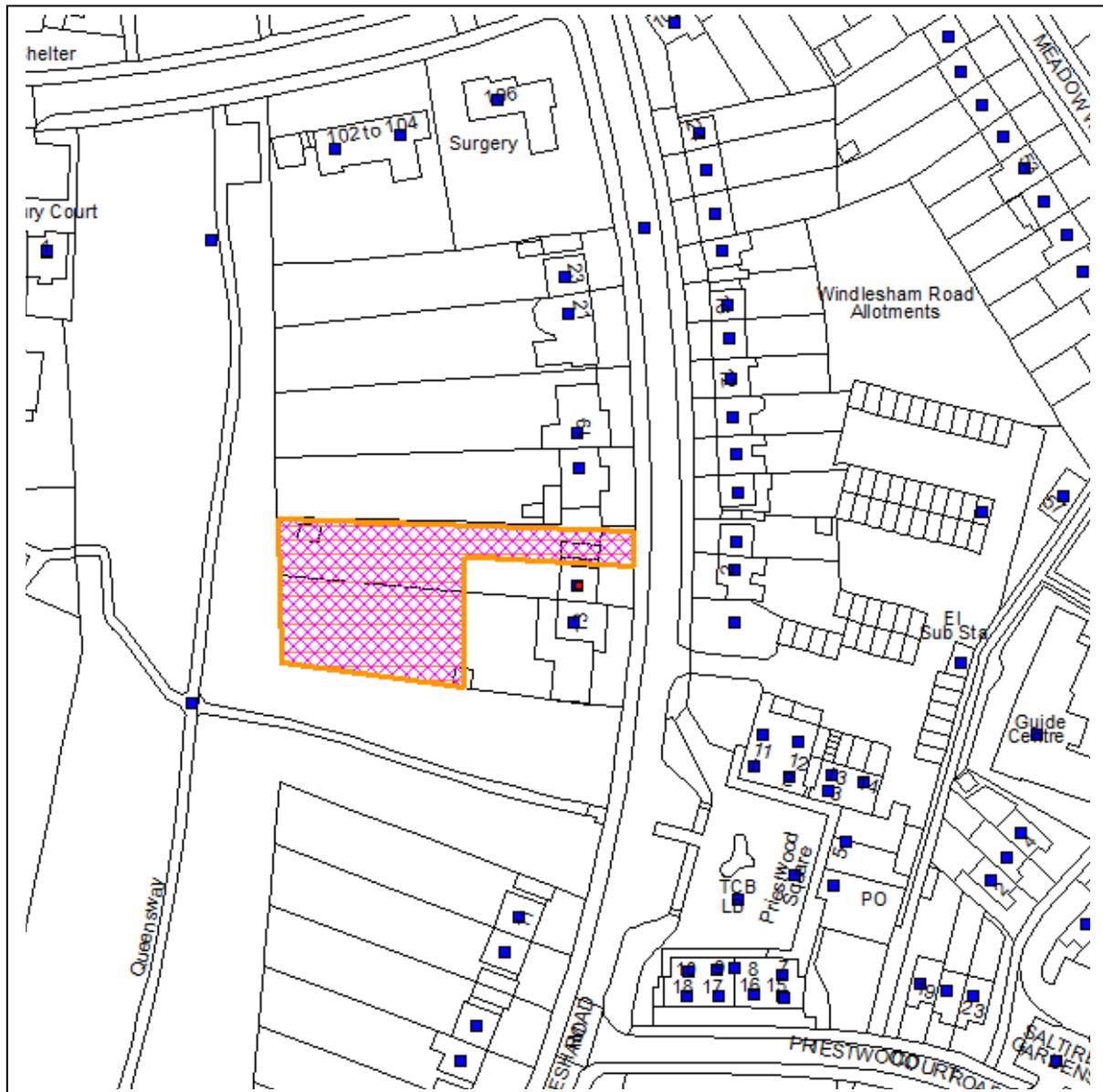
Proposal: **Erection of 4 No. dwellings with associated landscaping and parking.**

Applicant: Churchgate Premier Homes

Agent: (There is no agent for this application)

Case Officer: Katie Walker, 01344 352000

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 two pairs of semi-detached houses on land to the rear of 13 and 15 Windlesham Road in Bracknell. They would be accessed from a new access to the north of the site, created from the existing driveway and through the demolition of the existing garage at 15 Windlesham Road.

