

ITEM NO: 14

Application No.
20/00020/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
17 January 2020

Target Decision Date:
13 March 2020

**1 Newell Green Cottages Newell Green Warfield
Bracknell Berkshire RG42 6AB**

Proposal:

Erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings.

Applicant:

Mr Ramlugan

Agent:

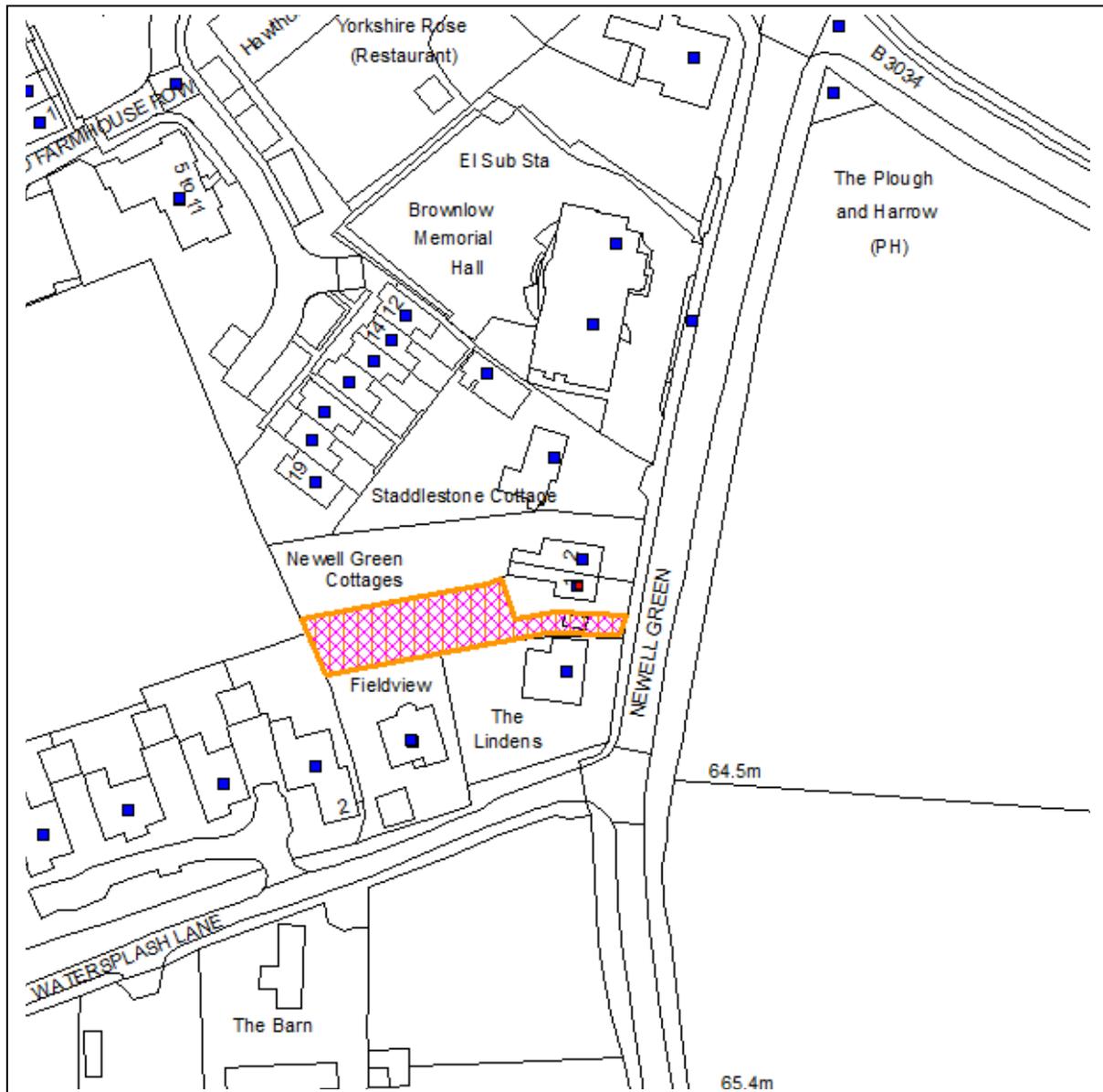
Mr Rob Crolla

Case Officer:

Alys Tatum, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Full planning permission is sought for the erection of a dwelling to the rear of 1 Newell Green Cottages with associated landscaping and access works following demolition of existing garage and outbuildings.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

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 residential units. There would be no adverse highway safety implications.

