

**ITEM NO: 9**Application No.  
**11/00354/FUL**

Site Address:

Ward:  
AscotDate Registered:  
23 May 2011Target Decision Date:  
18 July 2011**Land Adjacent To 62 King Edwards Road Ascot  
Berkshire**Proposal: **Erection of 1 no. two bedroom detached house with associated parking and construction of dormer window to existing dwelling.**

Applicant: Gilbert Homes

Agent: (There is no agent for this application)

Case Officer: Nick Kirby, 01344 352000

[environment@bracknell-forest.gov.uk](mailto:environment@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1 RELEVANT PLANNING HISTORY (If Any)

09/00655/FUL Validation Date: 20.10.2009  
Erection of 1no. four bedroom detached house to side of existing dwelling.  
**Refused**

10/00446/FUL Validation Date: 09.07.2010  
Erection of 1 no. three bedroom detached house with associated parking.  
**Refused**

Appeal Erection of 1 no. three bedroom detached house with  
Validation Date: associated parking.  
18.11.2010 **Appeal Dismissed**

Reference:  
10/00039/REF

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## 2 RELEVANT PLANNING POLICIES

### Key to abbreviations

|                  |  |
|------------------|--|
| <i>BFBCS</i>     | <i>Core Strategy Development Plan Document</i>         |
| <i>BFBLP</i>     | <i>Bracknell Forest Borough Local Plan</i>             |
| <i>RMLP</i>      | <i>Replacement Minerals Local Plan</i>                 |
| <i>WLP</i>       | <i>Waste Local Plan for Berkshire</i>                  |
| <i>SPG</i>       | <i>Supplementary Planning Guidance</i>                 |
| <i>SPD</i>       | <i>Supplementary Planning Document</i>                 |
| <i>PPG (No.)</i> | <i>Planning Policy Guidance (Published by DCLG)</i>    |
| <i>PPS (No.)</i> | <i>Planning Policy Statement (Published by DCLG)</i>   |
| <i>MPG</i>       | <i>Minerals Planning Guidance</i>                      |
| <i>DCLG</i>      | <i>Department for Communities and Local Government</i> |
| <i>SEP</i>       | <i>South East Plan</i>                                 |

| <u>Plan</u> | <u>Policy</u> | <u>Description</u> (May be abbreviated)            |
|-------------|---------------|--|
| BFBLP       | EN1L          | Protecting Tree And Hedgerow Cover                 |
| BFBLP       | EN20          | Design Considerations In New Development           |
| BFBLP       | M9            | Vehicle And Cycle Parking                          |
| BFBCS       | CC7           | Infrastructure and Implementation                  |
| BFBCS       | CS10          | Sustainable Resources                              |
| BFBCS       | CS12          | Renewable Energy                                   |
| BFBCS       | CS23          | Transport  |
| SEP         | CC6           | Sustainable Communities & Character of Environment |

## 3 CONSULTATIONS

(Comments may be abbreviated)

### Transportation Officer

The Council's Highways Officer requested the comments from the previous application 10/00446/FUL were used for the current application. In summary it was requested that

conditions be attached covering issues of the position of the access and the provision of cycle parking.

(OFFICER COMMENT- *the position of the access is addressed in the officer report and a condition is not applied in this respect. A condition is applied as recommended regarding cycle storage.*)

#### Landscape Officer

The Council's Landscape Officer requested the comments from the previous application 10/00446/FUL were used for the current application. In summary it was requested that conditions be attached covering issues of details of hard and soft landscaping and the retention of soft landscaped areas.

(OFFICER COMMENTS - *suggested conditions attached*)

#### Winkfield Parish Council

Winkfield Parish Council recommend refusal for the reasons;

The development is out of keeping with the local street scene. It is an overdevelopment of the site, and by reason of its proximity, is unacceptable to adjacent houses.