1.2 The proposal would not adversely impact upon the character and appearance of the surrounding area, nor would it adversely affect the residential amenities of the occupants of neighbouring residential dwellings. The proposal would also be acceptable in terms of highway safety and parking, subject to proposed conditions.

1.3 Relevant conditions will be imposed in relation to multiple matters, including tree protection and surface water drainage. A legal agreement is required to secure contributions for SPA mitigation, and the scheme is CIL liable.

RECOMMENDATION
Delegate to the Head of Planning to grant planning permission following the completion of a Section 106 Agreement and subject to the 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 received more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Within 5km of SPA

3.1 The site covers 0.1 hectares and is located on the western side of Windlesham Road. The land on which the dwellings would be sited comprises the rear gardens of 13 and 15 Windlesham Road. There is a parade of shops on the opposite side of the road. To the south of 13 Windlesham Road and to the rear of the site is a public right of way.

3.2 The site is within 5km of the SPA.

4. RELEVANT SITE HISTORY

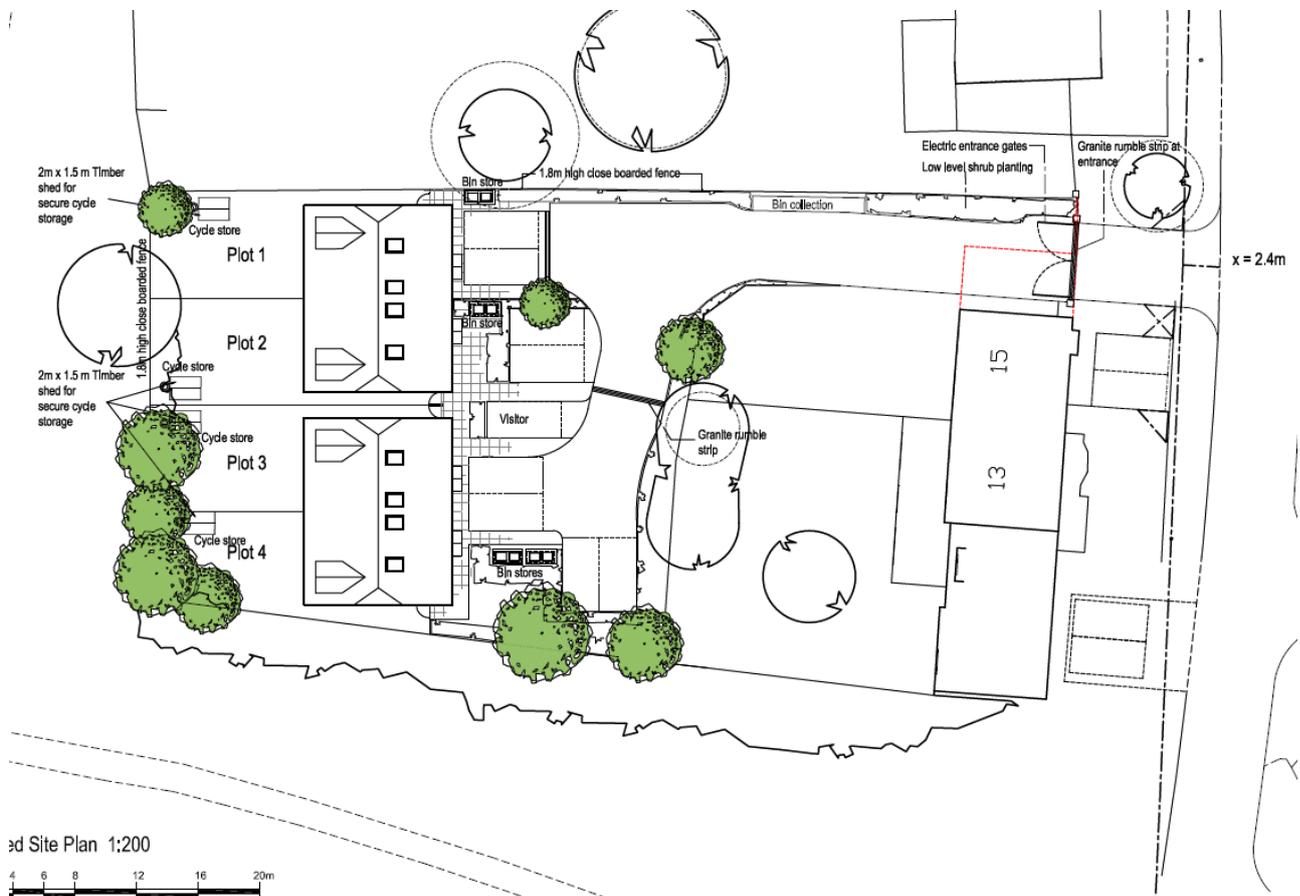
4.1 The relevant planning history is set out below:

17/00745/FUL: Erection of a two storey side extension & single storey front and rear extensions to 15 Windlesham Rd– approved 2017.

5. THE PROPOSAL

5.1 The proposal comprises the erection of two pairs of semi-detached houses to the rear of 13 and 15 Windlesham Road.

5.2 The dwellings would be accessed from Windlesham Road following the demolition of the existing garage and the internal access road would run to the northern boundary of the site. Gates are proposed at the entrance to the development.



5.3 Each dwelling would have three bedrooms with one of those bedrooms being in the roof space. Parking for each dwelling would be provided internally to the site and each dwelling would have a private rear garden, cycle store and bin store. One visitor parking space would also be provided.

5.4 The proposal also includes the provision of two parking spaces on the current front garden of 15 Windlesham Road to compensate for the loss of the garage. This element of the proposal could be achieved under permitted development rights.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council recommended refusal of the application on the following grounds:

- 1) Overdevelopment of this area, the houses will directly overlook a small amenity area where local residents walk and are able to have a little quiet time.
- 2) This road already suffers from extreme parking congestion, this particular part of the road serves local shops and is the main parking for a local large primary school. At school drop off and pick up times local residents and the local bus service have trouble entering and manoeuvring in this road due to the volume of traffic.

3) Houses on one side of this road have no off road parking so have no choice other than to park in the road all day, this should be taken into consideration from a safety point of view for cars and pedestrians.

Other representations

6.2 10 additional objections were received from 6 addresses. The issues raised are summarised as follows:

- Damage to trees in neighbouring gardens;
- Disturbance from access road;
- Security concerns to neighbouring properties;
- Inaccurate plans;
- Disturbance from bin collection;
- Illumination of PROW from dwellings;
- Out of keeping with the character of the area;
- Drainage and flooding concerns for neighbouring properties;
- Loss of privacy to neighbouring properties;
- Arboricultural concerns;
- Tree removal;
- Parking pressure;
- Congestion;
- Road safety;
- Insufficient parking proposed
- Pedestrian and cycle safety
- Access for emergency vehicles
- Overlooking to PROW;
- Impact on ecology including on PROW;
- Overdevelopment of the site
- Overbearing impacts;
- Headlights shining into properties opposite;
- Noise;
- Pollution.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Authority:

7.1 No objection subject to conditions.

Biodiversity:

7.2 No objection subject to conditions.

Tree Service:

7.3 No objection subject to conditions.

Lead Local Flood Authority:

7.4 Request details of drainage.

PROW Officer

7.5 No objection subject to condition.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
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General policies	CP1 of SALP, CS1 and CS2 of CSDPD	Not fully consistent Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP;	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Trees and biodiversity	CS1, CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Sustainability	CS1, CS10, CS12 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Sustainable Resource Management SPD (2008)		
Thames Basin Heaths SPA SPD (2018)		
Other publications		
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 the area
- iii Impact on residential amenity
- iv Transport implications
- v Trees
- vi Biodiversity
- vii Flood Risk
- viii Sustainability implications
- ix Impacts on SPA
- x Community Infrastructure Levy