1.4 Relevant conditions will be imposed. The scheme is CIL liable.

RECOMMENDATION

Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within a defined settlement boundary

Within 5km of the Thames Basin Heath SPA
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3.1 The proposal site consists of a section of the existing rear garden of 1 Newell Green Cottage, a two-storey semi-detached dwelling. Access to Newell Green would be provided down to the side of the existing dwelling where a single detached garage currently exists.

3.2 The application site is located within the defined settlement boundary and the surrounding area is predominantly residential. The site is located within Character A: Newell Green of the Northern Village Study Area of the Character Area Assessment Supplementary Planning Document (SPD)

4. RELEVANT SITE HISTORY

4.1 No relevant planning history of the site.

5. THE PROPOSAL

5.1 Full planning permission is sought for the erection of a single storey dwelling with associated landscaping and access works following demolition of existing garage and outbuildings.

5.2 The dwelling would consist of three bedrooms, one with en-suite, a main bathroom and an open plan living, dining and kitchen area. Off street parking would be provided to the front of the dwelling and a private garden to the rear.

5.3 The proposed dwelling would be single storey and would incorporate a combination of dual pitched roof and flat roof. The ridge height of the dual pitched roof, which would provide a vaulted ceiling feature, would measure 5.9m and the eaves height would measure 3.6m. The dwelling would be 14.7m deep and 10.5m wide.

5.4 Amended plans were submitted during the course of the application to slightly amend the red line outline of the site.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 'Recommend refusal for the following reasons:

- Against BFC policy SA9
- Contrary to policy WNP3 of the emerging Warfield Neighbourhood Plan which says the significance of larger buildings set in large plots in establishing the settlement character whereby proposals for plot subdivision will not normally be appropriate; and development along Newell Green, Forest Road and Osborne Lane should seek to maintain the existing plot ratio and be in the form of semi-detached or small terraces and 2 storey in height.
- Considered to be overdevelopment of the area and will lead to further traffic accessing the already busy Newell Green
- Loss of trees (providing screening) are not replaced within the proposal.

[Officer Comments: The site is not located within the Site Allocation Plan of Warfield and therefore is not covered by policy SA9. Warfield Neighbourhood Plan has not been adopted and therefore carries limited weight in the assessment of the application.]

Other Representations

6.2 Six objections have been received and the concerns raised are summarised as follows:

- Overdevelopment of the site
- Small garden left for existing dwelling on site
- Chimney stack overbearing
- Dwelling will be visible from Newell Green following demolition of existing garage
- Detract from existing character of the area
- Precedent would be set for other similar form of backland development in the area
- Bin store would block public footpath
- Permitted development rights should be removed if approved
- Existing trees on site provide screening and privacy from new developments
- Detrimental to wildlife habitat
- New access to Newell Green would cause safety issues
- Proposal would, by virtue of its size, depth, width, height, massing and layout have an unacceptable impact on the amenities of immediate neighbours.
- No details on how the parking will be arranged for the existing property
- Site is not previously developed land as stated in the Planning Statement but is rather residential garden

[Officer comments: It is noted that some information contained within the Planning Statement are incorrect. The case officer has visited the site and has observed the site and the adjoining sites and therefore the inaccurate information provided does not affect the assessment of the application.]

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection subject to conditions

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:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Noise	EN25 of BFBLP	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
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking standards SPD		
Character Area Assessments SPD		
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 considerations are:

- i. Principle of development
- ii. Impact on the character and appearance of surrounding area
- iii. Impact on residential amenity
- iv. Impact on highway safety
- v. Biodiversity and Trees
- vi. Community Infrastructure Levy (CIL)
- vii. Thames Basin Heaths SPA
- viii. Other considerations

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 CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety etc.

ii) Impact on Character and Appearance of Surrounding Area

9.4 '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.

9.5 The site is located within Character Area A: Newell Green of the Northern Village Study Area of the Character Area Assessments SPD. Newell Green is a small settlement that is based around the Warfield Memorial Ground and remnants of a Victorian hamlet. The character is summarised as being distinct and fairly consistent. In the recommendations, it is noted that development along the main streets should be in the form of semi-detached or small terraces of houses, however infill development at the rear of plots could differ slightly in character without impacting negatively on the settlement. It is also noted that existing frontage conditions should be retained.

