

Unrestricted Report

ITEM NO: 16

Application No.
12/00261/REM
Site Address:

Ward:
Great Hollands North

Date Registered:
19 March 2012

Target Decision Date:
18 June 2012

Land Parcel H20 and H21 Peacock Lane Bracknell Berkshire

Proposal:

Submission of details of scale, layout, appearance, access and landscaping for the erection of 78no. dwellings with associated parking pursuant to outline permission 98/00288/OUT (623523) (affects land parcel H20 (part) and H21).

Applicant:

Redrow Homes (Southern) Ltd and Persimmon Homes Ltd

Agent:

Mr Mark Hamilton

Case Officer:

Martin Bourne, 01344 352000

environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

623523

Validation Date: 09.03.1998

Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane.

Approved With A Legal Agreement

07/00189/REM

Validation Date: 19.02.2007

Submission of details of layout, scale, appearance, access and landscaping for a 20m. wide buffer zone lying between Queens Wood/West Garden House and land parcel H21, including footpaths, planting, earthworks and associated drainage, pursuant to outline planning permission 98/00288/OUT.

(Affects Parcel H17)

Approved

10/00086/REM

Validation Date: 06.02.2010

Reserved Matters application pursuant to outline permission 625623 for the regrading of Land Parcels H20 and H21

10/00249/REM

Validation Date: 19.04.2010

Submission of details of scale and layout for the regrading of land, using fill from elsewhere on Jennett's Park site, pursuant to outline planning permission 98/00288/OUT (623523) (affects land parcels H17, 19, 20 and 21 and wildlife corridor to east of Queens Wood and West Garden House).

Approved

10/00457/REM

Validation Date: 13.07.2010

Submission of details of scale, layout, appearance, access and landscaping for installation of foul pumping station, in fenced compound, with associated sewers (forming part of drainage strategy associated with the phase 3 infrastructure works) pursuant to outline permission 98/00288/OUT (623523).

Approved

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	EN2L	Supplementing Tree And Hedgerow Cover
BFBLP	EN3L	Nature Conservation
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	M9	Vehicle And Cycle Parking
BFBLP	PH12	New Housing Development
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS7	Design
BFBCS	CS14	ThamesBasinHeaths SpecialProtectionArea
BFBCS	CS23	Transport
SEP	CC6	Sustainable Comms. & Character of Env.
SEP	H5	Housing Design and Density
SEP	T4	Parking
SEP	NRM6	Thames Basins Heaths SPA

3 CONSULTATIONS

(Comments may be abbreviated)

Transportation Officer

Comments incorporated in main report.

Parks and Countryside Officer

Detailed comments provided which have been addressed in amended plans.

Environmental Health and Safety

No objection subject to a condition to control the environmental effects of the construction work. *[Officer comment: The outline planning permission includes such a condition (no. 27) which still applies].*

Biodiversity Officer

No objection subject to a standard condition for a ground nesting bird survey.

Bracknell Town Council

Observations,
Bracknell Town Council have no objection in principle to this application as long as the number and size of the dwellings match the original agreed plan

4 REPRESENTATIONS

A letter of objection and further representations have been received from the owners of Queens Wood objecting to the application for the following reasons:-

- the current proposals include a design and orientation of houses that are 3 storeys in height and thus hugely intrusive into both our garden and, more importantly, into all of our principal living rooms and bedrooms.

- The Master Plan requires low density housing to the western edge – not considered that it is within the spirit of that Plan, to allow 2.5 or 3 storey properties in the specific location.

Reference is also made to the Planning Committee meeting of the 9 June 2005, at which the Masterplan Design Statement was approved subject to some further amendments the Members required to be made. The objectors draw attention to the following passage in their contemporaneous notes made at the Planning Committee:-

“Piasecki raised the issue of heights alongside buffer zones, saying the plan only shows low density so there must be no 3 or 4 storey buildings. The Chairman confirmed this was the case and anything else must come to committee.”

