

Unrestricted Report

ITEM NO: 7

Application No.
13/00621/FUL
Site Address:

Ward:
Ascot

Date Registered:
1 August 2013

Target Decision Date:
26 September 2013

28 North Road Ascot Berkshire SL5 8RP

Proposal:

Erection of 2no. three bedroom semi-detached dwellings following demolition of existing dwelling and outbuildings.

Applicant:

Montrose Developments

Agent:

Ascot Design

Case Officer:

Laura Rain, 01344 352000

environment@bracknell-forest.gov.uk

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



1 RELEVANT PLANNING HISTORY (If Any)

06/00107/FUL Validation Date: 06.02.2006
Erection of 2no. three bedroom semi-detached houses following demolition of existing dwelling.
Refused

06/00380/FUL Validation Date: 26.04.2006
Erection of 2no. three bedroom semi-detached houses following demolition of existing dwelling.
Refused – Appeal Dismissed

06/00733/FUL Validation Date: 10.08.2006
Erection of 1 no. 6 bedroom detached house following demolition of existing dwelling.
Refused

07/00708/FUL Validation Date: 18.07.2007
Erection of single storey side and rear extensions.
Approved

08/00879/FUL Validation Date: 19.09.2008
Demolish existing detached bungalow, garage and outbuildings and erection of two new semi-detached two-storey houses
Refused

09/00674/FUL Validation Date: 26.10.2009
Erection of single storey side, front and rear extensions and provision of new roof with accommodation in roofspace.
Refused

Appeal Erection of 2no. three bedroom semi-detached houses
Validation Date: 09.05.2006 following demolition of existing dwelling.
Appeal Dismissed

Reference:
06/00035/REF

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	Core Strategy Development Plan Document
BFBLP	Bracknell Forest Borough Local Plan
RMLP	Replacement Minerals Local Plan
WLP	Waste Local Plan for Berkshire
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
MPG	Minerals Planning Guidance
DCLG	Department for Communities and Local Government
NPPF	National Planning Policy Framework
SALP	Site Allocations Local Plan

<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	EN3L	Nature Conservation
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS2	Locational Principles
BFBCS	CS6	Limiting the Impact of Development
BFBCS	CS7	Design
BFBCS	CS14	ThamesBasinHeaths SpecialProtectionArea
BFBCS	CS23	Transport
SALP	CP1	Presumption in Favour of Sustainable Development

3 CONSULTATIONS

(Comments may be abbreviated)

Transportation Officer

The Highway Authority recommends that any permission the Local Planning Authority may grant shall include conditions relating to vehicle parking, access and site organisation.

Winkfield Parish Council

Recommend refusal:

Winkfield Parish Council objects on the grounds that the development is overbearing, overshadowing, overlooking and therefore unneighbourly. It is also an overdevelopment of the site. It would have a detrimental impact on the highway and increased pressure on local infrastructure which is already overburdened.

4 REPRESENTATIONS

8 Letters of objection have been received. These raise the following issues:

- Concerns over impact upon biodiversity.
- Concerns that there is inadequate car parking provided.
- The access will result in a loss of two on street car parking spaces.
- Loss of daylight.
- Loss of privacy.
- Overbearing impact upon neighbours.
- Overshadowing.
- Visually intrusive.
- Construction traffic will result in car parking problems.
- Detrimental impact upon character and appearance of the area.
- The plot is not large enough for two dwellings.
- Extra pressure on local schools.
- Bungalows should be retained for the elderly.

5 OFFICER REPORT

The application is reported to the Planning Committee as more than three objections have been received.

i) PROPOSAL

Number of New Units: Houses: 2
Number of New Units: Flats: 0
Number of New Units: Bungalows: 0
Number of New Units: Sheltered Residences: 0
Total New Residential Units: 2
Number Demolished: 1
Net Gain: 1

Housing Density in New Units/Hectare: 28

The proposal is for the demolition of the existing single storey bungalow and the erection of a pair of semi-detached dwellings.

At ground floor each dwelling would have a kitchen, hallway, WC and lounge/diner. At first floor both dwellings would have 3 bedrooms, a bathroom and an en-suite.

