

Unrestricted Report

ITEM NO: 9

Application No.
13/00791/FUL

Ward:
Crowthorne

Date Registered:
17 September
2013

Target Decision Date:
12 November 2013

Site Address:

43 Kings Road Crowthorne Berkshire RG45 7BG

Proposal:

Erection of a new chalet dwelling with new access.

Applicant:

Mr N Turner

Agent:

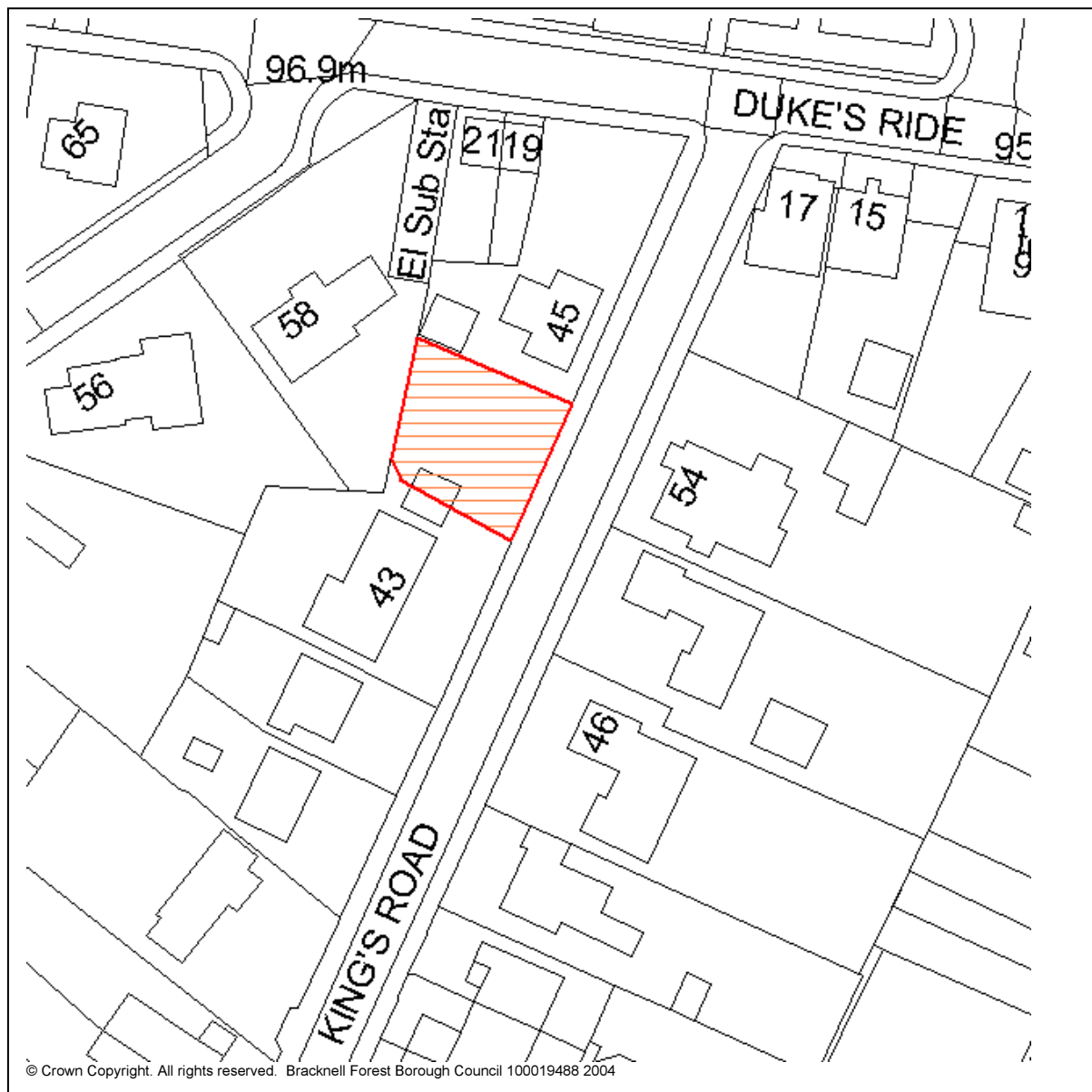
Day Tanner Partnership Ltd

Case Officer:

Laura Rain, 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 is reported to the Planning Committee as more than three objections have been received.