[Officer Comment: This is noted but the Masterplan Design Statement, as approved, does not contain such a restriction. For this part of the site it states: ‘ - Storey heights to vary from 2, 2 1/2, and 3’].

Relevant matters set out in the Master Plan include:

1. Figure 06 – Sets out ‘Soft landscape edge’ on the western boundary of Parcel 21. Such soft landscape is intended to enhance the outlook for properties adjoining the buffer zone, but also to provide some protection to our property from overlooking from the buffer zone. The landscape edge will instead be overwhelmed by 3 storey buildings. [Officer comment: The tallest houses on the western side of the application site are two-storey (with a ridge height of about 9m). Some have widows lighting rooms in the roof space – such houses are generally referred to as being two and a half storey. The proposed layout is considered to be in accordance with the approved Masterplan Design Statement – it is actually more spacious than the illustrative layout shown on figure 25a].

2. Paragraph 5.2.iv calls for the retention of the openness of the country park area. Again, the south eastern part of the Country Park will be dominated by the proposed 3 storey houses, which will be visible even from the far side of the park. [Officer comment: The application site is separated from the Country Park by the curtilages of West Garden House and Queens Wood and the 20m wide buffer].

3. Paragraph 5.3.8 calls for natural landscape features and important wildlife areas to be conserved and enhanced. Does the building of 3 storey houses seriously ‘conserve and enhance’ such an important landscape feature and, indeed, wildlife area? [Officer comment: The proposed development is considered to be acceptable in this regard – no objection has been raised by the Council’s Bio-Diversity Officer].

4. Paragraph 6.1 calls for locating less dense development on the landscape edges to provide a transition to open space. 3 storey structures will achieve exactly the opposite, creating a dominant series of tall houses immediately alongside the buffer zone. [Officer comment: The proposed development – in the form of detached houses - is less dense than elsewhere. See also comment on (1) above].

5. Paragraph 6.3 refers to the massing, height and scale of buildings creating the appropriate character and distinctiveness. Given that figure 15 clearly indicates low density on the western edge of Parcel 21, it is difficult to see how 3 storey buildings create 'an appropriate character' in such a sensitive location. [Officer comment: The proposed development is considered to comply with the relevant section of the Masterplan Design Statement which deals with the Character Area within which the application site lies].

6. Figure 09 of the Master Plan sets out the need for sensitive edge treatment, again highlighting the need to treat this edge with far more care than the current application. [Officer comment: The edge treatment is similar to that approved on other land parcels (H17, H15, H13 and H10) on the western edge of the housing at Jennett's Park and is considered to be acceptable in this regard].

Of specific concern is:

Plot 64 – This 'Hampstead' is orientated to face directly onto our property. On the 3rd floor there are 2 large dormer windows as well as 2 'Velux' type windows. It is interesting to note that the 'Hampstead' design on Parcel 15/17 had no such Velux windows in the front elevation. [Officer comment: The velux windows have been removed in amended drawings – see also Section 7 below].

Plot 53 – Although orientated sideways on to our property, this 'Hampstead' is the one house that is located immediately on the edge of the buffer zone and therefore at the closest point to our property and garden. We will look out on a sheer 3 storey brick wall. There is also a first floor bedroom window in the side elevation that will look directly into our property. [Officer comment: See Section 7 below].

Plot 54 – Like Plot 64, this 'Hampstead' will look into our garden and house, albeit from a more acute angle. Regardless of the more acute orientation, it will still allow direct overlooking. [Officer comment: See Section 7 below].

Plots 51 and 41 – Although these 'Hampsteads' are located such that overlooking of our house should be minimised; they will nonetheless overlook a large part of our garden. [Officer comment: These houses look towards the land bounding the drive to Queens Wood and West Garden House rather than the garden areas adjoining the houses. Because of the intervening 20m buffer the minimum distance from a 2nd floor window to the boundary is in excess of 30m. The Council's guidance figure for a normal minimum separation in this instance is 15m].