The dwellings would have an eaves height of 5m and a maximum ridge height of 7.7m.

The frontage would be 11m wide. The two dwellings would be staggered so that the front of plot 1 would be set back 2m from the frontage of plot 2.

ii) SITE

The site contains a detached 3 bedroomed bungalow with a hipped pitched roof and car parking to the front. The application site is on sloping land which rises from North Road resulting in the garden being over two levels with a higher terrace to the rear.

The properties either side are also at different levels. The dwelling at 30 North Road to the east which is on a similar alignment as the bungalow on the application site is about 2 metres higher.

The dwelling at 26 North Street is a semi detached cottage which is 6 or 7 metres closer to the road and about 1.5 metres lower than the application site. The boundary treatment comprises 1.5m high wall and 2m high hedge.

The street scene is very varied with no uniformity in age, size, materials or design of detached and semi detached dwellings.

Site history:

06/00107/FUL Erection of 2no. three bedroom semi-detached houses following demolition of existing dwelling. REFUSED for the following reasons:

01. The proposed 2no. dwellings, by reason of their siting, size and design would detract from the amenities of the adjoining property, no. 26 North Road, due to the visually obtrusive and overbearing impact that would result.

02. The proposal fails to provide adequate access to the development for pedestrians.

03. Impact upon Thames basin Heath SPA

04. Insufficient information has been provided to demonstrate that level access could be provided.

This refusal was appealed and the appeal dismissed on the grounds of overbearing nature on neighbouring property no.26 North Road.

06/00380/FUL Erection of 2no. three bedroom semi-detached houses following demolition of existing dwelling. REFUSED for the following reasons:

01. Impact upon Thames basin Heath SPA

02. Insufficient information has been provided to demonstrate that level access could be provided.

06/00733/FUL Erection of 1 no. 6 bedroom detached house following demolition of existing dwelling. REFUSED for the following reasons:

01. The proposed dwelling, by reason of its siting, size and design will detract from the amenities of the adjoining property, no. 26 North Road, due to the visually obtrusive and overbearing impact that would result.

02. Insufficient information has been provided to demonstrate that level access could be provided.

07/00708/FUL Erection of single storey side and rear extensions. Approved.

08/00111/FUL Erection of 2no. semi-detached houses following demolition of existing dwelling. WITHDRAWN

08/00879/FUL Demolish existing detached bungalow, garage and outbuildings and erection of two new semi-detached two-storey houses. REFUSED for the following reason(s):

01. The proposal by reason of its size, height, design, bulk, and mass would result in an unacceptable loss of daylight, privacy and an overbearing impact to the detriment of the living conditions of neighbouring properties/occupants of 26 and 30 North Road.

02. By reason of its design, bulk, scale and mass the proposed pair of semi-detached dwellings would result in an unsympathetic, incongruous and prominent development within the street scene, to the detriment of the character and appearance of the neighbourhood.

03. The proposal would not comply with the Local Planning Authority's standards in respect of vehicle parking and turning.

04. In the absence of a survey, it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have an adverse impact upon bats.

05. Lack of S106

06. Impact upon Thames Basin Heath SPA

09/00674/FUL Erection of single storey side, front and rear extensions and provision of new roof with accommodation in roof space. REFUSED for the following reason(s):

01. The proposal by reason of the window serving the master bedroom would result in an unacceptable loss of privacy to the detriment of the living conditions of neighbouring property at 26 North Road.

02. The proposal by reason of it's the bulk and massing would have an overbearing impact to the detriment of the living conditions of neighbouring property at 30 North Road.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site is located within the defined settlement and is subject to the policies for the control of development as set out in the Bracknell Forest Borough Local Plan (BFBLP) adopted January 2002 and Core Strategy Development Plan Document adopted February 2008.

Bracknell Forest Borough Local Plan:

Policy 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

Bracknell Forest Borough Plan Core Strategy Development Plan Document; CS1 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

Policy CS2 states: "Development will be permitted within defined settlements."