### **4 REPRESENTATIONS**

13 Letters of objection were received in total in connection with the scheme as originally proposed by this application and the amended proposal from 10 different households covering the following issues:

- The proposal would adversely affect the neighbouring properties in terms of a reduction in daylight, overlooking and through overbearing appearance
- The net increase of a dwelling would put pressure on local services particularly schools
- The dwelling does not have enough parking and there are existing issues of congestion
- The proposed access would reduce on street parking and is very close to an existing junction
- The proposal would provide insufficient amenity space for the proposed dwelling and no. 62 King Edwards Road.
- The proposal represents overdevelopment of the site which would be detrimental to the character and appearance of the area
- The proposal represents 'garden grabbing'

### **5 OFFICER REPORT**

#### SUMMARY OF KEY ASPECTS OF PROPOSAL

Proposed site area: 0.03ha  
Proposed number of parking spaces: 2  
Proposed number of residential units: 1  
Net gain: 1  
Proposed density: 33 dwellings per hectare

This application is reported to the Planning Committee as more than 3 objections have been received.

#### **i) PROPOSAL**

Erection of 1 no. two bedroom detached house with associated parking and construction of dormer window to the existing dwelling. An appeal was dismissed for previous application 10/00446/FUL for the erection of a new dwelling on grounds that the proposal would have an overbearing appearance to the neighbouring properties and that the application had not demonstrated the proposal would have an acceptable daylighting relationship with neighbouring dwellings. This scheme aims to overcome the Inspectors concerns.

#### **ii) SITE**

The site forms part of the southern section of King Edwards Road which links to Jubilee Avenue. No. 62 is a two storey dwelling with a cat slide roof and ground floor front projection. The existing dwelling has a garden to the north east, hardstanding to the front and gated entrance. Also of note is a tall (approx. 2m in height) dense hedge to the north side boundary and the east front boundary of the site.

#### **iii) PLANNING CONSIDERATIONS**

##### **(1) Principle of the development**

The site lies within the area defined as settlement on the Bracknell Forest Borough proposals map (Feb. 2008) and is therefore acceptable in principle, subject to no adverse impact on the amenity of the neighbours, future occupiers, character of the area, highway safety etc.

It is noted that an objection has been received in respect of the classification of the garden land in relation to its development for residential housing and national policy requirements. Firstly it is noted that at the time of application 10/00446/FUL, the principle of the development was not a reason for refusal and was not raised as an issue of concern by the Inspector.

PPS3 is a Planning Policy Statement on housing and it removed gardens from the definition of brownfield land and the requirement for a minimum density target for housing. However, this does not mean that garden land is not developable or should not be considered as appropriate for development – it simply removes the presumption that it is brownfield. This Council's own Core Strategy supports appropriate sustainable development within the settlement area which, when appropriate, may include garden land (Core Strategy Policies CS1 and CS2). While there has been a change to PPS3 which takes away a presumption of garden land as brownfield, this application is not considered to be contrary to PPS3 in this regard and indeed is still very much consistent with it. As well, it is consistent with the Council's Development Plan in that it attempts to use land efficiently and for site development close to existing infrastructure which lessens the burden of developing Greenfield land outside of settlements.

##### **(2) Transport considerations**

The access and parking arrangements currently proposed for the new dwelling are the same as the previous application 10/00446/FUL. At appeal the Inspector made the following comments in respect of highway safety in relation to the previous application:

*'The loss of one or two [car parking] spaces should not cause any significant increase in on street pressures in a locality where most dwellings have off street parking available. Regarding the access location, whilst not unsafe as proposed, it could be moved towards the other side of the plot's frontage and thus further away from the*

*junction. This would improve visibility to and from the entrance for drivers in the event that a new dwelling is permitted.'*

In light of the Inspector's comments above, it is not considered either the access or parking arrangement for the new dwelling would be significantly detrimental to highway safety. Furthermore the proposed dormer in the existing dwelling of no. 62 King Edwards Road would not create any additional bedrooms and therefore is not considered to have any highway implications through increased parking demand.

### **(3) Impact on character and appearance of the area**

The design of the proposed dwelling is very similar to that previously proposed under application 10/00446/FUL where the Inspector found the dwelling to have an acceptable impact on the character and appearance of the area. The main difference is that the current proposal of a new dwelling has a lower ridge height than the previous scheme and the first floor window above the front door has been removed. The ridge height current proposal is 6.9m, 0.6m lower than the 7.5m proposed under the previous scheme meaning the dwelling will be more in keeping with the ridge heights of the adjacent dwellings as shown in the streetscene elevation 389/P/007. The removal of the window in the front elevation is not considered to be detrimental to the character of the area. Furthermore the siting of the dwelling is similar to the appealed scheme maintaining sufficient separation distances with neighbouring dwellings and is considered acceptable in terms of visual appearance.