All of these significant 3 storey houses will also risk creating a 'corridor' type appearance between the protected trees in our garden, the tall houses and the buffer zone, detracting from the pleasant landscape and walks originally contemplated. In our view, even 2.5 storey properties are not acceptable on Plots 64, 53 and 54 as they will have a similar impact to 3 storeys.

5 OFFICER REPORT

This application is reported to committee at the discretion of the Head of Development Management in view of the comments by the objectors in relation to the committee consideration of the Masterplan in 2005.

(i) PROPOSAL

The application seeks reserved matters approval, pursuant to outline planning permission 98/00288/OUT, covering the details of scale, layout, landscaping, access and appearance for 78 dwellings on land parcel H20 and part of land parcel H21. The proposed density is 26 dph. The proposal provides for detached, semi-detached, linked-detached and terraced houses, and a single flat, of two and two and a half storeys in height. Associated car parking is in the form of attached, detached and integral garages, on drives and in a parking court together with lay-by visitor parking.

A small children's play area (LAP – local area of play) is proposed on the northern edge of the site and the site includes a pumping station in a compound on the site's southern boundary which already benefits from planning permission (reference 10/00457/REM).

The residential accommodation sought comprises:

20no. 5 bedroom houses
37no. 4 bedroom houses
19no. 3 bedroom houses
1no. 2 bedroom house
1no. 2 bedroom coach house

A number of amendments have been made to the application in the course of its consideration.

(ii) SITE

The 3.0 ha site lies in the south-west corner of that area at Jennett's Park which is being developed for housing. It was fairly low-lying land and its levels have been raised by land-filling using material arising from development elsewhere at Jennett's Park under reserved matters approval 10/00086/REM. As a result of this it is fairly flat with a ditch running along the western part of its southern boundary, with trees beyond. Otherwise the site does not contain any trees.

The site is bounded to the south by the grounds of Easthampstead Park School within which a caretaker's bungalow and a floodlit all-weather playing field lie close to the boundary with the application site. Land which is under construction for housing lies to the east (land parcel H19) and to the north (land parcel H17). A broadly square area of land forming the central part of land parcel H19 has been omitted from the present application.

The site's western boundary is formed by a 20m wide landscaped buffer, containing a footpath/cycleway, beyond which lies the drive to two houses, Queens Wood and West Garden House. These two houses lie to the north-west of the application site.

(iii) PLANNING CONSIDERATIONS

(1) Principle of the Development

The principle of development has been established by the grant of outline planning permission 98/00288/OUT (623523). The detailed reserved matters submissions, of which the current submission forms a part, fall to be assessed against national planning guidance, the development plan policies set out above and the Masterplan Design Statement approved in June 2005.

(2) Transportation Considerations

Access:

The parcel will be accessed via a new road network accessed from the spine road built under phase 2 and 3. The roads have been designed to adoptable standards. The locations of the access points off the internal road are acceptable in terms of geometry and position. The internal road layout also joins up to the adjacent development parcel creating a system of linked roads. The design of the roads within this parcel has followed the same pattern as the parcel adjacent with junctions being highlighted by a change in material.

The main road that links into the parcel is 5.5m wide and has footways on either side with areas of verge. This road contains public utility apparatus and there are easements running along its length. The roads that branch off this road are shared surface in design and are 4.8m in width. The roads connect together making access through the parcel for all road users, especially pedestrians, more accessible. Visibility from the junctions is acceptable and will form part of the adoptable area. Forward visibility around bends is also acceptable.

The width of the access to the parking court behind plots 1 -11 is acceptable and will be adequate for the number of parking spaces it serves. Pedestrian access from the parking court to the frontages of the buildings has been provided in the appropriate locations. Rear access has also been provided.

Bin collection from properties can be made within 25m of the highway to be adopted, however a bin collection point for plots 1 -11 will need to be provided.

The applicant has indicated some private drive areas serving the parking courts and these areas have been designed to accommodate the amount of traffic expected and the available space to turn is adequate.

