

## Unrestricted Report

### ITEM NO: 5

Application No.  
**13/00303/FUL**  
Site Address:

Ward:  
Binfield With Warfield

Date Registered:  
23 April 2013

Target Decision Date:  
18 June 2013

**Church Farm House Church Lane Warfield Bracknell  
Berkshire RG42 6EG**

Proposal:

**Change of use of agricultural barn to form 1no. two bedroom dwelling with associated parking and landscaping (re-submission of expired planning permission 623586).**

Applicant:

Mr R. Boag

Agent:

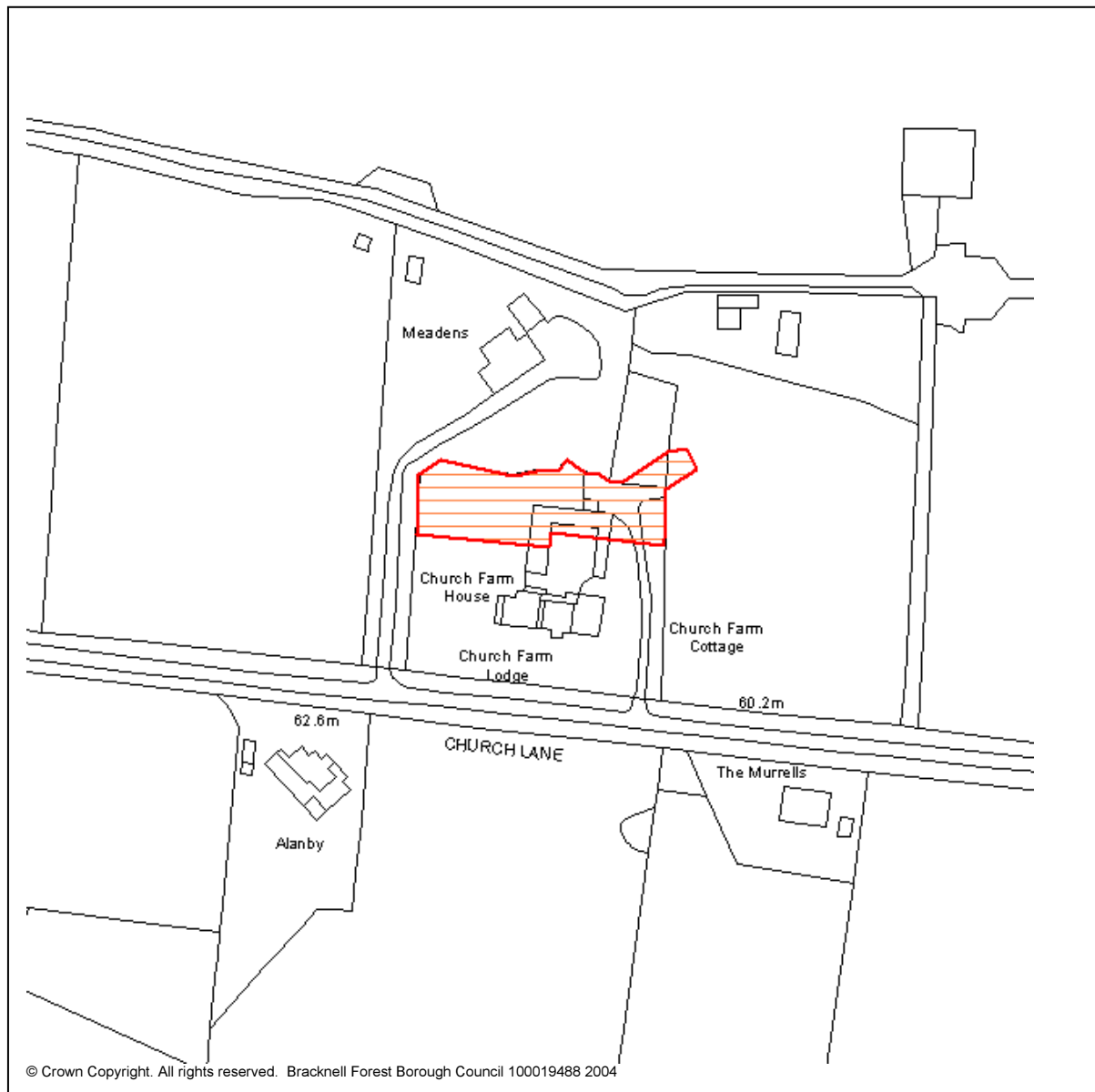
CSK Architects

Case Officer:

Laura Rain, 01344 352000

[environment@bracknell-forest.gov.uk](mailto:environment@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. REASON FOR REPORTING APPLICATION TO COMMITTEE**

This application is reported to the Planning Committee as it represents a departure from the Development Plan and has been advertised as such.

### **2. SITE DESCRIPTION**

Church Farm House is a large detached dwelling set well back from Church Lane.

The barn is a brick and timber boarded structure sited at the rear of the existing old farm house. The building is used for storage of residential items. There are two large outbuildings attached to the barn extending into the curtilage and making a courtyard of the existing lawned area.

The site is accessed via a track along the side of the building to a single garage behind the barn.

Open fields lie to the east and a detached property "Meadens" lies to the north.

The site is located within the Green Belt.

### **3. RELEVANT SITE HISTORY**

623586 Approved 02.06.1998

Alterations to and conversion of barn to form two bedroomed dwelling with associated parking and garden area.

03/00216/FUL Approved 22.05.2003

Section 73 application to extend for a further 5 years the period of time during which conversion of barn to form two bedroomed dwelling with associated parking and garden area should be begun, without compliance with condition 01 of planning permission 623586.

### **4. THE PROPOSAL**

Number of new units: Houses: 1

Number of new units: Flats: 0

Number of new units: Bungalows: 0

Number of new units: Sheltered Residences: 0

Total new residential units: 1

Number demolished: 0

Net gain: 1

Housing Density in New Units/Hectare: 8.3