The proposed dormer in the front elevation of no. 62 King Edwards Road is in sympathy with the size, style and design of the surrounding dwellings in the streetscene.

### **(4) Impact on the amenity of neighbouring residents**

Previous application 10/00446/FUL was refused for having an adverse impact on the amenity of neighbouring residents through an overbearing appearance (no. 62 and 60a) and a loss of daylight to no. 60a King Edwards road.

With regards to the overbearing appearance, the Inspector made the following comments about the appearance of the proposed dwelling when viewed from the first floor window of no. 60a which is the primary source of daylight/outlook for a habitable bedroom. *'The proximity is such that not only would the bulk, height and depth of the new building appear overbearing from each of these bedrooms, it would also give rise to a material loss of light to each window, despite the "catslide" roof form at the front.'*

The design of the proposal has been amended so the built form of the proposed dwelling that is opposite the window of no. 60a is of single storey height. No. 60a's first floor window will remain opposite the flank wall of the proposed dwelling although will be set off the two storey part (forming bedroom 2) by 6.4m as shown on drawing number 389/P/003A. Given this separation distance, it is not considered the proposed dwelling would have an unduly overbearing appearance when viewed from the first floor of no. 60a King Edwards Road. The outlook from the ground floor windows of no. 60a is not significant due to the existing boundary treatment opposite. Therefore the proposal will not be significantly overbearing when viewed from the ground floor of 60a King Edwards Road.

With regards to a loss of daylight, the Inspector made the following comments: 'I share the Council's concern that the appellant's lighting report has not fully clarified the degree to which each of those particular first floor windows would be affected'. The current application includes an amended daylighting report and also plans for a proposed dormer window in the front elevation of no. 62 King Edwards following the

bricking up of the window in its north east elevation serving bedroom 1. This proposal is secured by a condition.

The daylighting report submitted uses tests from the Building Research Establishment report entitled 'Planning for daylight and sunlight'. This guidance document suggests that the daylight of an existing building may be adversely affected if 'the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 8 times its former value.' The submitted daylighting report states that the light reaching the first floor window of no. 60a would comply with and exceed both of these standards and therefore the proposed daylighting relationship is considered acceptable.

The side facing ground floor windows of no. 62 did not meet the vertical sky component standard meaning the daylighting could be adversely affected. However it is noted that these side facing windows provide a secondary source of light to the rooms they serve, one to the living room and one to the kitchen/dining room. As each room is served by an unaffected window, this daylighting relationship is considered acceptable.

With regards to privacy, due to the position of windows, the level of existing boundary treatment and the orientation of the dwelling, it is not considered the proposal would give rise to a detrimental level of overlooking. This was also the view of the Inspector at the time of the previous appeal.

#### **(5) Access Implications**

There are no accessibility issues for disabled people relating to this application

#### **(6) Thames Basin Heaths Special Protection Area (SPA)**

The Council, in consultation with Natural England, has formed the view that that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

This site is located within 5km of the SPA (but not within 400m) 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.

Therefore, an Appropriate Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the site.

#### **(7) Infrastructure, services and amenities**

The Council has adopted detailed guidance on the interpretation of relevant planning policies and the mitigation of the impact of development. This guidance is set out in a Supplementary Planning Document called 'Limiting the Impact of Development' (adopted July 2007). For a development such as this, it seeks financial contributions towards improvements to local provision where a need is identified. These are secured by means of planning obligations set out in a Legal Agreement (S106 Agreement).

This proposal would require contributions towards:

- Transportation facilities
- Open space and recreational facilities
- Primary and nursery educational facilities
- Libraries facilities

- Thames Basin Heaths Special Protection Area

A draft S106 agreement has been submitted with this application.

#### **iv) CONCLUSIONS**

It is not considered the proposed dwelling would have a significant detrimental impact on the amenity of the neighbouring property through overlooking, a loss of daylight or an overbearing appearance and as such it overcomes the concerns raised by the previous appeal Inspector. Furthermore the proposed dormer to no. 62 King Edwards Road will not create overlooking or have an adverse impact on the character of the area.