Two pedestrian links have been shown onto the informal footpath in front of plots 42-51, this route leads towards the country park and towards Easthampstead Park School. These links are acceptable as they form easy access onto a route that is likely to get well used by residents.

Further to this link is a new pedestrian link that adjoins the existing surfaced path that runs parallel to the southern boundary. This link will provide a link to the school and out towards Ringmead providing access to Great Hollands and the bus route. Similar links were created on the adjacent parcel (H18/19).

Parking Requirements:

The applicant has provided parking in a variety of ways, with the majority on-plot parking but with some parking within areas behind the houses or in a parking court. Visitor parking has been indicated in the layout and there are other spaces located within the Southern Square, to the east of the site, which can be used by visitors to the proposed houses facing this area.

The Highways Officer is concerned that the integral garages in the Richmond and Salisbury house types do not comply with the Council's standards which require garages to be 6m deep.

Drawings have been provided which show that the integral garages in these house types can accommodate a medium sized car (such as a Ford Mondeo) with space for cycle parking and bin storage to the side.

Looking at the parking accommodation overall (integral garage plus 2no. external spaces) for these house types your planning officers' view is that, whilst the garages do not meet the minimum depth standards, the provision overall is acceptable for these dwelling types and should not lead to problems of overspill parking.

Access paths to the front of properties have been provided from the parking courts and these will help residents gain access to their properties, the parking courts and access paths should be lit for safety. Details of the lighting of these areas are recommended to be covered by condition.

It is advised that car ports be provided for plot 1 as this will help ensure the parking is well used. The reduced use of garages for parking in recent years could lead to parking being displaced into the square in front of the units, reducing its use by the wider public such as visitors.

Cycle parking for houses without garages can take place in sheds within gardens; this needs to be indicated on the site plan.

Vehicle Movements / per day:

The site is likely to generate around 650 trips per day with about 10% of this figure occurring in the morning and evening peak hours. The applicant has provided an improvement to Peacock Lane as well as proposals for a new junction onto the A329. Contributions towards improving other junctions in the area have also been set out in the original S106 agreement. The proposed road network has previously been tested to establish the capacity requirements of the entire development and it has been demonstrated that the road network can accommodate the increased level of traffic in the area.

(3) Siting

Masterplan Design Statement - Character Area 5

The application site lies within Character Area 5 as identified in the Masterplan Design Statement. This Character Area is divided into three smaller areas relating to the local topography. Two of the areas are relevant to this application: 'central southern area, including the southern square' – this affects the eastern parts of the application site; and 'southern quarter of the character area' – this affects the remainder of the application site.

Constraints and opportunities relevant to the part of the 'central southern area, including the southern square' covered by this application include:-

- continuous building form along primary streets and around the crescent creates important sense of arrival and focal point at the southern part of the development;
- 2, 2 1/2, 3, 3 1/2 and 4 storey buildings appropriate;
- parking in mews courts to maintain continuous street frontages

Density: Medium high density of 35-45 dwellings/hectare

Constraints and opportunities relevant to the part of the 'southern quarter of the character area' covered by this application include:-

- Dwellings fronting onto Queens Wood and West Garden House may be accessed from private drives outside the 20m Woodland Buffer Zone. A 3m shared Cyclepath/Footpath will run within the buffer zone. A footpath link with the southern boundary is to be provided. Tall grasses and Bramble planting to be included within the POS adjacent to the existing boundary with Queens Wood and West Garden House;
- Area conceived as a network of interconnecting streets created by a series of residential blocks. Each block is different in size and shape to provide variety within a defined framework;
- Parking to be a mixture of in-curtilage and mews court parking;
- Storey heights to vary from 2, 2 1/2, and 3;
- Landmark buildings will be used at key locations; Corner buildings will define spaces.

Density: Medium density between 30-40 dwellings/hectare.