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Therefore, the principle of development on this site is acceptable.

ii. Impact on character and appearance of the area

9.4 The Council's Design SPD sets out a number of recommendations that are relevant to the proposed development. Of particular relevance are the following recommendations:

- The form of new buildings, including roofs should relate well to those found in the local context;
- Backland development should not be highly visible from the main street frontage, not harm the existing character of the area, relate to a site of sufficient size and shape to accommodate the number of dwellings, not be taller than the existing buildings nor be highly visible from the main street frontage, it should create a satisfactory living environment for the new home and existing surrounding properties.

9.5 While there are no other examples of similar backland development in the immediate locality, this does not automatically mean that the proposal gives rise to harm. The proposed dwellings would not be overly visible in the street scene, being approximately 47 metres from the back of the pavement of Windlesham Road. Plots 3 and 4 would be largely screened by the existing buildings at 13 and 15 Windlesham Road. While plots 1 and 2 would be visible from the street through the new access to be created following the demolition of the existing garage, the distance between the proposed dwellings and Windlesham Road would mean that they would not be overly prominent. There is also a variety in plot pattern in the wider area, including to the north and south of Windlesham Road, and opposite the site are shops with flats above and dwellings with smaller gardens. As such, it is not considered that the proposed dwellings would harm the existing character of the area.

9.6 The proposed dwellings would be approximately 8.62 metres tall, and the existing dwelling at 15 Windlesham Road is approximately 7.7 metres tall. However, land levels fall to the west, where the houses would be located. The applicant has provided a streetscene which demonstrates that, due to these changes in levels, the dwellings would read as approximately 1.7 metres lower than the main ridge height of 13 and 15 Windlesham Road.

9.7 The proposed dwellings would be brick built with tiled roofs and would have half hipped roofs. They would have roof lights to the front and dormer windows to the rear and would have canopies over the porches. As set out above, plots 3 and 4 would be largely screened by the existing dwellings on Windlesham Road, although plots 1 and 2 would be partially visible from the access point. Examples of the architectural features can be seen in the wider area, and the existing dwellings on Windlesham Road are brick built with tiled roofs. The elevations indicate that the proposed dwellings would be of a high quality of design and a condition is recommended to secure details of materials.

9.8 The level of development proposed is not considered to represent overdevelopment of the site. The proposal would result in the net gain of 4 dwellings in the Borough, with adequate space retained between the proposed dwellings and adjoining buildings, along with appropriate sized gardens and on-site parking provision being provided for both the retained dwellings and proposed dwelling. The NPPF refers to the effective use of land and it is considered that this proposal would comply with this objective with the net gain of 4 dwellings on a site located within the settlement boundary.

9.9 Subject to the proposed condition, it is considered that the proposed amendments would not result in an adverse impact on the character and appearance of the area or the host properties, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

9.10 The Design SPD sets out that new development should be sited and designed to minimise any potential impacts on neighbouring properties.

9.11 At their closest point, the proposed dwellings would be in excess of 30 metres from nos. 13, 15, and 17 Windlesham Road.

9.12 The proposed development would be at an oblique angle from 17 Windlesham Road, with no direct overlooking to that property. While it is acknowledged that the dwellings would be 8.6 metres tall, with accommodation in the roof space, the distance between the dwellings and 17 Windlesham Road would result in no undue overbearing impacts. In addition, 17 Windlesham Road has a generous garden and it is not considered that the proposed dwellings would result in undue overlooking or be overbearing on the most private part of that garden, being the area outside the rear doors of the house. There is only one side facing first floor window in plot 1 serving an en-suite. A condition is recommended to ensure that this is obscure glazed. A close boarded fence is shown on the proposed site plan between plot 1 and 17 Windlesham Road, and this would ensure that the ground floor side facing kitchen window in the proposed dwelling would not overlook the garden of the neighbouring property.

9.13 As a result of the proposed development, the gardens of 13 and 15 Windlesham Road would be reduced to approximately 17 metres long each. The resultant plot sizes are considered to be acceptable for the occupants of those properties. The rear gardens for the proposed dwellings would be approximately 9.8 metres deep each, which is considered to constitute an acceptable amount of amenity space for the potential future occupiers of the proposed three bedroom dwellings.

