

ITEM NO: 5

Application No.
14/00813/FUL
Site Address:

Ward:
Wildridings And Central

Date Registered:
17 July 2014

Target Decision Date:
11 September 2014

1 Dundas Close Bracknell Berkshire RG12 7BX

Proposal:

Erection of 2no. 4 bedroom dwellings with attached garages with associated parking and bin store and access. (This application is a resubmission of 13/01041/FUL).

Applicant:

Mr O Hicks

Agent:

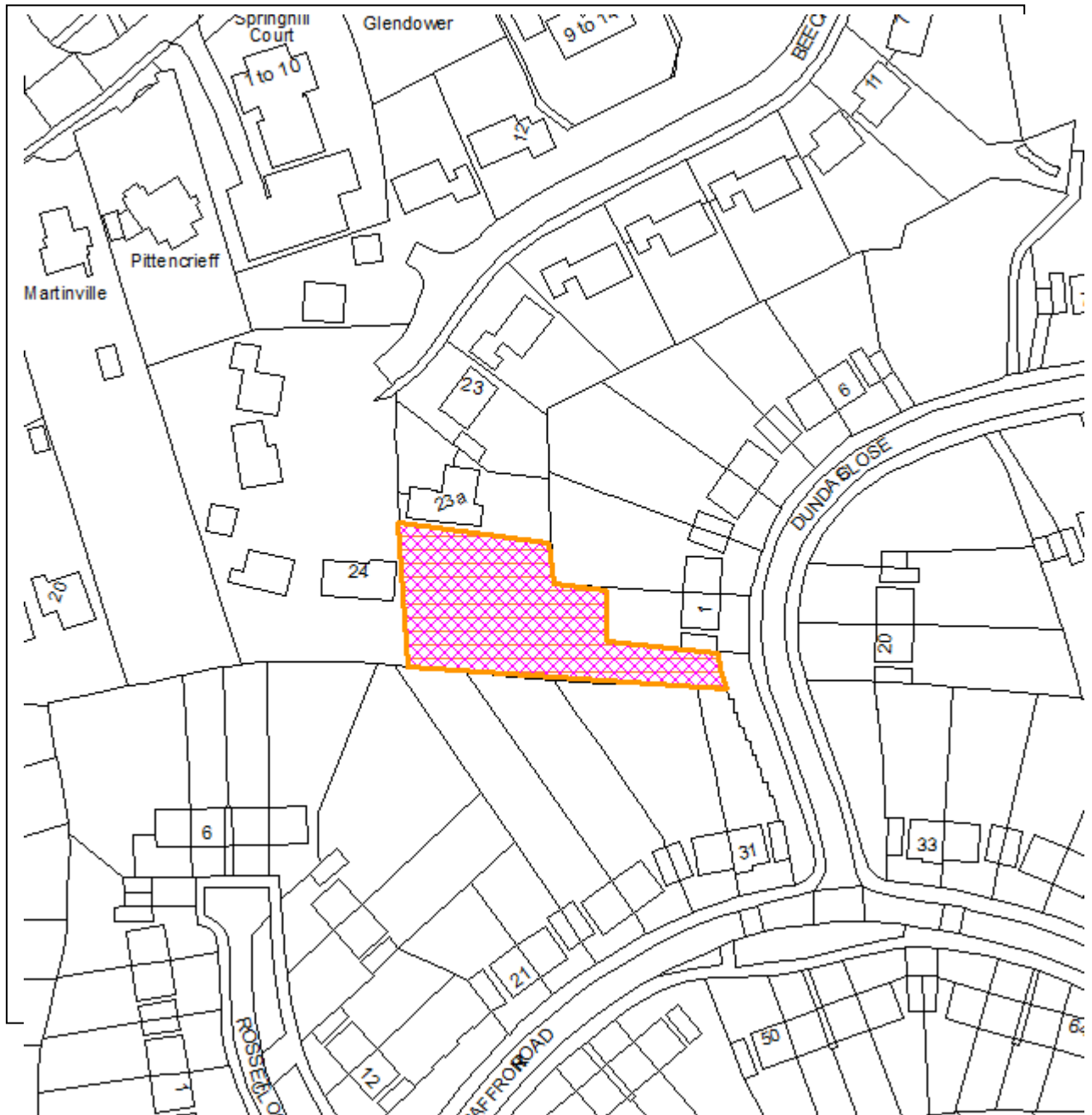
Mr Warren Joseph

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

This application is reported to the Planning Committee as it has attracted more than 3 objections.

2. SITE DESCRIPTION

The application site is located within the settlement of Bracknell on the western side of Dundas Close. The land currently forms the side and rear garden of 1 Dundas Close.

