

Unrestricted Report

ITEM NO: 7

Application No.
13/00657/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
5 August 2013

Target Decision Date:
30 September 2013

**Lavandou Nursery Buckle Lane Warfield Bracknell
Berkshire RG42 5SD**

Proposal: **Erection of 1no. four bedroom dwelling following demolition of existing dwelling.**

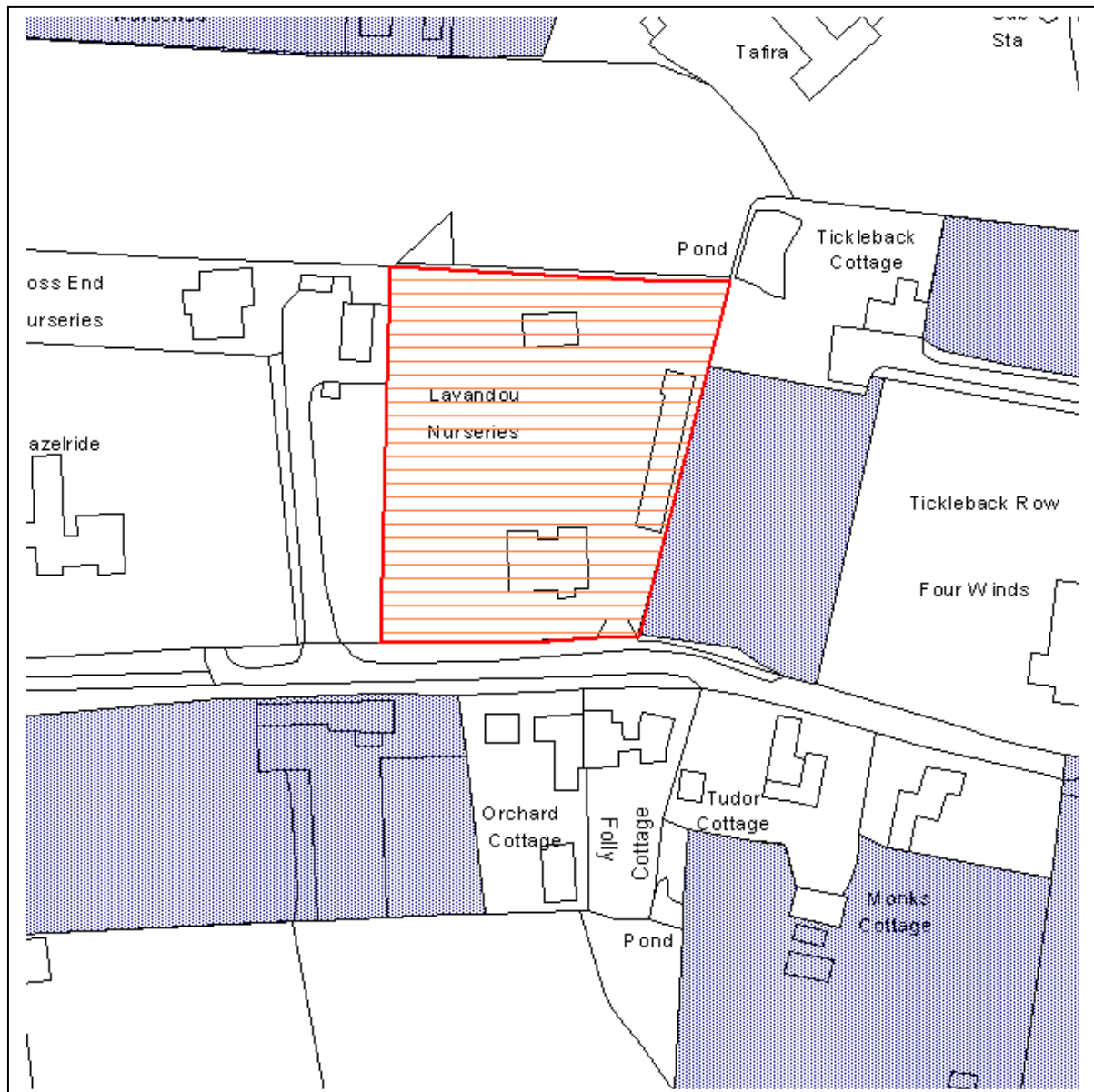
Applicant: Mr Derrick Turner

Agent: Mr Peter M. Salmon

Case Officer: Paul Corbett, 01344 352000

environment@bracknell-forest.gov.uk

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



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

The application has been referred to the Planning Committee by Cllrs Dudley and Leake who are concerned that the replacement dwelling by reason of its scale, mass and bulk may have a greater impact upon the openness of the Green Belt than that of the existing dwelling.

