

## Unrestricted Report

### ITEM NO: 5

Application No.

**14/00183/3**

Site Address:

Ward:  
Harmans Water  
**Little Ringdale Bracknell Berkshire**

Date Registered:

2 April 2014

Target Decision Date:

28 May 2014

Proposal:

**Formation of six parking bays, 2 drop kerbs and additional landscaping.**

Applicant:

Mr David Humphrey

Agent:

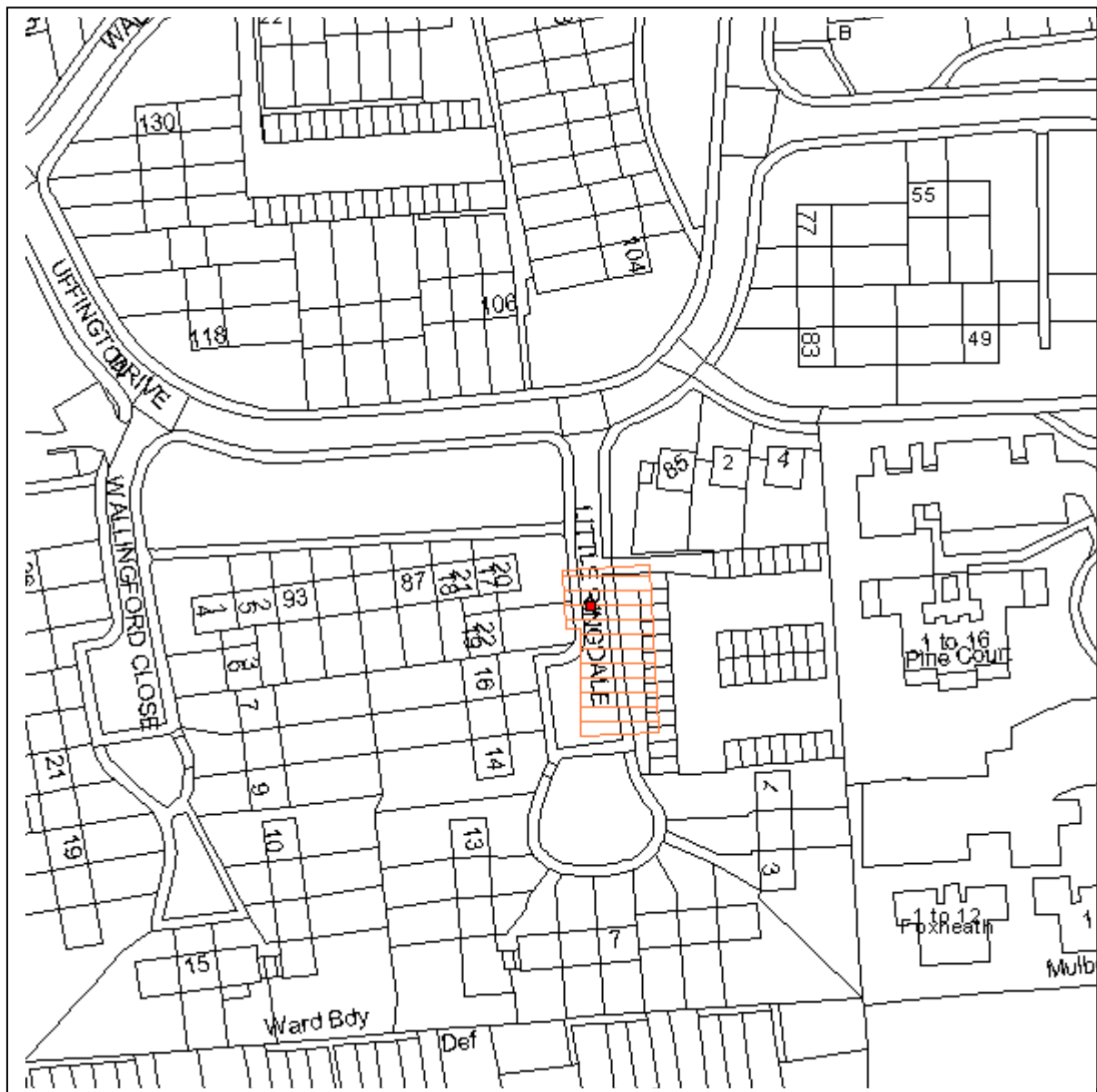
(There is no agent for this application)

Case Officer:

Sarah Horwood, 01344 352000

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

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



## **OFFICER REPORT**

This application is reported to the Committee because Bracknell Forest Council has an ownership interest in the land and/or is the applicant.

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

This application is reported to the Planning Committee because the application has been submitted by the Planning and Transport Division.

### **2. SITE DESCRIPTION**

The proposed location of the parking bays is at the end of a residential cul-de-sac behind a row of garages. The area is currently laid to shrub planting. There is on street parking directly opposite the proposed location of the new parking bays. The surrounding area is residential, characterised predominately by terraced properties. There is an area of amenity land to the south of the proposed parking bays laid to grass and trees.