The site is surrounded by other residential development on all its boundaries.

The area is characterised by a mix of detached, semi-detached and terraced housing, the majority of which is two storeys in height.

3. RELEVANT SITE HISTORY

This application follows the withdrawal of a previous application (13/01041/FUL) which was for the erection of 4 no. 2 bedroom flats with associated cycle and bin store buildings.

615262 (1989)

Planning Permission was granted for a change of use from public open space to private garden and construction of a new vehicular access to the occupiers of 1 Dundas Close in 1989.[The land has a restrictive covenant on it which restricts the building of any new dwellings on the land]

4. THE PROPOSAL

This revised proposal comprises the erection of 2no. 4 bedroom dwellings with attached garages with associated parking and bin store and site access off Dundas Close.

The application as originally submitted comprised the erection of 3no. 3 bedroom terraced dwellings with attached garages with associated parking and bin store however it was felt this would result in a cramped form of development and the applicant agreed to revise the proposal accordingly.

The site area is 0.12 ha and this proposal would yield a housing density of 16 dph.

5. REPRESENTATIONS RECEIVED

This application has resulted in 19 objections and the concerns are summarised as follows:

- Impact upon the character of the area
- Over development of the site
- Impact upon the neighbours' amenities
- Increase in vehicle movements and lack of parking in Dundas Close
- Impact upon wildlife
- Boundary treatment and security

6. SUMMARY OF CONSULTATION RESPONSES

Bracknell Town Council

The Town Council makes the following objection:

Concerned with narrow width of the access road into the site and the amount of parking available which result in on street parking in the adjacent roads to the detriment of local residents. It is considered this proposal is representative of an unneighbourly over development of the site

Highway Authority

The Highway Officer supports this proposal subject to some minor amendments to demonstrate that the onsite parking turning works and the imposition of a number of conditions.

Biodiversity Officer

The Biodiversity Officer supports this proposal subject to the imposition of a number of conditions such as securing a scheme for the provision of bird and bat boxes (and other biodiversity enhancements).

Drainage Engineer

The Drainage Engineer has no objection subject to securing the drainage by condition.

7. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

Core Strategy (CSDPD) (February 2008)

Site Allocations Local Plan (SALP) (July 2013)

Policy NRM6 of the South East Plan (SEP) (May 2009)

Bracknell Forest Borough Local Plan (BFBLP) (January 2002) (saved policies)

Bracknell Forest Borough Policies Map 2013

8. PRINCIPLE OF DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the National Planning Policy Framework (NPPF) (paras. 2 and 12). This is also reflected in SALP Policy CP1 which 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.

CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes.

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.

The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

CSDPD Policy CS15 requires the provision of 11,139 dwellings in the Borough over the Plan period.

CSDPD Policy CS16 requires a range of housing types, sizes and tenures.

These policies are considered to be consistent with the need for sustainable development including the need to boost the supply of housing delivering a wide choice of homes as set out in the NPPF. As a consequence they are considered to carry significant weight.

This amended proposal now results in 1 less unit than as originally submitted involving a net gain of 2 detached 4 bedroomed houses. In terms of the Council's housing provision the proposal constitutes a 'small' site and would therefore contribute to the 'small' sites allowance. It would also add to the Borough's stock of family housing within the settlement.

As the proposal involves the development of a private residential garden, it is a greenfield site. Whilst the NPPF (para 111) encourages the use of previously developed land, it does not prohibit the use of greenfield sites. In such situations it is important to respond to local character and the existing pattern of development.

As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact on the character of the area, amenity of neighbouring occupiers, highway safety, trees, etc. These issues are addressed elsewhere in this report.

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. Saved Policy EN1 of the BFBLP seeks to retain trees and hedgerow which are important to the character and appearance of the townscape and act as green links between open spaces. These policies are consistent with the objectives set out within the NPPF.

Access to the site will be created off Dundas Close with little disruption to the existing street scene. With the exception of the site access, the pattern of development will appear broadly proportionate to the surrounding area. The proposed houses are orientated at a slight angle to the common boundaries with the neighbouring properties specifically

In terms of the proposed density (16 dph) the number of units is considered to be an appropriate number of dwellings when compared to the local established density. Furthermore, the scheme accords with the NPPF in that it makes efficient use of the land given the constraints of the trees on the sites boundaries. It is considered that to accommodate a greater number of dwellings would be out of keeping with the wider visual appearance of the area, and likely to adversely impact upon the trees on the boundaries of the site, and would not deliver high quality, well designed development in accordance with NPPF.