9.14 The proposed development would be situated between the existing dwellings on Windlesham Road and the Public Right of Way to the rear. While concerns have been raised regarding overlooking to the PROW, this is not considered to have an undue adverse impact on the users of the PROW. The proposed dwellings would be approximately 9.8 metres from the rear garden boundaries with the PROW. In addition, there are a number of trees on this boundary and a visit to the site in November demonstrated that the rear boundary is well screened in the winter months and in addition the dwellings could provide informal surveillance to the PROW. The Council's Parks and Countryside Officer has been consulted and raised no objection to the proposed development subject to ensuring that the rear gardens would not be accessed from the PROW during construction. This would be covered by the recommended condition requiring details of the site organisation.

9.15 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv. Transport implications

9.16 This proposed development of four 3-bedroom houses would be accessed from Windlesham Road, an adopted residential road which is subject to a 30mph speed limit with street lighting. Windlesham Road has footways to both sides and there are no parking restrictions.

9.17 A revised shared-surface accessway is shown on drawing 2594-PL-101 revision F. This accessway would remain private. A kink has been introduced in the accessway, between dwellings 15 and 17. Initially the Highways Authority suggested that this should be smoothed out, however the scheme has since been revised to place gates in front of the kink and as such this is no longer a matter of concern.

9.18 A minimum 0.6m planted verge is shown to the south of the access road from the rear garden area of no. 15 and a condition requiring details of hard and soft landscaping is suggested to secure this.

9.19 The connection between the accessway and Windlesham Road has been amended to show radii kerbs, in accordance with paragraph 2.3.5 'Shared Surface Roads' of Bracknell Forest Council's Highways Guide for Development. The levels between the site and the carriageway of Windlesham Road will need to be smoothed to avoid a ridge on entry and exit to the site. The footway should show dropped-kerbs and tactile paving for crossing the site access. The new access, and access to replacement parking for dwelling no. 15 will require a Section 278 Legal Agreement with the Highway Authority to be agreed before access construction can take place.

9.20 Gates have been positioned on the new access road. While initially the Highways Authority raised concerns with this, the applicant has explained that the gates have been introduced specifically in response to concerns of the occupants of the neighbouring property regarding security. The gates are set back in excess of 6 metres from the edge of the footpath and as such, the gates are considered acceptable.

Pedestrian Access

9.21 A pedestrian route has now been shown between the front door of each new dwelling and the proposed accessway serving the site, separate from each dwelling's driveway. Similar provision is shown for no. 15 Windlesham Road.

Parking

9.22 Car parking of two spaces for each three-bedroom property is proposed, along with a visitor space. This provision accords with Bracknell Forest Parking Standards SPD, March 2016. Aisle widths of 6m are provided for turning into and out of parking spaces, in accordance with standards.

Refuse and cycle storage

9.23 Cycle parking and bin stores are shown on revised plan 2594-PL-101 revision F. A bin collection point is shown within 30 metres of the proposed dwellings.

Trips and Accessibility

9.24 The site is accessible to local facilities, including a shopping arcade on the opposite side of the road which includes a small food store and pharmacy. Bus service 150 operates along Windlesham Road (with a stop south of Priestwood shops), along Priestwood Avenue to the south and along Moordale Avenue to the north. The site is within walking and cycling distance of employment areas south of Wokingham Road.

9.25 Four dwellings in this location are likely to generate around 32 total trips per day by all modes of travel, with circa 16 (50%) of these being by car. Within each of the morning and evening peak hours, around 4 trips by all modes of travel are predicted, with circa 2 (50%) of these being by car. Construction traffic, including site deliveries and contractor parking would be dealt with by planning condition.