### **6 RECOMMENDATION**

(ii) **Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-**

- a) Transport facilities
  - b) Open space and recreation facilities
  - c) Primary and nursery education facilities
  - d) Library facilities
  - e) Thames Basin Heath Special Protection Area,
- the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23/05/11:

389/P/001, 389/P/007, 389/P/008, 389/P/009, 389/P/0010, 389/P/009A, 01 and Design and Access Statement

Amended plans 389/P/003A, 389/P/006A, 389/P/005B received by the Local Planning Authority on 14/06/11

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

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

03. No development shall take place in connection with the new dwelling hereby permitted shall take place until samples of the materials to include bricks and roof tiles to be used in the construction of the external surfaces of the new dwelling on land adjacent to no. 62 King Edwards Road 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: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. The materials to be used in the construction of the external surfaces of the development to the existing dwelling at number 62 King Edwards Road hereby

permitted shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north east or south west elevation of the new dwelling hereby permitted except for any which may be shown on the approved drawing(s).  
REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: BFBLP EN20]
06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Class A or B of Part 1 of the Second Schedule of the 1995 Order shall be carried out to the new dwelling hereby permitted.
07. The new dwelling hereby permitted shall not be occupied until the associated vehicle parking has been surfaced 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]
08. No development in connection with the new dwelling hereby permitted shall take place until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.  
REASON: In the interests of the character of the area.  
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
09. No development in connection with the new dwelling hereby permitted shall take place until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.  
REASON: In the interests of sustainability and the efficient use of resource  
[Relevant Policy: Core Strategy DPD CS10]
10. The new dwelling hereby permitted shall not be occupied until a Post Construction Review Report carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate has been



submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.

REASON: In the interests of sustainability and the efficient use of resources  
[Relevant Policy: Core Strategy DPD CS10]

11. The new dwelling hereby permitted shall not be occupied 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% unless otherwise agreed in writing by the Local Planning Authority). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of the sustainability and the efficient use of resour  
[Relevant Plans and Policies: CSDPD Policy CS12]

12. No development in connection with the new dwelling hereby permitted shall take place except for the laying of foundations until the proposed dormer window in the front elevation of no. 62 King Edwards Road has been substantially completed and the first floor window in the north east elevation has been bricked up, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the residents of no. 62 King Edwards Road.  
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

13. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

14. The protective fencing and other protection measures specified by condition 13 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description

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]

15. No development in connection with the new dwelling hereby permitted shall take place until:

- 1) a scheme depicting hard and soft landscaping and
- 2) a three year post planting maintenance scheme

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

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 occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. 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, unless the Local Planning Authority gives written consent to any variation.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

16. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

17. No development in connection with the new dwelling hereby permitted shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The new dwelling shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area  
M9 which seeks satisfactory parking provision for vehicles and cycles.  
EN1 which seeks to protect tree and hedgerow cover.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.  
CS10 which requires development proposals to be accompanied by a Sustainability Statement.  
CS12 which requires development proposals to be accompanied by an Energy Demand Assessment  
CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Planning Policy Statements:

\* PPS3: 'Housing', which seeks to achieve high quality and well-designed housing; a mix of housing, both market and affordable; housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure; a flexible, responsive supply of land; and effective use of land, including re-use of previously-developed land, where appropriate.

Supplementary Planning Documents

\* Limiting the Impact of Development Supplementary Planning Document (July 2007), which provides guidance on planning obligations which may be required to satisfy planning policies, and aimed at making development more sustainable.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity of the area given the existing pattern of development and the remaining separation distances with neighbouring dwellings or the amenity of neighbouring residents given the submitted daylighting report and alterations proposed to no. 62 King Edwards Road. The proposal will not adversely affect highway safety given the position of the proposed access and will not overburden local services subject to the completion of a satisfactory S106 agreement. Objections have been received about the location of the development within an existing garden, although the principle of the development is considered acceptable in accordance with PPS3 given the sustainability of the location.

The planning application is therefore approved.

(ii) In the event of the S106 planning obligation(s) not being completed by

30.09.2011, the Head of Development Management be authorized to **REFUSE** the application for the following reason:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, open space and outdoor recreation facilities, primary and nursery education facilities, library facilities and the Thames Basin Heath Special Protection Area. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures the proposal is contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007)

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)