Objections received refer to this proposal being an over development of the site, but having regard to the form of development in the surrounding area the proposed density is not dissimilar to the surrounding dwellings and the scale, massing and appearance of this development is not considered to be out of keeping with its surroundings.

In conclusion, it is considered that the proposal accords with the principles of Core Strategy Policy CS7, 'Saved' BFBLP Policies EN1 and EN20 and the NPPF.

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.

The site access will be created alongside the side elevation and garden boundary of 1 Dundas Close and rear garden boundaries of 27, 29 and 31 Saffron Road. Plot 1 backs onto the side elevation and garden of 24 Beech Glen and retains an offset of 11m from the common boundary. The siting of the proposed dwelling Plot 1 and the retention of the existing boundary screening (3m high) is considered sufficient to avoid any adverse impact upon the amenities of 24 Beech Glen. To ensure the boundary screen is kept in situ a condition is recommended.

The proposed dwelling on Plot 1 is positioned a significant distance (approx. 46m) from the rear building elevations of 27, 29 and 31 Saffron Road and therefore does not create any material amenity impacts.

The proposed dwelling on Plot 2 is positioned so that an offset of 11m is retained from the common boundary with the front garden area of 24 Beech Glen to avoid creating any adverse amenity issues. This plot also shares a common boundary with the side elevation and garden of 23a Beech Glen.

The front to back distances between the new dwellings and the rear of 1 Dundas Close is approximately 38m.

Whilst it is acknowledged that this development will have some impact it is important to strike a balance between protecting the neighbours' amenities as well as making the most efficient use of land within settlements. It is considered that the reduced scale of this development and the increased intervening distances are now more than sufficient to ensure that the buildings will not be overly overbearing or result in overdevelopment of the site that would be so significant as to warrant refusal. It is felt that the proposal has been treated consistently with other developments in ensuring that it does not result in such an adverse impact upon the living conditions of the adjacent dwellings.

It is considered that the scheme as now amended is designed so as not to create any adverse impacts on the amenities of nearby residents and it is therefore in accordance with CSDPD Policy CS7, BFBLP, 'Saved' Policy EN20 and the NPPF.

11. TRANSPORT IMPLICATIONS

CSDPD Policy CS23 states that the Local Planning Authority (LPA) 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 ensure that development

provides satisfactory highway measures and parking provision. To supplement this policy, the LPA'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. The quoted policies are considered to be consistent with the NPPF.

The proposed vehicular access is shown immediately adjacent to number 1 Dundas Close and would adjoin the vehicular access to that property. The access provides sufficient space within the first part of the access (approx. 10m) to allow two vehicles to pass whilst narrowing down to 3.7m within the site.

Sight lines of 2.4m by 33m are shown to be provided along with 2m by 2m pedestrian visibility splays at the back edge of the footpath which is considered acceptable.

The applicant proposes the provision of 3 parking spaces per dwelling in the form of a garage with a space to the front and a further frontage space. The garages are measured to have internal dimensions of a minimum of 6m by 3m which accord with the Council's Parking standards.

Cycle parking will be accommodated within the proposed garages of each of the properties.

The Highways Officer supports this revised proposal subject to the applicant demonstrating that the vehicles can adequately turn on the site without conflicting with the proposed parking arrangement or landscaped areas. Given this is clearly achievable within the site it is considered appropriate to secure this requirement by condition if this detail cannot be secured before the Planning Committee.

Whilst it is considered that this proposal would generate an increase in trip rates of 9 for a four bedroom unit the cumulative impact of just two units and the fact that sufficient onsite parking has been provided means that the impact would be relatively small and as such would not adversely impact upon Dundas Close such as to warrant a reason for refusal.

For the reasons given above the proposal is considered to be in accordance with 'Saved' Policies M4 and M9 of the BFBLP, Policy CS23 of the Core Strategy DPD and the NPPF. It also accords with the Parking Standards SPD.

12. ACCESSIBILITY

BFBLP 'Saved' Policy EN22 and CSDPD Policy CS7 states that the LPA will ensure that new development 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 with respect to access to and within the building as well as general access arrangements, it is therefore considered that the proposal would comply with the requirements of the Development Plan and the NPPF.

13. TREES AND LANDSCAPING IMPLICATIONS

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

All tree protection measures as submitted are shown on the tree protection plan (AIA3). An Arboricultural Method Statement (AMS) would be prepared detailing the methodology for the implementation of hard surface areas and special foundations within the RPA of retained trees and will be secured by condition.

The proposed retention of the existing trees and hedgerows on the boundaries of the site and proposed soft landscaping are considered to comply with 'Saved' BFBLP Policy EN1 which make an important visual contribution to the area overall.