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

No relevant site history.

### **4. THE PROPOSAL**

Full permission is sought for the formation of six parking bays, 2 drop kerbs and additional landscaping. The proposed parking bays would be constructed from porous blocks.

For information, the provision of the dropped kerbs would not require planning permission as Little Ringdale is not a classified road.

### **5. REPRESENTATIONS RECEIVED**

Bracknell Town Council were consulted on the application and raise no objection to the proposal.

1no. letter of support received to the application which can be summarised as follows:

- Very overdue, parking has been getting worse and more dangerous. This is much needed in such a small road where people have to park half on the footpath to allow other residents and visitors to drive in and out of the road which then makes it difficult for pedestrians to walk on the footpath.
- would like to see parking allocation for the residents of Little Ringdale as this small road is also used by residents of Uffington Drive to park in.
- There is a lot of waste land that runs along the rear of the garages that is unkept and overgrown, land that could be utilised for far more than 6 parking spaces.

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

The Highways Officer raises no objection to the proposal.

The Landscape Officer raises no objection to the proposal subject to revisions to the proposed landscaping plan.

## **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 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings and locating development in locations that reduce the need to travel.

CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

These policies are considered to be consistent with the sustainable development principles of the National Planning Policy Framework (NPPF), and as a consequence are considered to carry significant weight.

The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, trees, etc. These matters are assessed below.

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

Saved Policy EN20 of the BFBLP and Policy CS7 of the CSDPD relate to design considerations in new proposals and are relevant considerations. These policies seek to ensure that developments are sympathetic to the character of the area and are of a high design. This is consistent with the NPPF.

The 6no. proposed parking bays would be constructed partly over a footpath and would also result in the removal of an area of shrub planting located behind an existing garage block. Replacement planting would be undertaken to both the north and south of the proposed parking bays to soften their visual appearance in the street scene. There would be areas of grass verge and soft landscaping remaining in Little Ringdale which would continue to contribute to the visual amenities of the area. The existing tree is shown to be retained. To ensure this retained tree is protected during the course of building works, standard tree protection conditions are recommended.

The Landscape Officer has suggested a number of improvements to the landscape scheme and a revised landscaping plan is to be sought via condition to address the matters raised.

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 BFBLP, Policy CS7 of CSDPD and the NPPF.

#### **10. RESIDENTIAL AMENITY**

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. This is consistent with the NPPF.

The 6no. proposed parking bays would be located some 20m from the nearest residential properties at nos. 1, 14 to 16 Little Ringdale and 19 and 22 Little Ringdale. In view of these separation distances, the proposed parking bays would not appear visually prominent to adjoining properties and no detrimental level of noise and disturbance would result.

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 BFBLP and the NPPF.

#### **11. TRANSPORT IMPLICATIONS**

Saved Policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards. The NPPF refers to local authorities setting their own parking standards for residential development.

Little Ringdale is an adopted residential road. There is a high incidence of indiscriminate on-street parking. The principle of providing additional off-street parking is therefore supported. The bays are to be constructed to a standard that is SUDs compliant.

The landscaping should be kept 300mm clear of the parking bays.

As such, the proposal is considered to be in accordance with Saved Policy M9 of the BFBLP and the NPPF and would not result in highway implications.

#### **12. CONCLUSIONS**

The proposed formation of 6no. parking bays would not result in adverse impacts to the residential amenities of adjoining properties, would not adversely affect the character and appearance of the surrounding area and would provide off road parking provision in an area where there is a high level of indiscriminate on-street parking. As such, the proposal is considered to be in accordance with Saved Policies EN20 and M9 of the BFBLP, CS1, CS2 and CS7 of the CSDPD and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

Therefore recommend the application for approval.

## **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 received by the Local Planning Authority on 2 April 2014:  
drawing no. 188  
drawing no. 188L

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

03. The development shall not be begun until a scheme depicting 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. 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]

04. 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]

05. The protective fencing and other protection measures specified by condition 4 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]

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

1. Time limit

2. Approved plans

5. Tree protection

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

3. Soft landscaping

4. Tree protection

03. The following information should be taken into account in relation to condition 3:

- The proposed planting numbers are not accurate as the numbers shown would not cover the total area at the proposed density of 4 plants/m<sup>2</sup>.
- There is planting shown in the area between the proposed bays and the wall of the adjoining garages. The plan shows approximately 0.5 m wide strip for the planting. It is not adequate to establish plants successfully. The proposed Pyracantha 'Soleil d'or' would also be too large for this space. It is a vigorous, dense and spiny shrub and it would overhang the parking bays. A better option for softening the wall along the parking bays would be to plant climbing plants either side of the bays and train them along the wall on a frame or wires. The proposed Pyracantha would be suitable for the other areas along the wall where it would overhang the shrub border.
- It may be possible to retain some of the existing shrub planting.

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)