

## Unrestricted Report

### ITEM NO: 10

Application No.  
**14/01008/FUL**

Ward:  
Harmans Water

Date Registered:  
15 September  
2014

Target Decision Date:  
10 November 2014

Site Address:

**Street Record Drovers Way Bracknell Berkshire**

Proposal:

**Convert grass area into 4 parking spaces**

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**

### **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 parking bays are located to the south of the highway at Drovers Way, a residential area, characterised by terraced properties. The proposed bays would be located between the boundary of no. 64 Drovers Way and a public footpath. There are areas of open grassland to the south and east of the proposed parking bays. To the north of the site is a further area of open land with trees on where there is evidence that informal parking is taking place.

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

There is no relevant planning history relating to the area of land subject to this application.

### **4. THE PROPOSAL**

Full permission is sought for the formation of 4 parking bays to the southern side of Drovers Way, adjacent to no. 64. The proposed parking bays would be constructed from porous blocks.

For information, the provision of the dropped kerb to facilitate access to the parking bays would not require planning permission as Drovers Way is not a classified road.

Soft landscaping is proposed around the parking bays.

The original plans proposed a knee rail fence to an area of land to the north of Drovers Way where informal parking has been occurring. Following concerns from local residents, this knee rail fence has been omitted as shown on amended plan 210/R received on 22 October 2014 by the LPA.

### **5. REPRESENTATIONS RECEIVED**

A petition has been received to the application with 19 signatures. In summary, the petition raises no objection to the parking spaces but does raise objection to the knee high fencing opposite the site which will remove parking for up to 6 cars. The petition also requests the Council work in conjunction with Bracknell Forest Homes to create more parking in the area.

Officer note: the application must be assessed on its own merits and the scheme as submitted is for the provision of 4no. parking spaces.

## 6. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council were consulted on the application and recommend refusal for the reasons set out below:

"Bracknell Town Council would like to recommend that the Borough Council listen to the residents concerns regarding how the layout of the proposed new parking spaces will actually reduce available parking and to ask BFC to liaise with Bracknell Forest Homes to see if a joint venture could result in more car parking spaces being available for residents".

### Highways Authority

- no objection.

### Landscape Officer

- recommends a planning condition relating to landscaping.

## 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 4no. parking bays would be located to the south of the highway and would result in the loss of an area of open grass of approximately 50sqm.

The visual prominence of the proposed parking bays in the street scene would however be mitigated by open grassland being retained to the rear of the proposed bays and to the east of the bays where a further area of public amenity land of open grass exists. In addition, soft landscaping would be planted around the proposed parking bays to further mitigate their visual appearance in the street scene. A planning condition is recommended requiring details of soft landscaping to be submitted for approval.

There is a demand for off road parking in Drovers Way. Whilst the proposal would result in the loss of some soft landscaping which is not desirable, there are existing areas of open amenity land that would be retained in the street and additional planting would be undertaken around the proposed parking bays and therefore, on balance, the requirement for off road parking at the expense of the loss of an area of amenity land is justified in this instance.

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 proposed 4no. parking bays would be located 7m from the front elevation of no. 64 Drovers Way and approximately 25m from the front elevations of nos. 61-63 Drovers Way. In view of these separation distances, the proposed parking bays would not result in undue noise and disturbance to these residential properties closest to the proposed bays.

Additional soft landscaping would be planted around the parking bays to screen their visual prominence to surrounding residential properties.

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.

Policy CS23 of the CSDPD seeks to increase the safety of travel. This is consistent with the NPPF.

Drovers Way is an adopted residential cul-de-sac. The Highway Authority raises no objection to the provision of additional off-street parking in an area subject to a high incidence of indiscriminate on-street parking. The parking bays are to be constructed using a SUDs compliant system which is acceptable to the Highway Authority.

The hedge between the proposed parking bays and no. 64 Drovers Way will need to be removed to ensure pedestrian visibility is achieved for egress from parking bays across a footway.

It is understood that vehicular access is required to the electricity sub-station located to the rear of the garages and this access is to be maintained.

For the reasons given above the proposal is considered to be in accordance with Policy CS23 of the CSDPD, Saved Policy M9 of the BFBLP and the NPPF and would not result in highway implications.

## 12. CONCLUSIONS

The proposed formation of 4no. 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, CS7 and CS23 of the CSDPD and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

The application is therefore recommended 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 22 October 2014:  
drawing no. 210/R  
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]

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
- The applicant is advised that the following conditions require discharging prior to commencement of development:
3. Soft landscaping

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)