2. SITE DESCRIPTION

43 King Road is a detached bungalow set back from the highway by a private front garden. Attached to the side is a flat roofed double garage. To the side of the garage is a large area of garden laid to lawn and enclosed by 3m high evergreen hedging.

Neighbouring property, 45 Kings Road is a dormered bungalow. This property has its driveway and garage along the boundary with the proposed site.

To the rear 58 Church Road East has no rear facing first floor windows. There is 2m high close boarded fencing along the shared boundary.

The street scene is very varied with differing ages and designs of dwellings. There are dormers as a feature within the street scene.

The site lies within a defined settlement outside of any Conservation Areas. There are no Tree Protection Orders on site.

3. RELEVANT SITE HISTORY

13/00207/FUL Withdrawn: 17.09.2013

Erection of 1 no. two bed detached dwelling following partial demolition of existing double garage and the erection/rebuilding of an attached single garage for the existing dwelling.

This application was withdrawn after issues arose over the S106. The proposal was for an identical new dwelling with the addition of a new garage on the existing property. The garage for the existing dwelling is permitted development and has therefore been removed from this scheme. No objections were received in the 5 months that the application was 'live'.

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: 33

The proposal is for the erection of a detached chalet style dwelling and associated car parking in the garden area to the side of 43 Kings Road following the demolition of the existing garage attached to no. 43 Kings Road. The plot size is 0.03ha.

At ground floor a kitchen/diner, hall, living room and WC are proposed; at first floor 2 bedrooms and a bathroom are proposed.

The dwelling would have a maximum ridge height of 7.0m.

A single attached garage to no. 43 Kings Road is proposed to be constructed under permitted development rights

5. REPRESENTATIONS RECEIVED

3 letters of objection have been received. These raise the following issues:

- Loss of privacy to neighbouring properties.
- Loss of light to neighbouring properties.
- The proposed parking would face directly onto the downstairs windows of the property opposite, resulting in a significant loss of amenity.
- This planning application bears no resemblance to the previous planning application as this is for a separate and new two storey development (OFFICER COMMENT: the previous application was for the same proposed house but also included a garage on existing property 43 Kings Road.)
- Its height and size will be visually overbearing.
- It will change the appearance of the road - the skyline will be altered and it will look rather unbalanced and overbearing.
- It will have an impact on the traffic and parking in the street which is often busy and congested.
- It will increase noise levels because of the proximity of its access/parking spaces to neighbouring properties.

In addition Crowthorne Parish Council recommends refusal as the proposed building is too near the boundary with number 43 and its windows are overlooking.

6. SUMMARY OF CONSULTATION RESPONSES

Transportation:

The Highway Authority recommends that any permission the Local Planning Authority may grant shall include conditions securing:

- Provision of access before development (details to be approved)
- Visibility splays before development (in accordance with plan)
- Pedestrian visibility splays for private drives
- Surfacing of access
- Provision for parking spaces (details to be approved, including construction & drainage)
- No gates at vehicular access
- Site organisation (building operations)

Trees:

No objection.

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)

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.

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 within the 5 year housing 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.

The site is located within the defined settlement as shown on the Bracknell Forest Borough Proposals Map 2013.

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 "seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and 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."

SALP Policy CP1, alongside CSDPD Policies CS1 and CS2 and the NPPF take a positive approach to development with the defined settlement. As such it is considered

that the proposal for 1 new dwelling on an undeveloped plot within the defined settlement is considered to be acceptable in principle. This is 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 site lies within 'Area B: West Crowthorne' of the Bracknell Forest Character Area Assessment SPD. This states that the built form is as follows:

"- Houses are predominantly 2 storey, with occasionally 2.5 storey houses and bungalows.

- Mostly terraced or semi-detached houses with occasional cul-de-sac infills.
- Building materials are predominantly red brick, with the odd use of yellow brick and render...
- Hedges and low walls are the predominant boundary treatment."

It is considered that a 1.5 storey bungalow would be acceptable in terms of its impact upon the character of this area because, as detailed within the SPD, bungalows are characteristic of this area.

The resulting plot size for both the proposed new dwelling and for 43 Kings Road would not be dissimilar to other dwellings within the road. As such it is considered that the dwelling would not be out of character with the pattern of development within the area.