9.26 Subject to the proposed conditions, the proposal is considered to be acceptable in terms of BFBLP Policy M9, CSDPD Policy CS23 and the Parking SPD.

v. Trees

9.27 There are no protected trees on the site. The trees within the application site are of various qualities and visual impact; but none are considered worthy of a TPO. They do however have value in terms of existing landscape and visual amenity for the new occupants. There are a

number of trees shown to be retained and their successful retention relies not only in protecting their current nominal Root Protection Areas (RPAs) but also the soft landscaping areas that retained trees will need to flourish and for new tree planting to establish and grow to maturity. As such, details of surfacing and construction management are recommended to be secured by condition.

9.28 There are mature trees beyond the application site to the rear, on the public land. While these trees are not protected, they are visually prominent from the PROW. The rear gardens for the proposed dwellings would be approximately 9.8 metres long and would lie between the built form and the trees, on established garden land. Given the position of the trees on the public land and the distance between the proposed dwellings and the trees, the proposals are unlikely to result in a significant encroachment into the root protection areas of the trees.

9.29 The proposals are therefore acceptable with regard to trees subject to the proposed conditions, in line with CSDPD Policy CS1 and 'Saved' BFBLP Policy EN20.

vi. Biodiversity

9.30 The development site consists of two relatively open and well-maintained gardens of low ecological value. The proposed landscaping at the site includes trees in the rear of plots 3 and 4 but does not specify which species. These should be native species to compensate for those lost. The plans also show the use of Cherry Laurel (*Prunus laurocerasus*) which is an invasive non-native species and could spread into the adjacent public open space. Therefore, the landscape plans should be revised to show a native hedgerow and a condition is recommended to secure this.

9.31 Subject to the recommended condition, the proposal is considered to be acceptable in accordance with Policies CS1 and CS7.

vii. Flood Risk

9.32 The site does not fall within a flood zone, although it is noted that land to the rear of the site, i.e. the public right of way, falls within Flood Zones 2 and 3 as this land comprises the culverted Bull Brook. As such, the Lead Local Flood Authority was consulted on the application.

9.33 The LLFA has confirmed that the site is located outside of the floodplain and is not within an area of critical surface water drainage concern. However, consideration should be given to the provision of a SUDS scheme, and it should be ensured that finished floor levels are set appropriately.

9.34 No details of the proposed drainage arrangements for the development have been submitted with the application. However, this is not usually required at application stage for minor developments that are not within a flood zone. While the LLFA has requested details of the drainage proposals prior to determination, from a planning perspective it is considered that this can be dealt with by planning condition. The LLFA has suggested that a gravity connection to the Thames Water sewer may not be possible, however this would be dealt with between the developer and Thames Water.

9.35 Subject to a condition requiring drainage details, the proposed development is considered to be acceptable in terms of flood risk in line with the NPPF and Core Strategy Policy CS1.

viii. Sustainability Implications

9.36 In respect of the proposed additional dwellings, Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. 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.

9.37 No details of the above have been submitted for consideration, and therefore it is recommended that these be secured by way of planning condition.

ix SPA

9.38 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. An Appropriate Assessment has been carried out including mitigation requirements.

9.39 This site is located approximately 2.7 km 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.

9.40 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.

9.41 In this instance, the development would result in a net increase of 4 X 3 bedroom dwellings which results in a total SANG contribution of £24,448.

9.42 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 £2,844.

9.43 The total SPA related financial contribution for this proposal is £27,292. 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 Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

ix. CIL

9.44 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) applications involving the creation of additional dwellings.

9.45 In this case, the proposal would be CIL liable as it comprises the creation of new

dwellings. The dwellings fall within the outer Bracknell charging area, where CIL is charged at £91.73 per square metre of floorspace.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the host buildings, local area, the amenities of the residents of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS23, BFBLP 'Saved' Policies EN20 and M9 and the NPPF.

10.2 The application is therefore recommended for conditional approval subject to the completion of a Section 106 Agreement and the issue of a CIL liability notice.