2. SITE DESCRIPTION

The site (0.42 ha) is located to the north of Bracknell, north of Buckle Lane off the Maidenhead Road (A3095). The site is accessed via a gated entrance off an unmade private road known as Buckle Lane.

The application site comprises a large detached chalet bungalow, set behind a high evergreen hedge, located on the north side of the road.

A swimming pool and associated building are located immediately to the rear of the existing dwelling. A number of other outbuildings and garages are located adjacent to the southern boundary.

The house and garden is enclosed by a densely treed boundary screening the site from any public land.

The site is located outside settlement within Green Belt.

3. RELEVANT SITE HISTORY

11/00206/EXT - Erection of four bed detached dwelling following demolition of existing dwelling. (Renewal of 05/00860/FUL). Note for clarification: This application is for an extension of the time limit to implement an existing planning permission 08/00615/FUL. 16th June 2011 APPROVED

09/00123/FUL - Erection of single storey conservatory to rear
11th May 2009 APPROVED

09/00071/CLPUD - Certificate for proposed development for conversion of detached garage to habitable space and erection of flat roofed side extension forming study and store to detached garage.
31st March 2009 - APPROVED

08/00615/FUL - Erection of four bed detached dwelling following demolition of existing dwelling. (Renewal of 05/00860/FUL)
22nd August 2008 APPROVED (3 Years)

05/00860/FUL - Erection of four bed detached dwelling following demolition of existing dwelling.
26th October 2005 APPROVED (3 Years)

1671 - One dwelling house. 1952 APPROVED

4. THE PROPOSAL

This proposal comprises the erection of 1 no. four bedroom 2 storey dwelling following demolition of the existing chalet-type dwelling.

The ground floor would comprise kitchen/breakfast room, utility room, dining room lounge conservatory and a study. The first floor would accommodate a master bedroom with a dressing room and en-suite facilities, with a further 3 bedrooms with en-suite facilities.

5. REPRESENTATIONS RECEIVED

Winkfield Parish Council object as they consider the proposal would result in the replacement of an existing building with a structure which by virtue of the increased bulk of the building would have a detrimental impact on the character and appearance of this Green Belt location.

6. SUMMARY OF CONSULTATION RESPONSES

Highways - no objection

Biodiversity - no objection subject to conditions.

Environmental Policy - no objection subject to conditions.

7. DEVELOPMENT PLAN

The development Plan includes:

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

The relevant policies applicable to this proposal are identified within the next section of this report.

8. PRINCIPLE OF DEVELOPMENT

Site Allocations Local Plan Policy CP1 requires planning applications to be considered in a positive manner which reflects the presumption in favour of sustainable development in the NPPF. However the policy does not require planning applications to be determined in accordance with the presumption in favour of sustainable development where specific policies within the NPPF indicate that development should be restricted - development within the Green Belt is one such area where the presumption does not apply and instead the guidance within Section 9 of the NPPF is the relevant test. Amongst the core planning principle of the NPPF is the requirement for development 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.

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.

Bracknell Forest Core Strategy Policy CS9 (Development on Land Outside Settlements) states that the Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land. The Council will also maintain the Green Belt boundary and protect the Green Belt from inappropriate development.

Bracknell Forest Borough Local Plan 'saved' Policy EN8 (Development on Land Outside Settlements) states that the countryside will be protected for its own sake and that outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land and would not damage its landscape quality or injure the visual amenities of the Green Belt. The Policy includes a list of development types which may be permitted, but as the site is located within the Green Belt these do not apply to this proposal.

Bracknell Forest Borough Local Plan 'saved' Policy H5 (New Dwellings Outside Settlements) is also relevant. This Policy states that, outside the defined settlement boundaries, the erection of a new dwelling will not be permitted unless (inter alia) it would cause no harm to the character of the area or to the relationship between the settlement and the surrounding landscape and would not result in environmental damage .