The Site Allocations Local Plan (SALP) was adopted July 2013 and is a relevant consideration. Policy CP1 of the SALP sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) was adopted in March 2012. Core planning principles set out in para 17 that are relevant to this proposal are: "Proactively driving and supporting sustainable economic development through the delivery of, for example, new homes, protecting the Green Belt and actively managing patterns of growth."

In summary it is considered that the proposed development is acceptable in principle.

(2) Impact upon character of area

The site lies between a pair of Victorian semi detached dwellings (no.26) and a large detached cream washed two storey dwelling which was extended in the late 1980s from a bungalow. The proposed design incorporates a gable feature and bay windows in keeping with no 26 whilst also incorporating a fully pitched roof to reflect the design of no 30.

The properties would be set back from the highway by 8m. The height would lie mid way between no 30, which would have a ridge height 2m higher and no 26 which has a ridge height 2m lower.

It is therefore considered that the proposed design would not be out of keeping with the varied street scene. In addition due to the set back of the dwelling it is considered that the dwelling would not appear visually prominent within the street scene.

(3) Effect on the amenity of neighbouring residential property

Effect on no 26:

The proposed dwelling would be set back from the front elevation of no 26 by 4.8m; as such there would be no loss of amenity to the front of this property.

There is a side facing bedroom window serving a bedroom that faces the proposed dwelling on plot 2. The light infringement to this window would be 25 degrees. This accords with the advice contained within the Building Research Establishment Report 'Site layout planning for daylight and sunlight' and is therefore considered to be acceptable.

There are 2 rear facing windows in no 26. The first serves a bathroom and is therefore not classed as a habitable room. The second serves a bedroom. The light infringement to this window would be 45 degrees. Again this accords with the advice contained within the Building Research Establishment Report 'Site layout planning for daylight and sunlight' and is therefore considered to be acceptable.

There is a ground floor side facing window serving a dining room in no 26. The existing bungalow results in light infringement of approx 27 degrees which is slightly over the 25 degree advice contained within the Building Research Establishment Report 'Site layout planning for daylight and sunlight'. The proposed dwelling on plot 2 would result in a loss of light of 42 degrees and as such does not accord with the standard set out in the Building Research Establishment Report 'Site layout planning for daylight and sunlight'. However there is an existing approx 3m high hedge that runs along the boundary and screens the site from no 26. The hedge is to be retained and in itself results in a loss of light to the dining room side facing window. There is also a rear facing window serving this dining room and as such it is not considered in this instance that the light infringement to this window would cause sufficient harm to the amenities of no 26 to warrant a refusal.

There are 2 first floor side facing windows in the proposed dwelling on plot 1 which would serve a bathroom and en-suite. As such they could be conditioned to be fixed shut and obscure glazed to prevent overlooking of no 30.

The main garden of no. 26 is at the rear of the garden at a higher level than the dwelling. Given the change in levels and the intervening hedge it is not considered that the proposed dwelling set off of the boundary by 2m would be unduly overbearing.

Effect on no 30:

There are no side facing windows on the flank wall serving the single storey element closest to the boundary. This element has a window in both the front and rear elevation serving a family room. There would be no unacceptable light infringement to the front window as the proposed dwelling on plot 1 would only extend 1m further forward at the front. To the rear the light infringement would be 60 degrees. As this is over 45 degrees it is necessary to assess the light infringement on the vertical plane in accordance with guidance contained within the Building Research Establishment Report 'Site layout planning for daylight and sunlight.' Due to the level difference on site the light

infringement on the vertical plane would not exceed 45 degrees and as such would not merit refusal especially given that there is another source of light serving this room.

There is a ground floor window serving a habitable room facing into the application site. This is at a distance of 6m from the proposed development and is also a secondary source of light. As such the impact upon this window would not form a reason for refusal.

The proposed dwelling would be set off of the boundary by 1.5m. Due to the level differences on site the top 3m to the eaves would be visible from no 30. As the roof pitches sharply away from the boundary with no 30 it is not considered that the proposal would result in an unduly overbearing impact upon no 30.

There are 2 first floor side facing windows in the proposed dwelling on plot 1 which would serve a bathroom and en-suite. As such they could be conditioned to be fixed shut and obscure glazed to prevent overlooking of no 30.