The proposal is for the change of use of a disused agricultural barn to form a two bedroom dwelling with associated parking and landscaping on a plot 0.12ha in size (re-submission of expired planning permission 623586).

At ground floor the following would be provided:

- a living room
- hall
- kitchen

- shower room

At first floor the following would be provided

- two bedrooms
- a bathroom

External alterations would involve:

- Removing the lean to area and replacing the boarding on the south elevation.
- Insertion of 2 roof lights, 1 first floor window and 1 ground floor window in the south elevation.
- Glazing of existing double door openings in south elevation and north elevation.
- 1 roof light in north elevation.
- Insertion of double doors and first floor window on west elevation.

An associated residential curtilage is also proposed. The proposed dwelling would be accessed via an existing driveway and car parking is proposed on existing areas of hardstanding for both the proposed and existing dwellings on site.

## **5. REPRESENTATIONS RECEIVED**

Warfield Parish Council.

Recommend refusal as the proposal represents inappropriate development in the Green Belt where approval should not be given, except in very special circumstances, for the change of use of an existing building.

No letters of objection have been received from neighbouring properties..

## **6. SUMMARY OF CONSULTATION RESPONSES**

### **Transportation:**

No objection subject to adequate car parking being secured by condition.

## **7. DEVELOPMENT PLAN**

The Development Plan for this Borough includes the following:

Site Allocations Local Plan 2013 (SALP)

'Retained' Policies of the South East Plan 2009 (SEP)

Core Strategy Development Plan Document 2008 (CSDPD)

"Saved" Policies of the Bracknell Forest Borough Local Plan 2002 (BFBLP)

Bracknell Forest Borough Policies Map 2013

## **8. PRINCIPLE OF DEVELOPMENT**

SALP Policy CP1 sets out that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The development plan is the statutory starting point for decision making and planning applications which accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise, and that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or where specific policies in the NPPF indicate development should be restricted. Land designated as Green Belt is one such instance where specific policies indicate development should be restricted and these are set out in Section 9 of the NPPF.

