

ITEM NO:

Application No. 10

19/00942/3

Site Address:

Ward:

Wildridings And Central

Date Registered:

30 October 2019

Target Decision Date:

25 December 2019

Land At Old Bracknell Close Bracknell Berkshire

Proposal:

Erection of acoustic fence ranging from 2 metres to 3.04 metres in height.

Applicant:

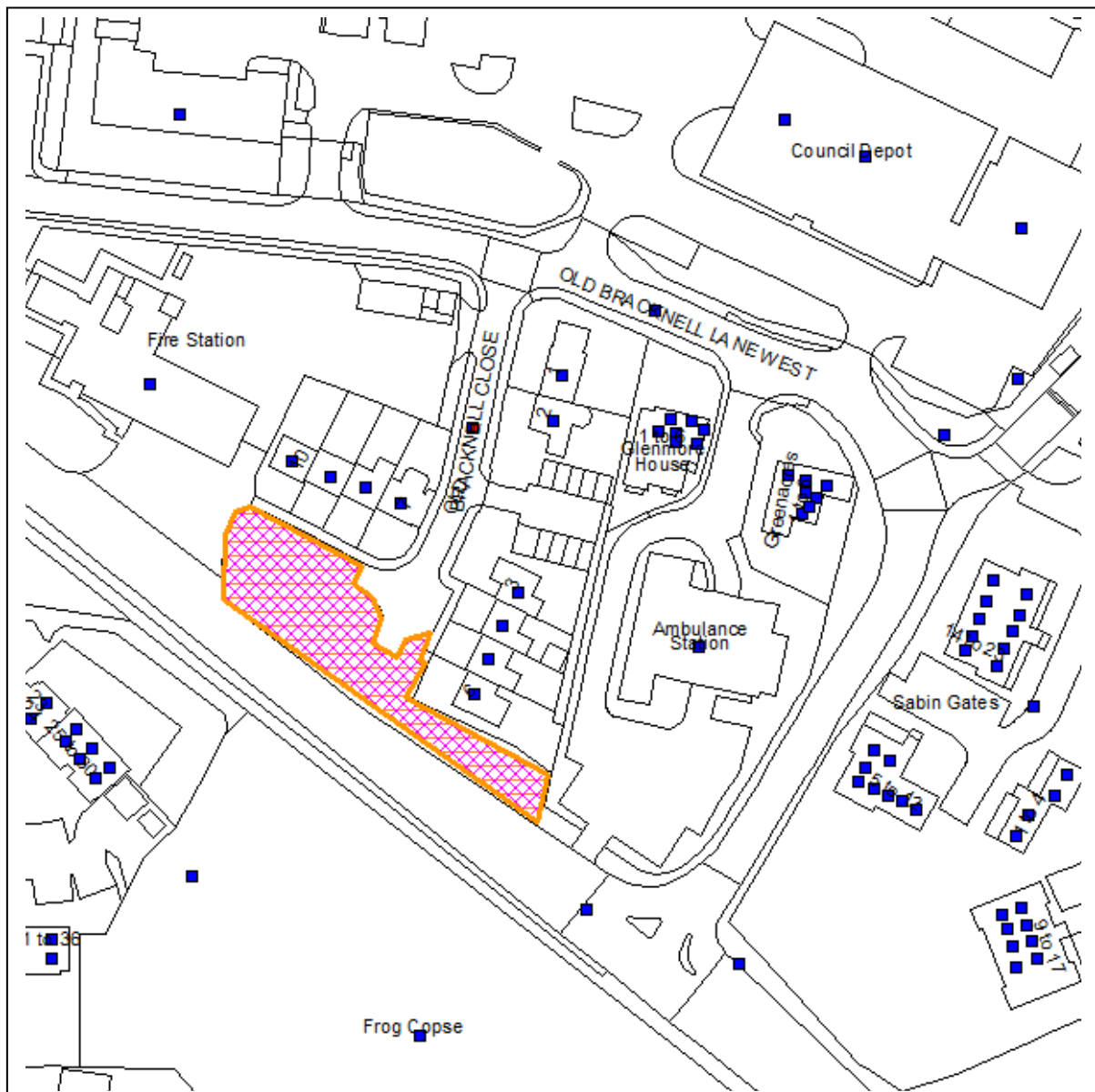
Miss Alison Levy

Agent:

(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

1. SUMMARY

- 1.1 The proposal is for the erection of a fence along the boundary of Old Bracknell Close and Downshire Way.
- 1.2 The development would not result in an adverse impact on the character of the area, the amenities of the neighbouring occupants or highway safety.

