

Unrestricted Report

ITEM NO: 08

Application No.

20/01052/3

Site Address:

Ward:
Wildridings And Central

Date Registered:
7 January 2021

Target Decision Date:
4 March 2021

Rosedale Gardens Bracknell Berkshire

Proposal:

Conversion of grassed amenity land into 10 no. residents parking spaces in various locations.

Applicant:

Bracknell Forest Council

Agent:

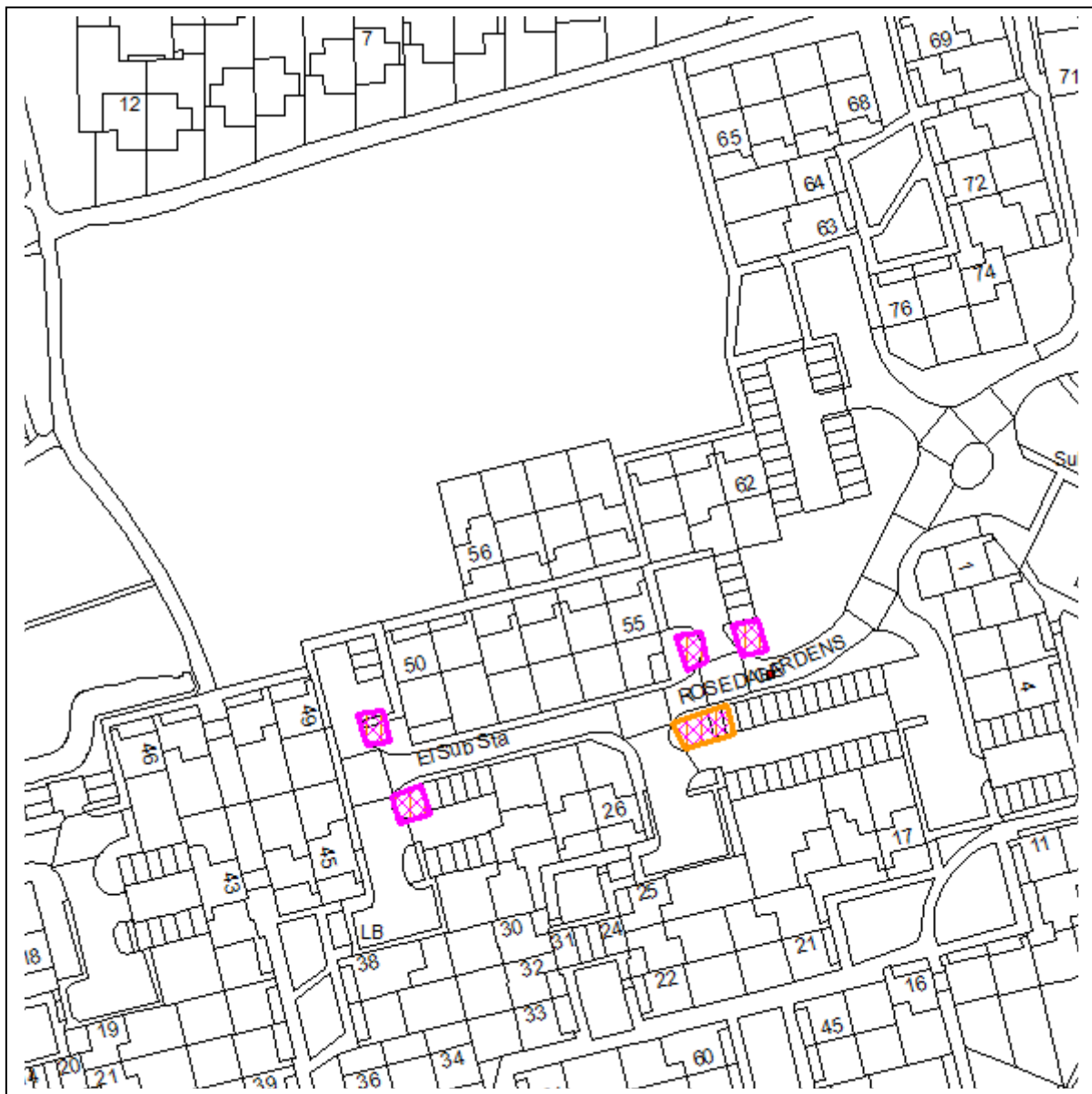
(There is no agent for this application)