Paragraph 47 of the NPPF requires Councils to identify a five year supply of housing land and paragraph 49 sets out that housing applications should be considered in the context of the presumption in favour of sustainable development and that where a Council cannot demonstrate a five year supply of land for housing, policies relevant to the supply of housing should not be considered up to date.

CSDPD Policy CS15 sets out the overall housing provision targets for the Borough from 2006 to 2026 and states that deliverable and developable sites will be allocated and phased to meet this provision in accordance with the sequential order set out in CSDPD Policy CS2. The SALP allocates sufficient sites to provide a five-year housing land supply (including a 20% buffer) based on the figure provided in Policy CS15. The Inspector's report on the SALP, dated 17 June 2013, endorses the Council's approach to calculating the five year housing land supply, that it is justified and that a five year supply can be demonstrated. If permitted this proposal would contribute to the small sites windfall allowance included in the 5 year land supply. As such it is considered that, for the purposes of the NPPF, policies relevant to the supply of land for housing are up to date and the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

CSDPD Policy CS1 states that development will be permitted which makes efficient use of land, buildings and infrastructure, is located so as to reduce the need to travel and protects and enhances the character and quality of natural resources, landscapes and countryside. This is considered to be consistent with the NPPF.

CSDPD Policy CS2 sets out the sequence in which the Council will allocate land for development and states that development will be permitted within defined settlements and on allocated sites. This is considered to be consistent with the NPPF which "encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value". In addition the NPPF seeks to "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;"

The site lies in the Green Belt as shown on the Bracknell Forest Borough Policies Map (2013). As such the following policies are considered to be relevant when assessing the principle of development:

CSDPD Policy CS9 which seeks to protect the Green Belt from inappropriate development. This is considered consistent with the NPPF which states that planning should "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it."

'Saved' Policy GB2 of the BFBLP contains examples of uses not inappropriate within the Green Belt. This policy is more restrictive than the NPPF and the change of use of land for residential purposes is not included on the list of 'appropriate development.'

'Saved' Policy GB4 of the BFBLP allows for the re-use and change of use of buildings within the Green Belt. This is consistent with the NPPF which allows for the re-use of buildings provided that the buildings are of permanent and substantial construction, however GB4 goes further than the NPPF and provides 7 criteria that the proposal should be assessed against. As this policy is not entirely in conformity with the NPPF the approach set out within the NPPF should be applied instead.

## **Other Material Considerations**

The National Planning Policy Framework (NPPF) was published in March 2012 and is a material consideration in determining planning applications. 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.

The following paragraphs of the NPPF relating to the Green Belt are of relevance to this application, especially as Green Belt development plan policies are not entirely consistent with the NPPF and therefore carry limited weight:

Para 79 - the Government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 80 Green Belt serves five purposes:

- o To check the unrestricted sprawl of large built-up areas;
- o To prevent neighbouring towns merging into one another;
- o To assist in safeguarding the countryside from encroachment;
- o To preserve the setting and special character of historic towns; and
- o To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para 87 - makes it clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 - substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

Para 90 lists forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. The re-use of buildings provided that the buildings are of permanent and substantial construction is included on the list of development that may not be inappropriate.

## **Assessment**

The application proposes the re-use of an existing agricultural building as a dwelling. It is noted that the proposal received planning permission in 1998 and 2003 (which have now expired) and these permissions are a material planning consideration although they carry limited weight. The proposal must be tested against the criteria contained in the Bracknell Forest Borough Local Plan Policy GB4 and Policy CS9 in the Core Strategy Development Plan Document in so far as they are consistent with the NPPF and the NPPF to assess if it is still acceptable development in the Green Belt.