9.6 The proposal would constitute a form of backland development, located to the rear of 1 Newell Green Cottages, and would not therefore form part of any existing street scene. The dwelling would be visible from Newell Green, down the proposed access, however due to its set back and its single storey form, it would not appear unduly prominent from the existing street scene. The proposal would require the removal of existing hedging to the front of the site to accommodate for the proposed access and also to provide access to the remaining parking spaces for the existing property. The front of the site would therefore be open with no boundary treatment. Whilst the Character Area Assessments SPD encourages the retention of existing boundary treatment, in this case, the existing hedge could be removed without seeking permission and insisting on the retention of the hedge would result in insufficient parking for the existing dwelling.

9.7 Newell Green is characterised by a mixture of house types. The proposal is for the construction of a detached dwelling which would be acceptable in this location as there are other detached dwellings adjoining the site to the south. The proposed design of the dwelling is contemporary with materials consisting of red brick and roof tiles. Red brick is recognised as being a common material in this character area. The proposed pitch roof element of the dwelling would also be in keeping with design of existing properties in the vicinity. Whilst the contemporary style of the dwelling would differ from the more traditional houses in this location, this alone is not considered to be detrimental to the character of the area.

9.8 It is considered that sufficient space would exist on site to provide adequate amenity space to serve the proposed dwelling. The proposal does result in a significant reduction in size of the rear garden for the existing dwelling no.1 Newell Green Cottage, however this is still considered sufficient in terms of serving its purpose as an amenity area. Off-street parking is also accommodated for both dwellings and therefore it is not considered that the proposal represents an overdevelopment of the site.

9.9 Based on the above, the proposal would not 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, Character Area Assessments SPD and the NPPF.

iii) Impact on 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 high quality amenity for all existing and future occupants of land and buildings.

9.11 The proposal site adjoins the rear garden of no.1 Newell Green Cottages to the north, no.2 Newell Green Cottages to the east, Fieldview and The Lindens to the south, and recent new developments to the west.

9.12 Due to a combination of its proposed design, being single storey, and also its positioning in relation to neighbouring properties, it is not considered that the proposal would impact on the level of light received by any of the above adjoining properties. Each adjoining dwelling is set back at least 8m from the proposed dwelling and adjoin the site by their rear gardens. The dual pitched roof of the dwelling would reach a height of 5.9m however as this would slope away from the shared boundaries with no. 2 Newell Green Cottage and Fieldview, the maximum ridge height of the dwelling would be located towards the centre of the site, away from the shared boundaries. The eaves height of the dwelling would be 3.6m meaning that it would protrude above the existing boundary features however not to an extent that would result in the dwelling appearing unduly prominent when viewed from neighbouring properties. Concerns have been raised from neighbouring properties regarding the prominence of the proposed chimney stack. Whilst it is acknowledged that this feature would be visible from surrounding properties due to its proposed height of 5.6m, taking into consideration its width and also the nature of this structure, it is not considered that it would cause harm to the amenities of neighbouring properties through appearing overbearing.

9.13 Due to being single storey, the proposed dwelling does not raise concern with regards to resulting in any direct overlooking towards the amenity areas of these neighbouring dwellings. There are rooflights proposed in the roofslope of the proposed dual pitched roof element of the dwelling, however the floorplans show that there are no habitable rooms proposed within this roofspace and that the rooflights would be a source of light to the ground floor living accommodation only. Based on this, it is not considered necessary to condition these windows to be obscurely glazed. It is however considered reasonable, due to the height of the roof, to condition that no mezzanine or permanent floor shall be installed in the area shown as a void on the approved plans in order to prevent overlooking.

9.14 Based on the above assessment, the proposal is not considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' policies EN20 and EN25 of the BFBLP and the NPPF.

iv) Impact on Highways Safety

9.15 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS23 of the Core Strategy states that development will be permitted where mitigation against the transport impacts which may arise from that development or cumulatively with other proposals is provided.

9.16 The proposal site would be accessed from Newell Green, A3095, an ancient highway with a 30mph speed limit. The proposed access would be 4.1m to 4.3m wide, running along the southern boundary of the site. The existing front boundary hedge would be removed and a double width dropped kerb proposed in order to cater for the new proposed access and also for the access to the parking spaces for the existing property, 1 Newell Green Cottages. This proposed new access layout would not interfere with the existing telegraph pole situated to the front of the site. A condition is recommended to ensure that the new access along with visibility splays are implemented prior to the occupation of the proposed new dwelling.