In summary the impact upon the neighbouring properties is considered to be acceptable in regards to loss of light, loss of privacy and overbearing impact subject to conditions.

(2) Effect on highway safety

North Road is an adopted road, subject to a 30mph speed limit. The property shares an access with number 30. Each of the proposed properties is provided with 2 parking spaces and complies with the requirements of the Parking Standards (July 2007) SPD. However the layout needs to be slightly amended so that the bays are parallel to the back of the footway. They need to be set back with the access to number 30 so that a 2m by 2m pedestrian splay can be maintained for number 30. A revised layout can be secured by condition and this should also require the submission of construction and drainage details. The existing dropped kerb will need to be extended to provide access to the parking bays and this can be done under licence with the Highway Authority and the applicant advised of this by way of an informative.

The additional dwelling has the potential to generate an additional 7 vehicle movements per day. In accordance with the "Limiting the impact of Development (July 2007) SPD" a highway contribution will be sought in mitigation.

(3) Thames Basin Heath SPA

The Council adopted the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) on 29 March 2012. This replaces the Council's Special Protection Area Technical Background Document (June 2007) and Chapter 11 of the Limiting the Impact of Development SPD (July 2007) (LID). Therefore, all applications validated on or after 29 March 2012 will be considered under the SPA SPD.

South East Plan Policy NRM6 and Core Strategy DPD Policy CS14 are consistent with the NPPF and should therefore be given full weight as Development Plan polices.

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 approximately 3.5 km from the boundary of the SPA 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. In line with the Council's SPA SPD (March 2012), the project as proposed would not adversely impact on the integrity of the site provided: Prior to the permission being granted an applicant enters into a Section 106 Agreement based upon the Template S106 Agreement.

The SPA SPD Table 1 requires a contribution which is calculated on a per bedroom basis to be paid to the Council towards the cost of works and measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Avoidance and Mitigation Strategy. In this instance, this application is for 2 X 3 bedroom dwellings replacing a single 3 bedroom dwelling. The SANG costs are as follows:

No. of bedrooms	SANG Contribution	Aggregate SANG Contribution
1 bedroom	£1350	£0
2 bedrooms	£1770	£0
3 bedrooms	£2400	£2,400 (2 X 2,400 - 1 X 2,400)
4 bedrooms	£2730	£0
5+ bedrooms	£3550	£0
Total SANG Contribution		£2,400

The open space works at Englemere Pond are the most appropriate to this proposal (although it may be necessary to allocate the contribution to another SANG). The Template S106 also requires occupancy to be restricted until the works and measures are in place.

The Council has also signed a legal agreement to secure financial contributions towards Strategic Access Management and Monitoring (SAMM) which will be calculated on a per bedroom basis. This application for 2 X 3 bedroom dwellings replacing a single 3 bedroom dwelling which require an additional financial contribution which is calculated as follows:

No. of bedrooms	SAMM Contribution	Aggregate SAMM Contribution
1 bedroom	£399	£0
2 bedrooms	£526	£0
3 bedrooms	£711	£711 (2 X 711 - 1 X 711)
4 bedrooms	£807	£0
5+ bedrooms	£1,052	£0
Total SAMM Contribution		£711

In summary, the total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £3,111 (i.e. 2,400 + 711).

Furthermore, there is a need to include an occupation restriction which is included in the Template s106 agreement. The occupation restriction is necessary to ensure that the SANGs works are in place before occupation thereby giving the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the Thames Basin Heaths Special Protection Area SPD paragraph 4.4.2.

Natural England has agreed that if the plans are implemented as stated in the SPA Avoidance and Mitigation Strategy and the Strategic Access Management and Monitoring Agreement, with certain monitoring requirements, Natural England "will stop

objecting to consultations on housing applications in those areas of the Borough which have mitigation in line with the avoidance strategy."

Therefore, the Council is convinced, following consultation with Natural England, that the above measures will prevent an adverse affect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, permission may be granted.