The proposal is considered to be in accordance with 'Saved' Policy GB4 as follows:

- As the proposal does not increase the built form on site it is considered that there is no greater impact upon the open undeveloped character of the Green Belt than at present.

- There are no extensions proposed and the curtilage area proposed is not considered to be excessive.
- The case officer site visit confirmed that the building is in good condition and appears to be structurally sound.
- The alterations to the external elevations are sympathetic with the agricultural character and design of the barn. The fenestration has been kept to a minimum. As such the proposed changes would not have a detrimental impact upon the rural character of the area.
- The proposal does not incorporate any business uses.
- Adequate car parking for the proposed and existing dwellings can be provided on site and the driveway access exists. Therefore there would not be any traffic or highway safety issues.
- It is considered that the proposed change of use to a two bedroomed dwelling is of a scale that would not result in harm to the Green Belt

Core Strategy Policy CS9 refers to the need to protect the Green Belt from inappropriate development and seeks to protect land outside the defined settlements for its own sake, particularly from development that would harm the character, appearance or function of the land. It is considered that the scale and nature of the development is not inappropriate of the development proposed and the fact that no extensions or additions are proposed ensures that the proposal would not harm the open undeveloped character of the Green Belt.

The NPPF states that certain forms of development are not inappropriate in the Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purpose of including land within the Green Belt. The NPPF lists development of this kind and includes: "the re-use of buildings provided that the buildings are of permanent and substantial construction."

It is not considered that the scale and nature of the development proposed would impact upon the purposes of including land within the Green Belt.

The proposed barn has not been in agricultural use for over 30 years and is currently used for residential storage. The site visit indicates that the barn itself is a permanent structure and was considered to be structurally sound under the previous permissions. As assessed above the proposal is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt. The proposed conversion of the barn itself therefore accords with the NPPF.

The change of use of agricultural land to associated residential curtilage is not consistent with Policy GB2 which allows for the change of use for recreation, cemeteries and uses that protect the undeveloped character of the Green Belt and as such this element is contrary to the development plan. However given that the area is currently a mown lawn it at present has no agricultural merit. In addition the land is used for the parking of residential vehicles in the single detached garage and access track and the barn is used as a walk through from the garage to the rear of the existing dwelling. Therefore the proposed use would have no more of an impact upon the character of the Green Belt than the existing situation.

There have been two recent appeal decisions for similar proposals:

Firstly 12/00773/FUL Land Adjoining Old Whitelocks, Garsons Lane for the conversion of an existing barn to form 1 no. 4 bed dwelling. Refused on the following reasons:

01. The change of use of agricultural land to residential use is not acceptable in principle and is by definition inappropriate development which would have a detrimental impact upon the open and rural character of the Green Belt. The development is therefore contrary to Policy CC6 of the South East Plan, 'Saved' Policies EN20 and GB1 and GB2 of the Bracknell Forest Borough Local Plan and Policy CS9 of the Core Strategy Development Plan Document.

02. Impact upon trees.

03. Lack of S106

The Green Belt reason for refusal related to the change of use of agricultural land to domestic curtilage not the change of use of the barn. No special circumstances here relevant to this site and the proposed curtilage formed part of an open undeveloped field.

The Inspector dismissed the appeal and stated:

"Paragraph 90 states that certain other forms of development are also not inappropriate provided they preserve its openness and do not conflict with the purposes of including land in Green Belt. An inclusive list of such forms of developments is provided. Whilst this includes the re-use of buildings that are of permanent and substantial construction, as is the case here, no provision is made for changes of use of land..."

Whilst the proposed alterations to the barn would be quite limited, the proposed curtilage would occupy a significant proportion of the existing paddock and would, to my mind, involve encroachment into the countryside. It would also serve to erode the presently undeveloped character of the land. One of the essential characteristics of Green Belts is their openness. Whilst there would be no material effect from the limited alterations to the barn, the proposed gravel drive, patio and access would increase the amount of built development within the site. Moreover, along with the enclosure of the land, the typical domestic paraphernalia associated with the proposed residential use of the land would also reduce openness. Notwithstanding the reference to potential 'suitable safeguards' in the supporting text to Policy GB2, whilst certain matters could be controlled by condition, this would not prevent the more general domestication of the land from items such as garden furniture and children's play equipment."