Therefore, subject to conditions, the proposal would comply with the relevant policies quoted and the NPPF.

14. BIODIVERSITY IMPLICATIONS

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

The supporting report is considered sufficient to demonstrate how this proposal will minimise its impacts on biodiversity.

The Biodiversity Officer supports this proposal subject to the imposition of a number of conditions such to secure a scheme for the provision of bird and bat boxes (and other biodiversity enhancements) which would protect and enhance the wildlife value of the development. Subject to conditions the proposal would comply with the quoted policies and the NPPF.

15. DRAINAGE

CSDPD Policy CS10 seeks to secure the use of sustainable drainage systems in the management of surface water run-off which is considered to be consistent with the NPPF (para. 103) which states that new development should ensure that risks from flooding can be managed through suitable adaptation measures, including through the planning of green infrastructure and the use of sustainable drainage systems to reduce the causes and impacts of flooding.

The Council's Sustainable Drainage Engineer has not objected but has recommended conditions to secure these details before any development may commence.

Subject to conditions, the proposal would comply with CSDPD Policy CS10 and the NPPF.

16. 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. This is considered to be consistent with the NPPF. 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.

A Sustainability Statement has been provided demonstrating that the development as a whole is likely to meet with Code for Sustainable Homes Level 3. Conditions are therefore recommended to secure the details proposed.

CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation. This is considered to be consistent with the NPPF.

The applicant has submitted an Energy Statement demonstrating that they would more than meet with the 10% reduction in carbon emissions. As for generating 20% of the development's energy demand through the implementation of renewables the applicant has stated that they can't make the 20%. Going on the applicant's approach of a far greater initial reduction in carbon emissions, a lesser energy demand offset would be accepted however the applicant has not confirmed which technology they would implement. It is therefore considered this can be secured by condition.

Subject to conditions the proposal would comply with the requirements of CSDPD Policies are CS10 and CS12 and the NPPF.

17. WASTE AND RECYCLING ISSUES

Any new residential development needs to provide a bin collection point within 25m of the highway with a carry distance for residents not exceeding 30m. Given this site will result in only 2 dwellings the Council will not seek to adopt either all or a proportion of the site access road to facilitate the servicing of this site by a 10m refuse vehicle.

The houses are shown to be designed such that up to three wheeled bins can easily be stored away from the fronts of the properties by providing a gate or similar to enable owner/occupiers to store the bins within their rear gardens. A single bin collection point has been identified on the site layout plan and this is considered to adhere to the Council's thresholds in terms of carry distance for both refuse operatives and future residents. Given the scale and nature of this development it is considered reasonable to service the two additional dwellings off the existing adopted highway by the existing waste collection service to Dundas Close without adversely impacting upon the existing refuse vehicle arrangements.

18. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

Retained SEP Policy NRM6 and CSDPD Policy CS14 seek to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area The Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) (March 2012) provides guidance on implementing these policies.

NPPF para 118 states that when determining planning applications, LPAs should aim to conserve and enhance biodiversity.

The Development Plan policies are considered to be consistent with the NPPF and should therefore be given full weight.

The Council, in consultation with Natural England, has formed the view 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 1.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.

A contribution 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 2 x 4 bedroom dwellings. The SANG costs are as follows:

Total SANG Contribution - 4 bedrooms (£2,730) = £5,460 (2 x £2,730)

The open space works at The Cut Countryside Corridor is the most appropriate to this proposal (although it may be necessary to allocate the contribution to another SANG). The legal agreement will also incorporate a clause requiring 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 as follows:

Total SAMM Contribution - 4 bedrooms (£807) = £1,614 (2 X £807)

In summary, the total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £7,074 (i.e. £5,460 + £1,614) that will need to be secured by S106 Legal Agreement.

Therefore subject to the completion of a S106 the proposal would comply with the quoted policies and the NPPF

19. PLANNING OBLIGATIONS

Developments are required to comply fully with CSDPD Policy CS6 together with its associated SPDs ('Limiting the Impact of Development' SPD (LID) and the 'Thames Basin Heaths Special Protection Area Avoidance and Mitigation' SPD) 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."

It should be noted that the Government has recently published changes (in the National Planning Practice Guidance) stating Local Planning Authorities shall no longer seek contributions for residential development of 10 or less dwellings where the combined gross floorspace is less than 1,000m². In respect of this proposal the only financial contribution that will be sought relates to the SPA mitigating payment as set out in the previous section.

The following will be sought to be secured within the S106:-

(i) SPA Mitigation (referred to in the previous section)

The applicant is willing to secure the above identified mitigating contributions via S106 legal agreement before planning permission is granted.