The dwelling has been designed with a steep pitch to the roof and with dormers on both roof planes. This is using design features from the neighbouring property no 45 Kings Road. In addition there are examples of other properties within the street scene that also have dormers.

The bulk and massing of the development has been kept to a minimum via the chalet style design. As such it is not considered that the proposed dwelling would be unduly prominent within the street scene.

The height of the dwelling is 0.8m taller than no 45. However due to the steepness of the pitch there is no associated bulk and massing that would make the dwelling appear too high within the street scene.

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

BFPLP '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

- Loss of privacy:

There are six first floor windows proposed: two serving each bedroom, one serving the hallway and one serving the bathroom.

In bedroom 1 there would be a window in the gable wall looking east on to the highway. There is no concern over this window resulting in a loss of privacy as it would be at a distance of 17m from the nearest property.

In addition there would be a dormer window serving bedroom 1 which would look across the front of neighbouring property no. 43 to the south. As this would not be looking onto the private rear garden of no. 43 it is not considered that the overlooking would merit refusing the application.

Bedroom 2 would also be served by one window in the gable and one dormer window. The dormer window would face north towards neighbouring property no. 45 Kings Road. As the window would be 10m from the boundary with this property the resulting loss of privacy would not be so great as to merit a refusal. There is also a dormer serving the hallway in this elevation that is also 10m from the boundary.

The second window serving bedroom 2 would be 2m from the boundary with 58 Dukes Ride. It is considered that this window would result in an unacceptable loss of privacy and as such is conditioned to be obscure glazed and fixed shut.

Lastly the window facing south towards number 43 would serve a bathroom and as such could be conditioned to be obscure glazed and fixed shut.

- Loss of light and overbearing impact:

Due to the positioning of the proposed property in relation to the boundaries with neighbouring properties there would be no light infringement or overbearing impact created by the new dwelling.

As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with CSDPD Policy CS7, 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

11. TRANSPORT IMPLICATIONS

CSDPD Policy 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. Policy M9 of the BFBLP ensures that development

provides satisfactory parking provision. To assist implementation of 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.

Kings Road is an adopted residential road subject to a 30mph speed limit. The existing access onto Kings Road is to be retained to serve number 43 but this will require alterations. A new access will need to be formed to serve the parking bays for the proposed new dwelling. These works will need to be undertaken under licence with the Highway Authority if the Local Planning Authority is minded to approve the application. Pedestrian visibility splays of 2m by 2m to either side of the existing and proposed accesses are denoted on drawing number 2985/02/F and should be secured by condition. The provision of the new access, parking bays and the pedestrian splays will impact on the street scene as the existing hedge and fence across the frontage of the site for the proposed new dwelling will need to be removed. Sight lines commensurate with the speed limit can be achieved.

The Parking Standards SPD sets a requirement for 2 off-street spaces to be provided for a two bedroom property and 3 spaces for a 4+ bedroom property. The proposed parking layout for the new dwelling is shown on drawing number 2985/02/F. 2 spaces are provided for the proposed new dwelling. Although now outside the red line, 3 spaces are retained for the existing dwelling, one in a reconfigured garage and two further spaces to the front of the property. The reconfigured garage is to standard with clear internal dimensions of 6m by 3m. The Highway Authority remains of the view that the proposed parking layout requires alteration as there is insufficient space for vehicles to manoeuvre. This can be overcome by having the two open spaces at right angles to the highway. Secure cycle storage is to be provided for the proposed new dwelling in a purpose built store located to the rear of the property. The parking layout for the new dwelling is secured and retained by condition. No details are provided for the construction of the parking bays for the proposed new dwelling. They will need to be SUDS compliant and of a bonded porous material to prevent any loose material migrating onto the highway to the detriment of highway safety.

A financial contribution will be required to secure highway related mitigation measures in accordance with the "Limiting the impact of Development" SPD. The construction of the new access will need to be undertaken by licence with the Highway Authority. The applicant should be advised of this requirement by way of an informative.

Although no gates are indicated on the drawings submitted it is considered prudent to prevent any being installed by condition.

For the reasons given above, and subject to the recommended conditions, the proposal is considered to be in accordance with 'Saved' Policy M9 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy DPD and the NPPF.

12. SUSTAINABILITY

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. This is considered to be consistent with the NPPF which states in para 95 "To support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings Policy and adopt nationally described standards."