Assessment

Proposed houses lying close to the southern edge of the site back onto the grounds of Easthampstead School. Otherwise the development is in the form of four 'perimeter blocks'. Houses generally have their parking on-plot apart from the town houses on the eastern edge of the north-eastern block which front onto the landscaped 'southern square' and have their parking behind them in a court. This form of development is in accordance with the Masterplan Design Statement.

The proposed siting relationships between proposed houses within the layout are considered to be acceptable and are considered to avoid cramped relationships or those leading to unacceptable degrees of overlooking or loss of sunlight or daylight.

Houses on the eastern part of the site's southern boundary will back on to the floodlit pitches at Easthampstead Park School. This is a similar relationship to that already approved on land parcel H19 to the east. There is a restriction on the hours of illumination of the pitches which will limit the impact of the lighting on future residents.

The siting relationships between the proposed houses and those being built on adjoining plots are also considered to be acceptable as is the relationship with existing nearby properties. The latter matter is considered further below.

The LAP lying on the site's northern boundary will enjoy natural surveillance from houses being built on land parcel H17 to the north as well as houses proposed on the current application site. It lies a minimum of 5m away from the nearest houses as required to avoid it having an unacceptably adverse impact on the living conditions of residents of these properties.

Access to the proposed houses for pedestrians, cyclists and vehicles is via a network of footpaths, roads and shared accessways. These are considered to provide safe and convenient access to the dwellings and to the wider network of routes on the site.

With a density of 26 dph the proposal lies below the range for Character Area 5 included in the Masterplan Design Statement. The part of land parcel H20 excluded from this application includes 3 storey development, probably in the form of flats, facing the southern square. It is likely that adding in this area, when approved, will bring the average density for the Character Area up to lie within the range quoted above.

The relationship of the proposed development with both the 20m buffer to the west and the east-west footpath running along the site's northern boundary is considered to be acceptable and in accordance with the Masterplan Design Statement.

Overall the siting details of the dwelling units, parking arrangements and pedestrian/cycle/vehicle access are considered to be satisfactory.

(4) Design

A total of 11 house types are proposed together with a coach house (flat over a garage). The houses are all two or 2 1/2 storeys (i.e. two storey but with accommodation within the roof space) varying in height from about 8m to 10m. A pair of semi-detached houses and two terraces each of four houses front towards the southern square to give the continuous building form required in that location by the Masterplan Design statement. Elsewhere houses are predominantly detached or link-detached.

The house types, and the garage designs employed, have been built elsewhere at Jennett's Park and the designs are considered to be acceptable.

(5) External Appearance

For the houses and flat three facing bricks from the red range are proposed, two of them multicoloured, with a red feature brick. In addition to these a number of houses, particularly those in prominent locations, are proposed to be finished with white rough cast render. The use of this latter finish has been successfully employed on previous parts of the development.

Five colours of tile are proposed with clusters of houses having the same coloured tile to avoid too much of a 'patchwork quilt' effect.

For the roads and drives, black and red tarmac is proposed together with pavements and blockwork on some of the shared accessways and junctions.

Overall it is considered that the selection of external finishes for the buildings and hard surfaces is acceptable and would complement those used on adjoining land parcels.

(6) Soft Landscaping and boundary treatments

Shrub planting is proposed for front garden areas together with some tree planting, particularly on the site's northern and western boundaries. Tall timber fences are proposed to bound back gardens except where the boundaries will be prominent in the streetscene in which case brick walls, or dwarf walls with brick piers and timber infill panels are to be used.

The planting and boundary treatments proposed are considered to be acceptable.

(7) Effect on the amenity of neighbouring residential property

Caretaker's bungalow

The nearest existing property is a caretaker's bungalow on the Easthampstead School site. This lies about 20m from the back of the nearest proposed houses with a footpath running along the northern edge of the school site in between. This relationship is considered to be acceptable.

Queens Wood

This house lies to the north-west of the application site from which it is separated by a 20m wide landscaped buffer. It is a two-storey house which faces south south-east and has a conservatory on its eastern side. Its main garden area, comprising a lawned area with mature trees and shrubs, lies to the south and east of the house.