The Inspector therefore agrees that, as in this application, the principle of the change of use of a building is acceptable; however it is the issue of the change of use of land for garden which could have an urbanising impact.

In the appeal case the land to be converted was open undeveloped paddock. In the case of Church Farm House the land currently is mown and residential in character.

In addition an application for the conversion of a 2 storey residential building, including the insertion of dormers, windows, doors and skylights, and reconfiguration of existing 2 residential units to provide 5 residential units in total at Whitelocks Farm (12/00883/FUL) was refused on the following grounds:

01. The proposal would form an unacceptable development within the Green Belt that would have an urbanising impact and would detract from its open rural character. As such the proposal is contrary to the Policies GB2 and GB4 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

02. The access for the proposed development is substandard.

03. It has not been demonstrated that the proposal would protect and enhance biodiversity and that the orchard, which is a Habitat of Principal Importance under the

Natural Environment and Rural Communities Act 2006, would be properly protected and retained within the gardens of the proposed residential units.

04.Lack of S106.

It was considered that the application would result in a significant intensification of the use at Whitelocks Farm to provide 5 residential units. This would have altered the character and nature of the application site with additional activity, movements and traffic generation. As well as intensifying the residential use the proposed development would have resulted in the building having a more domestic appearance. The land adjacent to the building, which is currently vacant unused agricultural land, would be subdivided and the use changed to provide 5 domestic gardens each of which would have associated garden paraphernalia. It was considered that the proposed development, the intensification of the residential use and the alterations to the appearance of the building would result in an unacceptable urbanisation that would be harmful to the open character of the Green Belt.

This application was appealed and dismissed. The Inspector stated:

"Assessed against the framework the existing building is of a permanent and substantial construction. It is, therefore, the type of building for which a change of use would not comprise inappropriate development...

It is likely that the proposed subdivision of the building to create more residential units would result in a more intensive use of the land. There would be greater need for fencing against the drive running past the site and a need for fencing between the individual; gardens. Even with fairly low ranch style fencing this would be harmful to openness. Added harm would likely be caused by additional garden paraphernalia, by way of garden furniture, clothes lines etc., which would detract from the openness...The creation of a significant number of new residential units, with associated changes in the appearance of the site, and intensification of residential activity would have a detrimental effect on the character and appearance of the area."

It is therefore considered that this is not a comparable application as the proposal is for a higher number of units and again there were no special circumstances that would outweigh the harm to the Green Belt.

In conclusion, the appeal decisions indicate that the change of use of a structurally sound building is acceptable in principle, it is the associated domestication of the site that has a harmful impact upon the Green Belt. In this instance it is considered that the possible harmful impact of domestic paraphernalia i.e. children's play equipment, clothes lines is not sufficient reason to refuse the application given that the land is mown and used for car parking at present. In addition the barn is located on the edge of the garden of the residential farmhouse and related closer to this than the agricultural use of the land.

The two previous permissions for the same proposal are also a material consideration for this application.

On balance it is considered that in this instance the proposal is acceptable, although partly contrary to Policy, subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are assessed below.



## **9. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP "Saved" Policy EN20 states that development should be in sympathy with the appearance and character of the local area.

These policies are considered to be consistent with the objectives set out within the NPPF. In addition para. 56 the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live.

The proposal involves minimal changes to the external elevations of the barn. Although glazed areas would be added it is not considered that these are excessive or obtrusive. As such the proposal would not have a detrimental impact upon the character and appearance of the barn itself or its contribution to the rural character of the area.

The area of proposed curtilage is currently laid to lawn and car parking, as such the use for the residential curtilage is not considered in this instance to have an urbanising impact upon the Green Belt location.