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

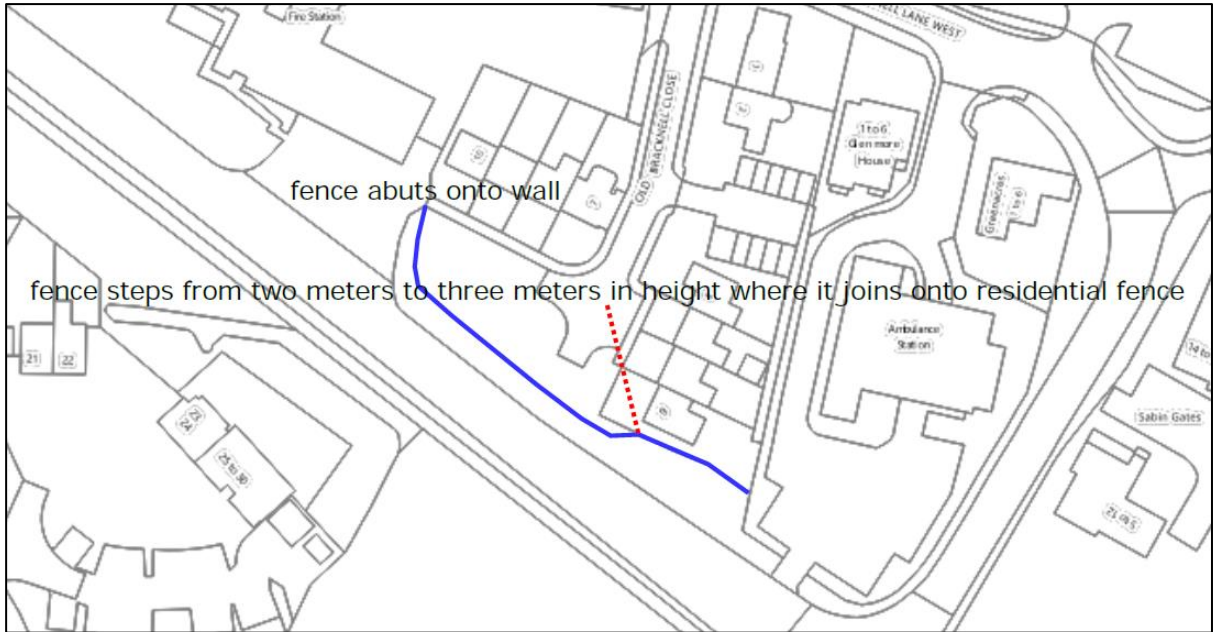
- 3.1 The proposed fence would be located on an area of amenity land and would run along the southern boundary of Old Bracknell Close, from the footpath opposite 10 Old Bracknell Close, to the edge of the garden boundary of 6 Old Bracknell Close.
- 3.2 The amenity land on which the fence will be located is laid with grass. There are two mature trees located within the amenity land.

4. RELEVANT SITE HISTORY

- 4.1 There is no planning history relevant to the proposed development.

5. THE PROPOSAL

- 5.1 The proposed fence would have a length of approximately 38 metres. From the footpath adjacent to 10 Old Bracknell Close to the front boundary line of 6 Old Bracknell Close the fence would have a height of 2 metres. Between this point and the rear boundary line of 6 Old Bracknell Close the fence would step up to 3.04 metres in height. The fence would be constructed of timber close boarding.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other Representations

6.2 No objections have been received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 Recommends that the applicant liaise with the Highway Authority to ensure that the work does not impact on the Downshire Way widening scheme.

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, EN20 of the BFBLP	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)		
Parking Standards SPD 2016		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on 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 Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The proposed fence would cut through the existing amenity land. An area of approximately 112 square metres would be retained on the Old Bracknell Close side and would include the mature trees. The grass and trees would be retained and would provide sufficient softening to the view from Old Bracknell Close. These trees are not protected however they make a positive contribution to the character of the area. As such, a condition is recommended to ensure that the fence is installed in such a way as to avoid damaging the trees.

9.4 When viewed from Downshire Way, there would be a strip of land with a depth of approximately 2 metres between the fence and the highway. A planting scheme is proposed as part of the widening scheme for Downshire Way, however this planting is proposed to be decided and installed after the installation of the fence. Therefore, a condition is recommended for the details of the planting to be provided and agreed in writing by the Local Planning Authority.

9.5 It is proposed to construct the fence with close boarding. The posts will be steel with a gravel board at the base. These materials are common residential fence materials, and therefore would not be considered out of keeping. Furthermore, examples of close board fencing can be found along Downshire Way, the closest being the existing fencing on the boundary of 6 Old Bracknell Close. As the fence would be adjacent to a main road, it is not considered that the height would appear out of keeping with the character of the area.

iii. Impact on Amenity

9.6 The fence is proposed as a visual and acoustic buffer for the residents of Old Bracknell Close. It is considered that the proposed fence would enhance the residential amenity of the occupants of the neighbouring properties both during the construction process and when the widening scheme of Downshire Way is complete.

iv. Transport and Highways Considerations

9.7 The fence is part of the Downshire Way widening scheme. The fence will not interfere with this scheme and therefore is not considered to have a detrimental impact on highway safety.

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 amenities of the occupiers of the neighbouring properties, highway safety or trees. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN2, EN20 and M9 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 by the Local Planning Authority:
 - Location Plan (Received 8th November 2019)
 - Block Plan (Received 8th November 2019)
 - Fence Details (Received 28th October 2019)

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

3. The materials to be used in the construction of the fence hereby permitted shall be similar in appearance to that on the approved 'Fence Details' document.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
4. A scheme depicting soft landscaping shall be submitted to and approved in writing by the Local Planning Authority within 1 year of the date of this permission. 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 scheme being approved by the Local Planning Authority. As a minimum, the quality of all 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]

5. The excavation works for the proposed position of the posts which are located within the root protection area of existing trees on site shall be undertaken only by hand.

REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of 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
 3. Materials
 5. Excavation

The applicant is advised that details of the following condition are required to be submitted and approved within 1 year of the date of this permission:

4. Soft landscaping
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
4. This is a planning permission. Before beginning any development, you may also need separate permission(s) under Building Regulations, the Party Wall Act or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
5. The applicant is advised to liaise with the Highway Authority to ensure that the fence is constructed so as to not impact on the Downshire Way widening scheme.

