

## Unrestricted Report

### ITEM NO: 15

Application No.  
**12/00232/3**

Site Address:

Ward:  
Great Hollands North

Date Registered:  
13 March 2012

Target Decision Date:  
8 May 2012

### Street Record Vandyke Bracknell Berkshire

Proposal:

**Formation of 3 no. parking bays on landscaped area within parking court (Regulation 3 application).**

Applicant:

Bracknell Forest Council

Agent:

(There is no agent for this application)

Case Officer:

Katie Parsons, 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)

## 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>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>NPPF</i>	<i>National Planning Policy Framework</i>
<i>SEP</i>	<i>South East Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	EN2L	Supplementing Tree And Hedgerow Cover
BFBCS	CS7	Design

## 3 **CONSULTATIONS**

(Comments may be abbreviated)

### Transportation Officer

Comments included in main report.

### Landscape Officer

Comments included in main report.

### Bracknell Town Council

Considered no objection.

## 4 **REPRESENTATIONS**

No representations were received.

## 5 **OFFICER REPORT**

### **i) PROPOSAL**

The proposal would involve the removal of a planted area within an existing parking area, with three parking spaces (one for disabled users) marked in its place. The new spaces would align with the existing car parking spaces adjacent, which would also be re-marked to allow best use of the available space. A section of wall would be demolished and a dropped kerb installed to allow convenient access to the disabled space from the adjacent houses. An existing lamp column would also be relocated as a result of the proposals.

## **ii) SITE**

The proposed parking area is located adjacent to an existing parking area to the side of 98 and 101 Vandyke and currently contains an area of planting in between existing car parking spaces.

## **iii) PLANNING CONSIDERATIONS**

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

The proposed development would provide additional parking bays in an area where there is a demand for additional parking to serve the existing residential properties. The principle of the proposed development would therefore be in accordance with BFBLP Policies EN20 and M9 and BFBCS Policy CS7.

### **(2) Impact on character and appearance of surrounding area**

The site is within an existing car parking area at the end of a cul-de-sac. The planted area would be removed and replaced with hard-standing to match the adjacent car parking spaces, with kerbs lowered and part of the brick wall behind the parking area removed to allow convenient access to the disabled parking space from the adjacent houses.

The Landscape Officer has commented that she cannot support the loss of the planted area as it is the only substantial area of soft landscaping in this area of Vandyke and she considers that the existing evergreen shrubs make a significant contribution to the amenity of the area by softening the impact of the extensive hard surfacing, garages, brick walls and fences. It is her advice that the planted area should be retained for the amenity of the area.

Whilst it is recognised that the verges and planted areas in the local streets soften the appearance of the area, observations at the site show that there is pressure on on-street parking provision in the local area and cars are often parked adjacent to or on verges and around junctions. This leads to a cluttered and congested appearance. Furthermore the planted area is not considered to contribute to the wider streetscene, although it is of amenity value in the immediate locality.

It is not therefore considered that the loss of the planted area would have a significant impact on the character of the local area and there are other verges in the parking areas where compensatory planting could be introduced, with knee-rail fencing to prevent damage to the landscaping through unauthorised parking. No such planting is currently shown on the submitted plans and the submission and implementation of a suitable scheme should be secured by condition.

In summary, the impact of the proposal on the character and appearance of the surrounding area is considered to be acceptable, taking into account the need for additional car parking in the local area.

### **(3) Impact on the amenity of neighbouring residential property**

It is not considered that the proposed car parking area would be sufficiently close to existing dwellings to have any significant impact on neighbouring residential amenity, as the parking spaces would be adjacent to existing car parking spaces. It is not

therefore considered that the proposal would detract from the living conditions of adjacent residents.

#### **(4) Transport considerations**

Vandyke is a residential area with several small car parking areas serving residents. On-site observations indicate that parking occurs on the road and verges in the local area due to the demand for parking outstripping availability of spaces.

Additional spaces would remove on-street parking and would reduce congestion. The proposed additional and re-marked car parking spaces would be of sufficient size and would provide adequate manoeuvring space. As the proposal is to provide additional parking to an existing residential area rather than to serve a new development, no minimum number of spaces is required. The proposal is therefore considered acceptable in relation to transport considerations.

The Highways Officer has advised that there may be a better location for the lamp column, but that the principle of relocating it is acceptable, therefore it is recommended that the details for moving the lamp column are secured by condition so that suitable alternative positions can be considered. It is also recommended that a replacement low wall or other means of enclosure such as bollards be provided to the immediate rear of the new car parking spaces to prevent vehicles driving onto the footway. Again this can be secured by condition.

#### **(iv) CONCLUSION**

The proposed development would enable additional parking bays to be provided without a significant loss of visual amenity or local character. The proposed development would not detract from the living conditions of residents. It is therefore considered acceptable, subject to conditions to secure replacement planting, relocation of the lamp column and provision of a barrier to the rear of the car parking spaces, as outlined in the report above.

## **6 RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

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 13 March 2012:  
Drawing number 4817/093 (Residential Street Parking Improvements - Vandyke 98-101)  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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 landscaping scheme shall include the following:
  - i) New planting on remaining grass verges near to the approved car parking spaces with knee-rail fencing to protect the landscaped and grassed areas as appropriate; and

- ii) Details for the relocation of the lamp column on the site; and
- iii) Details for the position, type, design and type of a physical barrier to the rear of the car parking spaces to prevent parking on the footway; and
- iv) 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 commencement of the development or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed in accordance with the approved scheme prior to the approved parking spaces first being brought into use and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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 protection of residential amenity for nearby occupiers and the visual amenity of the area.

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

#### 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 (BFBLP):  
EN2 – which seeks to supplement tree and hedgerow cover  
EN20 – Design considerations in new development  
M9 – Vehicle and cycle parking  
Core Strategy Development Plan Document (BFBCS)  
CS7 – Design

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20 and M9; BFBCS Policy CS7; and SEP Policy CC6. The proposal would provide additional parking facilities in an area where there is currently a shortfall of parking. Notwithstanding the concerns of the Landscape Officer it is not considered that the proposal would not unduly detract from the character of the area and it would not significantly affect the amenities of neighbouring property. The planning application is therefore approved.

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)