It is therefore considered that the proposal would not have a detrimental impact upon the character and appearance of the area.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy DPD and the National Planning Policy Framework.

## **10. RESIDENTIAL AMENITY**

BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFPLP "Saved" Policy EN20 and CSDPD Policy CS7, is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the general design principles laid out in paras. 56 to 66 of the NPPF, and para. 66 in particular where applicants are expected to work closely with the surrounding community and generate designs that take into account their views

There are no first floor windows facing south towards Church Farm House and as such there would be no overlooking into the rear garden of this property. The east and west facing bedroom windows would not overlook any neighbouring properties. To the north the landing window at first floor would be over 10m from the boundary with neighbouring property Meadens.

There are no extensions or additions proposed and as such there would be no loss of light or overbearing impact.

As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

## **11. TRANSPORT IMPLICATIONS**

CSDPD CS23 states that the Local Planning Authority will seek to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. 'Saved' Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. To supplement this Policy the Local Planning Authority's Parking Standards SPD sets out the advised levels and size of parking spaces for residential dwellings. The NPPF allows for LPAs to set their own parking standards for residential development and therefore the Policy is considered to be consistent with the NPPF.

The proposal provides adequate car parking for the existing and the proposed dwellings in accordance with the Parking Standards SPD. This would be secured by condition.

For the reasons given above the proposal is considered to be in accordance with 'Saved' Policy M9 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Cores Strategy DPD and the NPPF and would not result in adverse highway implications.

## **12. SUSTAINABILITY**

Page 15, paragraph 2.6 of the Sustainable Resource Management SPD confirms that change of use applications are excluded from the sustainability and energy demand requirements, therefore no sustainability or energy demand conditions are required.

## **13. PLANNING OBLIGATIONS**

Developments are required to comply fully with Core Strategy Policy CS6, Supplementary Planning Documents 'Limiting the Impact of Development' (LID) and 'Thames Basin Heaths Special Protection Area Avoidance and Mitigation' and the Community Infrastructure Levy (CIL) Regulations, to offset the impacts of the development and make the development acceptable in planning terms. The requested planning obligations are considered to be in accordance with the tests set out in the CIL Regulations, in that they are:

- i) necessary to make the development acceptable in planning terms,
- ii) directly related to the development, and
- iii) fairly and reasonably related in scale and kind to the development.

This is considered to be consistent with the NPPF which states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

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

Transport - £1,600  
Open Space - £2,000  
Primary School - £750

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 and are therefore consistent with Policy CS6 of the CSDPD and the NPPF.

#### **14. THAMES BASIN HEATH SPA**

The site lies outside the 5km buffer zone of the Thames Basin Heath SPA. As such no mitigation measures are required.

#### **15. BIODIVERSITY**

CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to " minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

The bat survey confirms the barn and other buildings are used as a roost for bats. Mitigation measures are outlined in the report that would ensure that roosting bats have alternative roost sites during the works and that new roosting provision will be incorporated into the new structure.

The barn swallow report outlines measures that would provide continued opportunities for barn swallows to nest in the building.

Conditions are proposed to ensure that there is no unacceptable harmful impact upon protected species

#### **16. CONCLUSIONS**

The proposal has been assessed using the relevant policies within the Development Plan which, with the exception of GB2, are considered to be consistent with the NPPF. It is considered that on balance the change of use of a redundant agricultural barn to dwellinghouse would be acceptable due to the building being of permanent construction. It is not considered that the proposed change of use would have a detrimental impact upon the character and appearance of the land and no extensions are proposed. The proposal is of a scale and nature that would not have a detrimental impact upon the purposes of the Green Belt and as such the proposal is considered to accord with 'Saved' Policies GB1, GB2 and EN20 of the BFBLP, Policies CS7 and CS9 of the CSDPD and the NPPF.