Bracknell Forest Borough Local Plan Local Plan 'saved' Policy GB1 (Building in the Green Belt) states that 'approval will not be given, except in very special circumstances, for any new building in the Green Belt unless it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems' and is for one of a specified number of purposes, which includes the replacement of an existing dwelling provided it would not be materially larger than the one it replaces. In the supporting text of the Policy, at paragraph 4.21, it is stated that the inclusion of a use within the potential exceptions list does not mean that planning permission will automatically be given. The supporting text further explains, at paragraph 4.22, that 'proposals should be for buildings which are small and unobtrusive and have no detrimental effect on the open, rural and undeveloped character of the Green Belt'. The introductory text to the Policy also explains, at paragraph 4.10, that 'inappropriate development is, by definition, harmful to the Green Belt. Where inappropriate development is proposed it is for the applicant to demonstrate that very special circumstances exist so that permission should be granted. To justify granting planning permission very special circumstances should clearly outweigh other considerations, such as harm to the open, rural and undeveloped character of the Green Belt.'

No scale parameters relating to what is materially larger are set out in Saved Policy GB1, but the supporting text explains at paragraph 4.35 that when assessing a proposal for a replacement dwelling, a number of factors are taken into account when determining whether the proposed dwelling would be materially larger than the existing dwelling. These factors include: bulk; height; gross floor space; impact on the openness and character of the Green Belt and whether the proposal would enhance the visual character of the site. Paragraph 4.36 states that ancillary buildings are not normally taken into account when considering one for one replacement of a dwelling. The supporting text also sets out at paragraph 4.37 that additional buildings, including extensions and garages, can cause a substantial increase in the amount of built form in

the Green Belt and the Local Planning Authority should consider removing permitted development rights from new dwellings permitted under Policy GB1 where they could cause adverse impacts on the open, rural and undeveloped character of the Green Belt.

These Development Plan Policies are considered to be generally consistent with the NPPF in the context that they apply to this proposal. Whilst Policy GB1 contains exceptions to inappropriateness which are more restrictive than the NPPF, it is consistent in relation to assessment for replacement dwellings.

Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to protect urban sprawl by keeping land permanently open, and that the essential characteristics of Green Belts are their openness and their permanence. Paragraphs 87-89 advise that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. When considering any planning application, local planning authorities should ensure that substantial weight is 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. A Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. The replacement of a building is only exempted from being inappropriate if the new building is in the same use and not materially larger than the one it replaces.

Assessment:

The Development Plan Policies in particular BFBLP Policy GB1(iv) and the NPPF para 89 clearly set out that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. However the exception directly applicable to this case is that the replacement of a building would in principle be acceptable provided the new building is in the same use and not materially larger than the one it replaces.

BFBLP Policy GB1(iv) para 4.35 states - In assessing whether a replacement dwelling is materially larger, regard will be had to bulk, including height and gross floorspace. Other factors that will be taken into account are its impact on the openness and character of the Green Belt; whether the proposal would allow for provision of basic amenities; whether the proposal would enhance the visual character of the site; and whether an extension to the original dwelling - consistent with this policy - would in any event be likely to be acceptable in principle.

The new building would also be a dwellinghouse so there is no conflict there and the principle issue to consider is whether the replacement dwelling would be materially larger than the existing dwelling and as such harm the openness of the Green Belt.

The applicant has submitted a comparison drawing showing the existing dwelling with that of the proposed as well as the extant permission (11/00206/EXT) which can still be implemented until mid 2014.

It is considered that the floorspace calculations need to reflect the fact that the replacement conservatory approved under 09/00123/FUL was never implemented and furthermore it was noted at the time of the Officers site visit the old conservatory was no longer in situ. The old conservatory was calculated as having a floorspace of 19.25 sqm and the new 20.25sqm, therefore the existing floorspace figures reflect the current existing floor areas without the conservatory.

The applicant has also submitted various calculations to support the planning application and these are compared with the existing dwelling as follows:

The applicant had calculated the conservatory separately so this has been omitted from the total existing floor area.

Gross External floor area of the existing house = 292.61sqm (proposed 310sqm)
Increase= 17.39sqm

Gross Ground Floor Area of the existing house = 197.53sqm (proposed 175sqm)
Decrease= 22.53sqm

Gross First Floor Area of the existing house = 95.08sqm (proposed 135sqm) Increase=
39.92sqm

Existing Building height = 6.2m (proposed 7.15m) Increase= 0.95m

Existing Building length = 15.98m (proposed 17.94m) Increase= 1.96m

Existing Building width = 14.85m (proposed 12.033m) Decrease= 2.82m

Existing Building Footprint = 197.53 sqm (proposed 175sqm) Decrease= 22.53sqm
(11%)

Existing Building Volume = 796.4 m³ (820.12 m³) Increase= 23.72m³

The proposed building footprint is 11.5% less than the existing.