9.17 The proposed parking is compliant with the Bracknell Forest Parking Standards SPD as two spaces are proposed for the new 3 bedroom dwelling and two spaces would be retained for the existing 3 bedroom dwelling, 1 Newell Green Cottages. Sufficient space is proposed on site for the turning of vehicles, allowing them to enter and leave the site in forward gear along the new access road. A condition is recommended to ensure that the parking spaces are implemented prior to the occupation of the proposed new dwelling.

9.18 A secure cycle store is proposed to the front of the new dwelling which is conveniently located and of an appropriate scale. The bin storage area is also proposed to be located to the front of the dwelling with a bin collection point situated at the access for use on collection days. Details of the design and appearance of the bin and cycle store have been provided and are considered acceptable. The plans demonstrate that sufficient space would remain to the side/rear of the existing dwelling, 1 Newell Green Cottages, to accommodate for a bin and cycle storage area.

v) Biodiversity and Trees

9.19 The proposal would result in the removal of existing trees on site and a tree survey has been provided to support the application. These trees are not protected and are not considered worthy of protection in this instance. A landscaping scheme condition can be included on any permission to ensure that some soft landscaping is incorporated into the development to soften its appearance.

9.20 An ecology survey is not required as the tree survey shows the majority of trees within the garden are non-native. The outbuildings to be demolished are not considered to have any features of value for biodiversity.

vi) Community Infrastructure Levy (CIL)

9.21 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.

9.22 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.

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

vii) Thames Basin Heaths SPA

9.24 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.

9.25 The site is located approximately 4.75km 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.

9.26 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. In this instance, the development would result in a net increase of 1 x 3-bedroom dwelling which results in a total SANG contribution of £6,112.

9.27 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 £711.

9.28 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 the CSDPD, the Thames Basin Heaths Special Protection Area SPD.

viii) Sustainability

9.29 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.

9.30 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.

9.31 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

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 the site being located within the settlement boundary. It would not result in an adverse impact on the character and appearance of the street scene or wider surrounding area, highway safety, nor would the development result in an adverse impact on the residential amenity of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN8, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS9 of the CSDPD, Character Area Assessments SPD and the NPPF.

10.2 Relevant conditions will be imposed in relating to landscaping, 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 obligations (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 20/00020/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 17.01.2020 and 20.02.2020:

Proposed plan, drawing no. 2861 0101 Rev B
First Floor Plan and Roof Plan, drawing no 2861 0102 Rev B

Proposed Elevation, drawing no. 2861 0103 Rev B
Site and Location Plan, drawing no. 2861 0100 Rev H

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. The dwelling hereby permitted shall not 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]

05. No mezzanine or permanent floor shall be installed in the area shown as a void on the approved plans.

REASON: In order to avoid overlooking to the neighbouring properties.
[Policy: BFBLP EN20].

06. The dwelling hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans '2861 0100-Site and Site location Plan H' and a widened dropped-kerb has been provided onto Newell Green.

REASON: In the interests of highway safety
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The dwelling hereby approved shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway 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 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: BFBLP M9, Core Strategy DPD CS23]

08. The dwelling hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing 2861 0100 – Site and Site location Plan H'. The spaces shall be retained and 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]

09. The dwelling hereby approved shall not be occupied until 3 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interest of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. No works shall commence until the parking for no.1 Newell Green Cottages has been surfaced and marked out 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]

11. The dwelling shall not 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]

12. 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.

13. 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]

14. 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]

In the event of the S106 agreement not being completed by 31 July 2020, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

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.

Informatives

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

03 Materials

04. Hard and soft landscaping

10. Parking for 1 Newell Green Cottages

12. Site organisation

13. Energy Demand Assessment

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

06. Access

07. Visibility splays

08. Parking layout

09. Cycle parking

11. 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
- 05. No use of roof void
- 14. Drainage system(s)

3. Formation of the dropped-kerb will require an application to be made to the Highway Authority. More details are available at: <https://www.bracknell-forest.gov.uk/roads-parking-and-transport/parking/dropped-kerbs-vehicle-access/>