The letter of representation received from the owners of this property express concerns regarding overlooking from houses proposed on the applications site's western edge. These houses are 'two and a half' storey with windows at second-floor level serving accommodation in their roof spaces.

The applicant has responded to these concerns by removing proposed rooflights from these houses and resiting the houses slightly so that windows look less directly towards Queens Wood and its garden.

As a result, no windows now look directly towards the house or the part of the main garden lying closest to the house. The closest house is that proposed on plot 53. It is a two and a half storey house. It has ground and first-floor windows on its side (north-west facing) elevation which face towards Queens Wood and its garden. The separation between the two dwellings is in excess of 55m (the minimum first-floor window to first-floor window separation in Council guidance is 22m) and the minimum distance from the first-floor window to the boundary of the garden of Queens Wood is just over 20m (the minimum distance from a first-floor window to a neighbouring boundary in Council guidance is 10m). Views between the two properties are also partly screened by existing vegetation in the garden of Queens Wood.

Given these factors – the distance involved and the presence of some screening – this relationship is considered to be acceptable.

Other proposed houses referred to in the representations lie further away (plot 64 – minimum distance from Queens Wood 61m, minimum distance to boundary of Queens Wood's garden 28m; plot 54 - minimum distance from Queens Wood 71m, minimum distance to boundary of Queens Wood's garden 33m) and again it is considered that these relationships are acceptable and will not give rise to any unacceptable overlooking of loss of privacy, or sunlight or daylight or any visually overbearing impact.

The houses on plots 41 and 51 are also referred to. They lie a minimum of 88m from Queens Wood. They face towards the land bounding the drive to Queens Wood and West Garden House rather than the garden areas adjoining the houses. Because of the intervening 20m buffer the minimum distance from a 2nd floor window to the boundary is in excess of 30m. The Council's guidance figure for a normal minimum separation in this instance is 15m. It is not considered that this relationship would lead to any unacceptable impact on the living conditions of the residents of Queen Wood or West Garden House.

Impact on Thames Basin Heaths Special Protection Area (SPA)

Reserved matters approvals are required to be assessed under Article 6(3) of the Habitats Directive and Regulation 48 of the Habitats Regulations.

Taking into account the avoidance measures provided within the Section 106 Agreement dated 17 May 2004 and the Supplementary Unilateral Undertaking dated 5 June 2007, the Council is able to form the view that there is no risk that this project for which authorisation is sought through the reserved matters application is "likely to have a significant effect" on the SPA on its own. In addition as there is not likely to be any negative impact there is no risk the application will have a significant impact in-combination with other plans or projects.

(iv) CONCLUSION

The details contained in this reserved matters application are considered to be acceptable and in line with the approved Masterplan Design Statement for the site as it applies to this part of the development.

This land parcel is one of the few at Peacock Farm which lies close to existing dwellings. The relationship between the proposed development and the caretaker's bungalow at Easthampstead School, Queens Wood and West Garden House are considered to be acceptable.

The application is therefore recommended for approval.

6 RECOMMENDATION

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

01. The development hereby permitted shall be carried out only in accordance with the following plans:
 - Planning Layout 26-1768-001 R
 - Location Plan 26-1768-002
 - Storey Heights 26-1768-003 A
 - External Enclosures 26-1768-004 A
 - External Enclosure Details 26-1768-005
 - External Finishes 26-1768-006 A
 - Richmond Elevations 26-1768-RI-001 A
 - Richmond Elevations 26-1768-RI-002 A
 - Richmond Floor Plans 26-1768-RI-003
 - Hampstead Elevations 26-1768-HA-001 A
 - Hampstead Elevations 26-1768-HA-002 A
 - Hampstead Floor Plans 26-1768-HA-003
 - Salisbury Elevations 26-1768-SA-001 A
 - Salisbury Floor Plans 26-1768-SA-002
 - Cambridge Elevations 26-1768-CA-001 A
 - Cambridge Elevations 26-1768-CA-002 A
 - Cambridge Floor Plans 26-1768-CA-003
 - Stratford Elevations 26-1768-ST-001 A
 - Stratford Elevations 26-1768-ST-002 A
 - Stratford Floor Plans 26-1768-ST-003
 - Pembroke Elevations 26-1768-PM-001 A
 - Pembroke Floor Plans 26-1768-PM-002
 - Pembroke Elevations 26-1768-Pm-003 A