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 Planning permission is sought for the formation of 10no. parking bays.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity, or highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING THE APPLICATION TO PLANNING 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 Defined Settlement

- 3.1 The proposed parking bays would be located in 5 areas of amenity land along the residential street, Rosedale Gardens.

4. RELEVANT PLANNING HISTORY

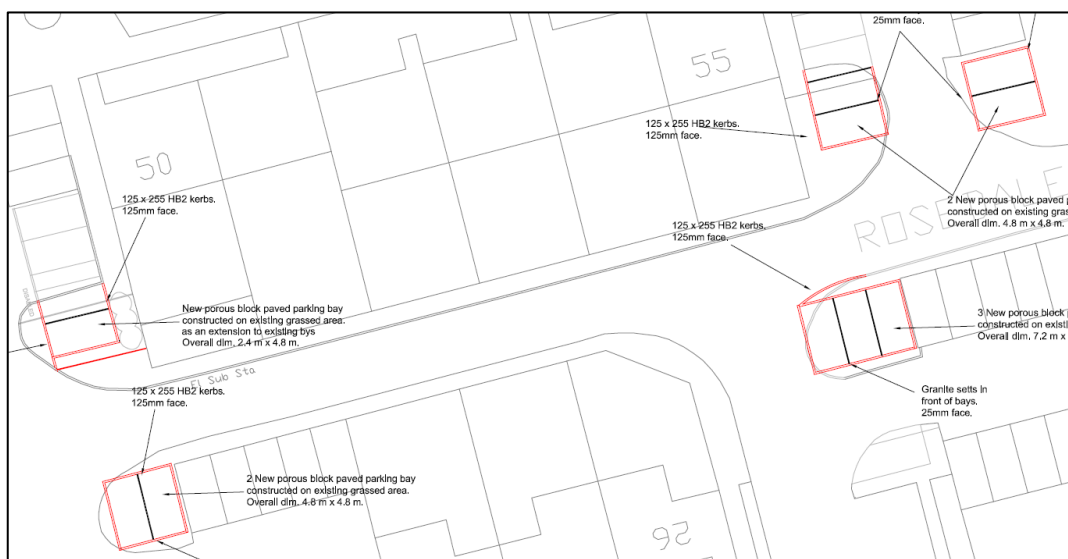
- 4.1 The relevant planning history is summarised as follows:

10/00117/3

Formation of 5no. parking spaces with associated landscaping to rear of Nos. 3 and 4 Rosedale Gardens (Regulation 3 application)
Approved 2010

5. THE PROPOSAL

- 5.1 It is proposed to form 10 parking bays in 5 areas within Rosedale Gardens.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other Representations

6.2 No representations received

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Landscape Officer

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Streetscene (2010)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety 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 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 the character and appearance of the area

- 9.3 The majority of the parking bays are to be located on grassed amenity land. It is noted that some of these grass verges are already being used for vehicular parking.
- 9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

- 9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety Considerations

- 9.6 Considerable on-street parking occurs in this location, and the provision of additional spaces would benefit access and highway safety. The new parking spaces are to be formed in what are currently grass verges, as extensions to existing parking areas. The locations of the new spaces are considered appropriate. The dimensions and arrangement of the spaces comply with the Parking Standards SPD (March 2016). There are no highway safety issues presented by the additional parking spaces.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

- 11.1 The application is recommended for APPROVAL 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:

Layout – Received 07.01.2021

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

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

The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping scheme
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 or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.