11 RECOMMENDATION

Following the 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)

That the Head of Planning be authorised to **APPROVE** the application 19/00299/FUL subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years
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 and documents received by the Local Planning Authority on 21 November 2019:

2594-PL-104 Rev A Proposed site elevation

And the following plans received by the Local planning Authority on 25 November 2019:

2594-PL-101 Rev F Proposed site plan and existing location plan

2594-PL-102 Rev B Proposed plans and elevations plots 1&2

2594-PL-103 Rev B Proposed plans and elevations plots 3&4

And the following plan received by the Local planning Authority on 28 November 2019:

2594-PL-106 Rev A Entrance Gates Plan and Elevation

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

03. No structure hereby permitted shall be built above existing ground level until details of the materials 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 part of the development hereby permitted shall be begun until details showing the finished floor levels of the building/s in relation to i.) fixed datum points in the surrounding area and ii.) the finished floor levels of adjacent dwellings 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. The development hereby permitted shall not be begun 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 any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

06. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected for the duration of operational works to implement the development hereby approved by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. 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) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) 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;
- h) 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]

07. No underground services or external lighting shall be installed until:-

- (i) a site layout plan showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. The site layout plan shall include the following details:-
- a) accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs;
 - b) surface water/foul drainage and associated inspection chambers (existing reused and new);
 - c) soakaways (where applicable);

- d) gas, electricity, telecom and cable television service runs;
- e) lighting columns and all associated ducting for power supply; and.

The development shall be carried out in accordance with the approved site layout plan and programme.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

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

08. All hard surfacing around retained trees and areas near to soft landscaping areas should be constructed of permeable surfacing to allow for gaseous exchange and water infiltration to the rooting area.

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.

09. No retained tree, hedgerow or group of shrubs specified as to be retained on the approved drawings shall be cut down, uprooted or destroyed.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans which die, are removed or irreparably damaged during the course of the development, or within a period of 5 years of the completion of the development, shall be replaced with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

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]

10. 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]

11. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12. No dwelling shall be occupied until the associated vehicle parking for the new development and the existing dwelling at 15 Windlesham Road has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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]
13. No dwelling hereby permitted shall be occupied until visibility splays of 2.4 x 43 metres associated with access to those dwellings have been provided as shown on the approved plan have been provided. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
14. The dwellings hereby permitted shall not be occupied until visibility splays of 2.0 metres by 2 metres have been provided at the junction of the driveway for the new parking outside 15 Windlesham Drive and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
15. No dwelling shall be occupied until secure and covered parking for bicycles and bin storage have been provided in accordance with the approved drawings and shall be retained as such thereafter.
REASON: In order to ensure bicycle facilities and bin storage are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
16. No development (including demolition and site clearance) 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 operativesand 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.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]
17. The development hereby permitted shall not commence until a drainage strategy based on sustainable drainage principles detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority. No discharge of foul or surface water from the site shall take place until the drainage works referred to in the strategy have been completed.
The drainage strategy shall include:

- a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table;
- b) Confirmation of the gully spacing calculations to demonstrate that they are capable of conveying the rainfall volumes as set out in the submitted details;
- c) a GIS shape file for the drainage and SUDS system serving the site

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policy: Core Strategy DPD CS1]

18. No development shall take place 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]

19. No development shall take place until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The dwellings thereafter 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]

20. Those windows shown on the approved drawings as having obscured glazing in part or full shall at all times be glazed with a minimum of Pilkington Level 3 or equivalent and shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

INFORMATIVES

01. 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 subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions requires details to be submitted:

- 3. Materials
- 4. Finished floor levels
- 5. Means of enclosure
- 7 Details of services
- 10 Hard and soft landscaping
- 16 Construction Management Plan
- 17 Drainage details
- 18 Sustainability Statement
- 19 Energy Demand Assessment

The following conditions do not require details to be submitted but must be complied with:

- 1 Time limit
- 2 Approved plans
- 6 Trees to be protected
- 8 Permeable surfacing
- 9 Trees to be replanted within 5 years
- 11 Vehicular access
- 12 Vehicle parking
- 13 Visibility splays new dwellings
- 14 Visibility splays new parking for 15 Windlesham Road
- 15 Cycle storage
- 20 Obscure glazed windows

3. The Council's Street Works Team should be contacted Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a S278 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.

4 The soft landscaping plan required by condition 10 should show native species planting to the rear boundaries.

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