It is noted that the change of use of agricultural land to residential curtilage would be to be contrary to 'Saved' Policy GB2 and therefore represents a departure from the Development Plan. It is considered that in this instance as the land is mown lawn the change of use would not result in an unduly urbanising impact and as such the proposal is still considered to be acceptable in terms of its impact upon the character of the Green Belt.

The site has previously been granted planning permission twice for the same scheme. There are no material changes in terms of the situation on site that would result in a recommendation for refusal.

In conclusion it is considered that there would be no detrimental impact upon the character and appearance of the area as a result of the change of use and there would be no harm to the function of the Green Belt. The proposal is therefore considered to

acceptable when assessed against CSDPD Policies CS7 and CS9 and BFBLP 'Saved' Policies GB1 and EN20 which are considered to be consistent with the NPPF.

The use of the barn as a two bedroomed dwelling would not result in a loss of privacy or light to the neighbouring properties. As the proposal does not include any extension to the building there would be no overbearing impact upon the neighbouring properties. The proposal therefore accords with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 which are consistent with the NPPF.

The proposal would not have a detrimental impact upon biodiversity and as such is complies with CSDPD Policies CS1 and CS2 which are consistent with the NPPF.

It is considered that the application is acceptable subject to the successful completion of a S106 to mitigate its impacts.

Overall it is considered that the proposed development complies with the Development Plan: SALP Policy CP1, CSDPD Policies CS1, CS2, CS6, CS7, CS9 and CS23, BFBLP "Saved" Policies EN20, GB1 and M9 and with the Parking Standards SPD and the NPPF.

## **17. RECOMMENDATION**

The proposal is recommended for conditional approval subject to the successful completion of a S106.

### **RECOMMENDATION**

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

01. Transport infrastructure  
Open space  
Primary Education

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 approved plans received by the Local Planning Authority on :  
Drg no 1464/P/01C received by LPA 12.08.2013  
Drg no 1464/PL02A received by LPA 24.06.2013  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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 enlargement, addition, improvement or other alteration permitted by Classes A, B, C and D of Part 1 of the Second Schedule of the 1995 Order shall be carried out.

REASON: The site is located outside of a settlement within the Green Belt where strict controls over the form, scale and nature of development apply.

[Relevant Policies: BFBLP EN9, Core Strategy DPD CS9]

04. 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 at first floor level or above in the south elevation of the dwelling 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]

05. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

06. The dwelling hereby approved shall not be occupied until the associated vehicle parking for the proposed dwelling and the existing dwelling 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 and shall be retained as such.

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]

07. The development hereby permitted shall not be begun until:-

1) a scheme depicting hard and soft landscaping and

2) a three year post planting maintenance scheme

have been submitted to and approved in writing by the Local Planning Authority.

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. As a minimum, the quality of all 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. The approved post-planting maintenance schedule shall be performed and complied with.

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

[Relevant Policies: BFBLP GB1, EN2 and EN20, CSDPD CS7]

08. 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]
09. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in John Wenman bat emergence and re-entry survey R654a and John Wenman barn swallow provision R666a. An ecological site inspection report shall be submitted for approval within three months of the first occupation of the dwelling hereby approved.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1]
10. The demolition shall not be begun until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]
11. The areas shown for ecological mitigation/bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]
12. 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 modifications), 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 and nature conservation.  
[Relevant Policies: BFBLP EN15, EN20 and EN25]
13. If more than 2 years elapses 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.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an

acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
03. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
04. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
05. The applicant is advised that the following conditions require discharging prior to commencement of development:
  05. Boundary treatment
  06. Vehicle parking
  07. Landscaping.
  10. Bird and bat boxes.

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.
03. Permitted development restrictions
04. Additional windows.
08. Bird nesting.
09. Bat mitigation.
11. Ecological mitigation.
12. No external lighting.
13. Time restriction on bat report.

In the event of the S106 planning obligation(s) not being completed by 9th March 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, public open space and primary educational facilities. 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).

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)