Pembroke Floor Plans 26-1768-PM-004
 Kenilworth Elevations 26-1768-KN-001 A
 Kenilworth Elevations 26-1768-KN-005
 Kenilworth Floor Plans 26-1768-KN-002
 Kenilworth Elevations 26-1768-KN-003 A
 Kenilworth Floor Plans 26-1768-KN-004
 Warwick Elevations 26-1768-WK-001 A
 Warwick Elevations 26-1768-WK-002 A
 Warwick Floor Plans 26-1768-WK-003 A
 Broadway, Evesham 26-1768-BR-001 A
 Broadway, Evesham 26-1768-BR-002
 Coniston Elevations 26-1768-CO-001 A
 Coniston Floor Plans 26-1768-CO-002
 Garage Floor Plans & Elevations 26-1768-GAR-001
 Garage Floor Plans & Elevations 26-1768-GAR-002
 Garage Floor Plans & Elevations 26-1768-GAR-003
 Garage Floor Plans & Elevations 26-1768-GAR-004
 Garage Floor Plans & Elevations 26-1768-GAR-005
 Typical Pergola Detail 26-1768-PER-001
 REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
 REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street parking which would be a danger to other road users.
 [Relevant Plans and Policies: BFBLP M9]
03. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking court to the rear of plots 3-11, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of that area and the lighting retained in accordance therewith.
 REASON: In the interests of the amenity of the neighbouring property and the character of the area.
 [Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]
04. No works shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless:
 i) a survey of the application site, conducted by an independent qualified ecologist, has been undertaken to establish whether any birds are nesting on the site and,
 ii) a scheme to minimise the impact of the works on birds nesting on the site has been submitted to and approved in writing by the Local Planning Authority.
 The approved scheme shall be performed, observed and complied with for the duration of the regrading works.
 REASON: In the interests of nature conservation
 [Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1, CS7]
05. The following windows in the houses hereby approved shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight:-
 Plot 20 - west facing window at first-floor level

Plot 50 - west facing window at first-floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

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:

EN2 - which seeks to supplement tree and hedgerow cover.

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.

EN22 - which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities

M9 - which seeks satisfactory parking provision for vehicles and cycles

Bracknell Forest Core Strategy

CS1 - which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS7 - which seeks to ensure that developments are of high quality design.

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 use innovative design to create a high quality built environment which promotes a sense of place.

H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land

T4 – which seeks an appropriate level of parking.

NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

NPPF

The following material considerations have been taken into account.

Third party representations were received on grounds that houses proposed on the western boundary of the application site, particularly because of their windows at 2nd floor level, would lead to unacceptable levels of overlooking of Queens Wood and its garden and have a harmful effect on the character of the buffer area, contrary to the Masterplan Design Statement and the views of councillors who considered the Masterplan at committee in June 2005. These comments have been taken into consideration, however it is considered that the proposal would be in accordance with the Masterplan Design Statement and, by reason of the orientation of the proposed houses and the distance between their windows and Queens Wood and its garden, no

unacceptable overlooking or loss of privacy would occur nor would the propose development have an unacceptable impact on the character and appearance of the area.

The proposal is considered to comply with the policies listed above. The proposal will not unacceptably affect the character of the area or the living conditions of nearby residents. The impact of the development upon local infrastructure and the Thames Basin Heaths SPA has been satisfactorily mitigated by s106 agreements linked to the wider Jennett's Park development. The details are considered to comply with the approved Peacock Farm Masterplan Design Statement. The 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