4) Sustainability

Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. Code for Sustainable Homes Level 3. Formal assessment of dwellings against the Code for Sustainable Homes must be carried out by an accredited assessor (accredited by BRE). The assessment has several stages: Pre-assessment Estimator, Design Stage Assessment, and Post Construction Review. All stages should be covered, and the assessments submitted to the Council.

Although elements associated with sustainable construction have been mentioned within the Design and Access Statement no evidence that the dwelling is likely to meet with Code for Sustainable Homes Level 3 has been submitted. This can be secured by condition.

Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation.

No Energy Demand Assessment has been submitted with the application however this can be secured by condition.

5) Biodiversity

The bat report confirms that the building to be demolished is unlikely to support roosting bats. The Council's Biodiversity Officer has advised that if the LPA is minded to approve the application, conditions should be attached to the planning approval to restrict site clearance during the bird nesting period, external lighting and a requirement of a bat survey if there is more than 2 years between the bat survey and commencement of works.

6) Limiting the Impact of Development

A Supplementary Planning Document entitled 'Limiting the Impact Upon Development' was adopted in July 2007. This document recommends that contributions are sought for any net gain in dwelling depending upon their impact upon the local services and infrastructure.

As set out in the Limited the Impact Upon Development SPD the following contributions are sought for the proposal:-

- Transportation
- Open space
- The Thames Basin Heath SPA.

It is considered that the obligations in the S106 are necessary to make the development acceptable in planning terms and are directly, fairly and reasonably related to the proposed development.

iv) CONCLUSION

The proposal is considered to be in keeping with the varied character of the area and the proposal would not result in an unacceptable harm to the amenities of neighbouring properties. The proposal is acceptable, subject to conditions, in respect of impact upon highway safety and impact upon bats.

The proposal is therefore recommended for approval subject to the successful completion of a S106 to offset the impact upon transportation, open space and the Thames Basin Heath SPA.

6 RECOMMENDATION

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

That 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 plans:
Drg no 13-P859-CP received by Local Planning Authority 29.07.2013
Drg no 13-P859-LP received by Local Planning Authority 29.07.2013
Drg no 13-P859-01 received by Local Planning Authority 29.07.2013
Drg no 13-P859-02 received by Local Planning Authority 29.07.2013
Drg no 13-P859-03 received by Local Planning Authority 29.07.2013
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development 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 Plans and Policies: BFBLP EN20, CSDPD CS7]
04. The development shall not be begun 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.

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

05. The development 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]

06. The development shall not be begun 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%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

07. No development shall take place until details showing the slab level of the buildings in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.

REASON: In the interests of the character of the area.

[Relevant Plans and Policies: BFBLP EN20 and CSDPD CS7]

08. The side facing windows in the east and west elevations of the dwellings shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the east and west elevations of the dwelling on plot 1 and the west elevation of the dwelling on plot 2 hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

10. 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. If within a 5 year period of the completion of the the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

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

11. The existing hedge along the western boundary shall be retained at a height no lower than 2m when measured within the site.
REASON: To protect the amenity of neighbouring properties.
[Relevant Policies: BFBLP EN20]
12. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
13. No dwelling shall be occupied until the associated vehicle parking has been drained, surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
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: BFBLP M9, Core Strategy DPD CS23]
14. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.
15. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity.
[Relevant Policies: BFBLP EN15, EN20 and EN25]
17. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of bats on site has not changed since the last survey.

18. No demolition or construction work shall take place outside the hours of 8am and 6pm Monday to Friday; 9am and 1pm Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: BFBLP EN25]

Informative(s):

01. 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.
02. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 03. Materials
- 04. Sustainability Statement
- 06. Energy Demand
- 07. Slab level
- 12. Access
- 14. Site organisation

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

- 05. Post Construction Report.
- 13. Vehicle parking.

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Time limit
- 02. Approved plans
- 08. Glazing
- 09. Additional windows
- 10. Soft landscape retention
- 11. Hedge retention
- 15. Bird nesting
- 16. No external lighting
- 17. Bat Survey

In the event of the S106 planning obligation(s) not being completed by 10th January 2014 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space. 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, open space and educational facilities, the proposal is contrary to Policy M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).
02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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