Planning Permission 11/00206/EXT was given to extend the time to implement Planning Permission 08/00615/FUL for a further 3 years now expiring on 16 June 2014, therefore this is the applicant's fallback position and some weight is to be attached to this extant consent.

Taking into account the form, scale, bulk, massing and height of the proposed dwelling compared to the existing, it is considered that the proposed dwelling would not be materially larger than that of the existing. As such it is considered that the proposal would constitute appropriate development in the Green Belt. Furthermore it is considered that the proposed siting of the replacement dwelling which albeit utilises a smaller footprint of the existing dwelling and given it is not considered to be visually obtrusive and does not detract from the openness of the Green Belt and is therefore considered to be acceptable.

The proposal would comply with the requirements of Development Plan and the NPPF and is therefore considered acceptable in principle.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

BFBLP Saved Policy GB1 seeks to protect the characteristics normally associated with Green Belts such as the open and undeveloped character of the area and therefore the scale, form, effect, and siting of the proposal needs to be judged within this context. However as set out above the replacement of an existing dwelling on a one for one basis is unlikely to harm the rural, open and undeveloped character of the area provided the building is of similar visual impact to that which currently exists.

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. Additionally 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 site itself is set within a small cluster of dwellings and this particular site is very well screened on all boundaries minimising any impact on the openness and character of the Green Belt setting.

The proposed replacement dwelling would remain traditional in appearance and would be constructed of selected facing bricks and roofing tiles with three gable ends facing Buckle Lane and as such is considered in keeping with the character of the area.

The erection of a replacement dwelling of similar dimensions and design has been previously approved under references 05/00860/FUL, 08/00615/FUL and 11/00202/EXT. The applicant states this is the preferred design to be implemented as it would be simpler to construct with the omission of the gable ends to the rear and the simpler palette of materials.

This proposal provides a scale of development that not only seeks to make efficient use of the land but also sympathetically proposes a form of development that does not compromise the visual appearance and character of the local area defined as Green Belt. The proposed dwelling is considered appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views.

It is considered that the scheme has been designed to accord with the principles of Core Strategy Policy CS7 and 'saved' Local Plan Policies GB1, EN20 and the NPPF that seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 BFBLP '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

The proposed building with a 7.15m the ridge height is marginally higher than the existing house. The property is well screened from the other houses in the area and does not result in any overlooking or loss of residential amenity to adjoining occupiers. No planning objections are raised to the design of the proposed building or impact on neighbour's amenities.

The proposal is therefore considered to accord with Saved Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS 7 of the Core Strategy Development Plan and the NPPF.

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 Policies M4 and M9 of the BFBLP ensures that development provides satisfactory highway measures and 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.

It is understood that the existing 4.5m wide gated entrance to Lavandou from Buckle Lane is to be retained as well as the parking arrangements within the site for upto 6 cars therefore this proposal does not raise any issues with regards to the provision of onsite parking.

The proposal therefore complies with the Development Plan and NPPF.

12. ACCESSIBILITY

BFBLP Saved Policy EN22 and CSDPD Policy CS7 states that the Local Planning Authority will ensure that new development will provides convenient access, parking space and facilities for people with disabilities. These Policies are considered to be consistent with the NPPF which states that LPA's should take into account the accessibility of the development.

Given the proposal will need to comply with Part M of the Building Regulations (2004) with respect to access to and within the building as well as general access arrangements. It is therefore considered that the current proposal would comply with the requirements of 'Saved' Policy EN22 of the BFBLP and the NPPF.

13. TREES AND LANDSCAPING IMPLICATIONS

BFBLP Saved Policies EN1 and EN2 states that the Local Planning Authority will seek to protect tree and hedgerow cover which is also supported by CSDPD Policy CS1 which seeks to protect the character of local landscape. These policies are considered to be consistent with the NPPF section 11 which encourages LPAs to conserve and enhance the natural environment by protecting and enhancing valued landscapes.

The Tree Officer previously raised no objection to this proposal subject to the inclusion of conditions to secure the tree protection to the existing boundary trees during demolition and construction phases of the development. Therefore conditions are recommended.

The proposal therefore complies with the Development Plan and NPPF.

14. BIODIVERSITY IMPLICATIONS

CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity.

The Development Policies are consider be consistent with the aim of the NPPF section 11 of conserving and enhancing the natural environment by requiring the planning system to contribute to and enhance the natural and local environment by 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.