No Sustainability Statement and no Pre-assessment Estimator have been submitted demonstrating that the development is likely to meet with Code for Sustainable Homes Level 3. Therefore this will be conditioned.

CSDPD 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. This is consistent with the NPPF which states that the LPA should have a positive strategy to promote energy from renewable and low carbon sources.

The applicant has provided no Energy Demand Assessment detailing how 10% of the development's energy demand can be offset as a result of implementing on-site renewable energy generation. Therefore this will be conditioned so that the scheme would comply with Policies CS10 and CS12 of the CSDPD and with the NPPF.

13. THAMES BASIN HEATHS SPA

In accordance with retained South East Plan Policy NRM6 and Core Strategy Policy CS14, developments must avoid or mitigate any impacts on the SPA. These Policies are consistent with the NPPF and therefore carry full weight. The Council adopted the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) on 29 March 2012.

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 0.525 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. In line with the Council's SPA SPD, 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 a two bedroom dwelling. The SANG costs are £1,770.

The open space works at Ambarrow Hill/Court 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 is for a two bedroom dwelling. The SAMM costs are £526.

In summary, the total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £1770 + £526 = £2,296.

Natural England has agreed that if the plans are implemented as stated in the SPA SPD 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, provided this is secured by a S106 Agreement, 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 (2012) permission may be granted.

14. 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 of Development SPD and the SPA SPD the following contributions are sought for the proposal:-

Transport facilities £1,600
Open space and outdoor recreation facilities £2,000
Primary Education £750
Secondary Education £1,470
SPA £2,296. (£1,770 SANG+ £526 SAMM)

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 and the NPPF.

15. TREES

Policy EN1 of the BFBLP ensures that the Borough's significant trees are protected. The NPPF refers to conserving the natural environment, therefore this policy is consistent with the NPPF.

There is an existing oak tree to be removed. The Council's Tree Service has confirmed that this tree is not worthy of protection and as such raise no objection to its removal.

Therefore the proposal is considered to be in accordance with Policy EN1 of the Bracknell Forest Borough Local Plan and the NPPF.

16. CONCLUSIONS

The proposal for 1 additional dwelling within the defined settlement is considered to be acceptable in principle.

It is not considered that the development would result in an adverse impact on the character and appearance of the area, the amenities of the residents of the neighbouring properties, or on highway safety. All other issues addressed in this report can be secured by condition or in the case of contribution and the impact upon the Thames Basin SPA by S106.

It is therefore considered that the proposed development complies with the Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS6, CS7, CS10, CS12, CS14 and CS23, BFBLP 'Saved' Policies EN20 and M9, SEP Policy NRM6 and with the Parking Standards SPD, the Character Area Assessment SPD, Limiting the Impact of Development SPD, the SPA 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. - Transportation
- Open space
- Primary and Secondary Education
- The Thames Basin Heath SPA.

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 2985/01 Rev B received by Local Planning Authority 10.09.2013
Drg no 2985/02 Rev f received by Local Planning Authority 10.09.2013
Drg no 2985/03 Rev B received by Local Planning Authority 10.09.2013
Drg no 2985/04 Rev I received by Local Planning Authority 10.09.2013
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 development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

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 north west 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]

10. The first floor window in the north west elevation serving bedroom 2 and the bathroom window in the south west elevation of the dwelling 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]

11. 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]

12. 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 operatives

and 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).

REASON: In the interests of amenity and road safety.

[Relevant Policies: Core Strategy DPD CS23]

13. The dwelling shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The dwelling shall not be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of 4.8m measured from the back edge of the carriageway and this shall be retained as such.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The dwelling shall not 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]

16. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

17. No development shall commence until:

(i) a site layout plan at a minimum scale of 1:200 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 and hedgerows.

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) Where appropriate installation method statement.

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

REASON: - In order to ensure that adequate drainage is provided on site..

[Relevant Plans and Policies: CSDPD Policy CS10]

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 Council's Highways Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a license before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
03. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.
04. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
05. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200
06. 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.
 08. Landscaping.
 11. Access
 12. Site organisation

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

- 05. Post Construction Report.
- 15. 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.
- 09. Additional windows.
- 10. Obscure glazing
- 13. Visibility splays.
- 14. Access materials.
- 16. No gates

In the event of the S106 planning obligation(s) not being completed by 7th 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 and secondary education. 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