

Unrestricted Report

ITEM NO: 18

Application No.
12/00313/3

Site Address:

Ward:
Crown Wood

Date Registered:
6 April 2012

Target Decision Date:
1 June 2012

Street Record Nuthurst Bracknell Berkshire

Proposal:

Conversion of 3 areas of Nuthurst into residents parking giving 12 additional spaces.

Applicant:

Bracknell Forest Council

Agent:

(There is no agent for this application)

Case Officer:

Ken Lusted, 01344 352000

environment@bracknell-forest.gov.uk

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



1 **RELEVANT PLANNING HISTORY** (If Any)

No relevant planning history.

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
BFBCS	CS7	Design

3 **CONSULTATIONS**

(Comments may be abbreviated)

Transportation Officer

The Transportation Officer has previously said the proposals are acceptable.

Landscape Officer

The proposed additional parking spaces would create large continuous areas of car parking, especially by house No 106 and No 41.

Tree planting should be located within the parking courts where the additional spaces are proposed to soften the impact of the hard surfaces. Trees should be planted in the grass areas outside No's 21, 30, 47 and 59. Some shrub planting should also be included to the side of the proposed parking spaces to screen the cars and soften the impact in the streetscene.

A landscape condition should be attached to possible approvals.

Bracknell Town Council

No objection.

4 **REPRESENTATIONS**

One objection has been received from a local resident who says there is normally adequate parking in this area and she is concerned about the removal of the "appreciated" green space.

5 OFFICER REPORT

This application is reported to Committee because the application has been submitted by the Planning and Transport Division of the Council.

i) PROPOSAL

It is proposed to provide 12 parking bays in Nuthurst. The proposed parking bays will all be adjacent to existing parking bays. Three of the parking bays will be located to the north of 14 and 15 Nuthurst, 4 of the parking bays will be located to the north of 107 Nuthurst and 5 of the parking bays will be located to the north of 41 and 42 Nuthurst

ii) SITE

The sites of the proposed parking bays are currently grassed areas between the carriageway and the foot way. There are currently small trees to the north of 15 and 41 Nuthurst.

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 proposed development is in accordance with BFBLP Policies EN20 and M9 and CSDPD Policy CS7.

(2) Transport considerations

The Transportation Officer has previously stated that the proposed additional parking bays are acceptable in principle.

(3) Impact on character and appearance of the area

The proposed development will result in the loss of small parts of the grassed areas and two small trees. The Landscape Officer has raised concerns about the large continuous areas of car parking that would be created which she considers would be too dominant in the street scene.

Whilst the development will result in the loss of some of the grassed areas and the two small trees there are extensive grassed areas alongside the road and footways in Nuthurst and several trees and other planted areas, It is considered the proposed development will not result in a significant change to the character and appearance of Nuthurst and the surrounding area. Additional landscaping could mitigate the impact of the development and it is considered any permission should be subject to a condition requiring new landscaping.

(4) Effect on the amenity of neighbouring residential property

It is considered that the proposed development will not unduly detract from the living conditions of people living in Nuthurst and the surrounding area.

(5) Access implications

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

iv) CONCLUSIONS

The proposed development will enable additional parking bays to be provided to within Nuthurst which will benefit local residents. The proposed development will not unduly detract from the street scene and character of Nuthurst or the living conditions of residents.

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 plan received by the Local Planning Authority on 10 April 2012
Drawing no. 103
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 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 as may otherwise be 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 visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD 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):
EN1 – which seeks to protect tree and hedgerow cover
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking

Core Strategy Development Plan Document (CSDPD):
CS7 – Design

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

The following material considerations have been taken into account:

The proposed development will provide additional parking in an area where there is currently a shortfall of parking. It will not unduly detract from the character of the area.

The proposal is considered to comply with BFBLP Policies EN1, EN20 and M9 and CSDPD Policy CS7. The proposal will enable additional parking facilities to be provided and it will not have an undue adverse impact upon the existing grassed and landscaped areas, the character of neighbouring property or area or 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