The applicants bat survey report shows that the building is not an active bat roost, however mitigation measures are suggested in this report to further reduce the potential impact on bats. Measures are also suggested to reduce the potential impact on nesting birds. Other recommendations are made for biodiversity enhancements and lighting. These are recommended to be secured by conditions to ensure compliance with development plan policies and the NPPF.

15. SUSTAINABILITY AND ENERGY DEMAND

CSDPD 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.

The applicant has submitted no Pre-assessment Estimator demonstrating that the development is likely to meet with Code for Sustainable Homes Level 3. It is recommended this secured by condition.

CSDPD Policy CS12 is not relevant as the scheme does not represent a net gain in dwellings.

The development plan policies are considered to be consistent with NPPF para 96 which states that in determining planning applications, local planning authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Subject to conditions the proposal would comply with the requirements of Development Plan and the NPPF.

16. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

The site is unaffected by this designation as it is single replacement dwelling generating no net increase in residential dwellings and the fact that it lies outside the 5km the boundary of the Thames Basin Heaths Special Protection Area (SPA) which was classified on 9th March 2005 under the EC Birds Directive.

17. ARCHAEOLOGICAL IMPLICATIONS

BFBLP 'Saved' Policy EN7 seeks to preserve important archaeological remains where they may be present. This is consistent with NPPF para128 which states where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The previous planning permissions for the site identified the potential for archaeological remains and a recommendation was made for watching brief to be carried out during the groundworks.

It is therefore considered that this proposal subject to a condition would comply with the requirements of Development Plan and the NPPF.

18. PLANNING OBLIGATIONS

A replacement dwelling does not trigger any obligations

19. CONCLUSIONS

Taking into account the form, scale, bulk, massing and height of the proposed dwelling compared to the existing, it is considered that the proposed dwelling would not be materially larger than that of the existing. Furthermore it is considered that the proposed siting of the replacement dwelling which albeit utilises a smaller footprint of the existing dwelling and given it is not considered to be visually obtrusive to the wider Green Belt by reason of the sites existing boundary screening the proposal is on balance considered to be acceptable. As such it is considered that the proposal would constitute appropriate development in the Green Belt and not harm the purposes of the designation.

The proposal is considered to be compliant with the Development Plan Policies and the NPPF.

The development proposal is therefore recommended for approval subject to the conditions set out below.

20. RECOMMENDATION

RECOMMENDATION

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

Site Plan received 05.08.13

DT/01/04 - Proposed Site Layout received 31.07.13

DT/05/04 - Proposed Roof/Block Plan received 31.07.13

DT/08/13 - Proposed Elevations and Floor Plans received 14.10.13

DT/08/13 - Proposed Elevations Compared received 14.10.13

Design and Access Statement received 31.07.13

Bat Survey dated September 2013 FOA Ecology Ltd received 31.09.13

Agents Letter 11 Oct 2013 - Calculations received 14.10.13

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No development shall take place until details 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 Policies: BFBLP EN20, Core Strategy DPD CS7]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The proposal involves the redevelopment of an existing building as a "one for one" replacement, and given the increase and the existing number of outbuildings on the site it is considered any additional extensions, buildings or hardstanding needs to be controlled to avoid any further urbanisation of this site which would conflict with Local Plan policy GB1.
[Relevant Plans and Policies: BFBLP GB1]
05. No development shall take place until -
(a) the Local Planning Authority has approved in writing a scheme (including a timetable) for a phased programme of archaeological investigation work, and
(b) the approved scheme has been performed and complied with.
REASON: In the interests of the archaeological and historical heritage of the Borough.
[Relevant Policies: BFBLP EN6, EN7]
06. 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]
07. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in FOA Ecology Ltd Bat Detector Survey Work report, dated September 2013 unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
08. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

09. The demolition shall not be begun until a scheme for the installation of bird and bat boxes and other biodiversity features, 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]
10. 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 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]
11. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:
- a) Accurate trunk positions and canopy spreads of all existing trees
 - b) Minimum 'Root Protection Areas' of all existing trees
 - c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
 - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - f) Illustration/s of the proposed fencing structure/s to be erected.
- The development shall be carried out in accordance with the approved scheme and programme.
REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
12. The protective fencing and other protection measures specified by condition 11 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

13. The development hereby permitted shall not be begun until:
- (i) a site layout plan showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

14. 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. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

15. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be 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.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

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 supplementary information (bat survey) 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.

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