Bracknell Forest Council at its Council meeting on 25 February 2015 will be considering the proposal to commence charging for its Community Infrastructure Levy (CIL) on 6th April 2015. If this planning application is determined on or after 6th April 2015 it may be liable to pay the Levy.

It is considered that the obligations in the S106 are necessary to make the development acceptable in planning terms and are directly, fairly and reasonably related to the proposed development and are therefore consistent with Policy CS6 of the CSDPD and the NPPF.

20. CONCLUSIONS

The proposal relates to a green field site within a defined settlement and is acceptable in principle. As it involves a net increase of two dwellings, it would also form part of the Council's housing land supply in that it would contribute to the small sites allowance. The proposal provides a scale of development within the settlement that seeks to make efficient use of land and is also in sympathy with the surrounding development in terms of its form and layout, as amended. It is not considered to compromise the streetscene, pattern of development, trees and character of the local area. The proposed dwellings are considered appropriate in scale, mass, design, materials, layout and siting, in terms of the scheme itself and in relation to adjoining buildings, spaces and views. Access and parking arrangements are also in accordance with policy and guidance, subject to the requirements of the specified conditions.

The proposal is therefore considered to be in accordance with the Development Plan policies and the NPPF.

The development proposal is therefore recommended for approval subject to conditions and completion of a S106 legal agreement.

6 RECOMMENDATION

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

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

14-P1020-100 Rev C - Proposed Site Layout received 10.02.15

14-P1020-102 - Proposed Elevations and Floor Layouts received 05.12.14

14-P1020-103 - Site Sections received 10.02.15

Ecology Letter Dated 23 January 2015 received 28.01.15

Arboricultural Impact Assessment received 30.07.14

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 include bricks and roof tiles and other hard surfaces 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 Saved Policy EN20, Core Strategy DPD Policy CS7]
04. The development hereby permitted shall not be begun until details showing the finished slab levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP Saved Policies EN20, Core Strategy DPD Policy CS7]
05. The development hereby permitted shall be implemented in accordance with the submitted 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 Policy CS10]
06. 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 Policy CS10]
07. 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:
 - (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%. 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: Core Strategy DPD Policy CS12]
08. 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 Policy CS23]

09. No dwelling shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP Saved Policy M6, Core Strategy DPD Policy CS23]
10. No dwelling shall be occupied until the associated vehicle parking and turning space including drainage has been constructed and surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning 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: Core Strategy DPD Policy CS23, BFBLP Saved Policy M9]
11. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policies: Core Strategy DPD Policy CS23, BFBLP Saved Policy M9]
12. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD Policy CS23]
13. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
- to form an access into the site
The buildings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the approved scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP Saved Policy M4]
14. The development hereby permitted shall not be begun 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
(f) Construction management plan setting out measures to minimise impacts of this development upon the existing residents
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 (f) above.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP Saved Policy Saved Policy M9, Core Strategy DPD Policy CS23]

15. 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. The approved scheme shall be complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP Saved Policy EN3, Core Strategy DPD Policies CS1, CS7]

16. No development shall commence until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD Policies CS1, CS7]

17. The development hereby permitted (including any initial site-clearance works) shall not be begun until details of the foundation structure/s, of the approved building/s, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include:

a) An approved layout plan to 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.

b) Layout and construction profile drawing/s.

c) Construction implementation method statement including timing/ phasing of works.

The foundation structure shall be carried out in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.

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

18. 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 Saved Policies EN2 and EN20, Core Strategy DPD Policy CS7]

19. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.
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 Saved Policy EN1 and EN20, Core Strategy DPD Policy CS7]
20. The creation of a continuous solid landscaped screen or hedge of 3.0m in height shall be created and maintained along the entire length of the boundary of the site with 24 Beech Glen. In the event that the screen ceases to be continuous or solid, by reason of death, disease or otherwise, then replacement landscaping shall be planted to achieve 3.0m high screen within the next planting season.
REASON: - In the interests of residential amenity and to ensure the protection of the privacy for the occupiers of no, 24 Beech Glen.
[Relevant Policies: Core Strategy DPD Policy CS7, BFBLP Saved Policy EN1 and EN20,]
21. 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 Saved Policy EN1 and EN20, Core Strategy DPD Policy CS7]
22. No building work or deliveries shall take place during the construction of the development hereby approved outside the hours of 08.00 hours and 18.00 hours Monday to Friday; 08.00 hours and 13.00 hours Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP Saved Policy EN25]

In the event of the S106 planning agreement not being completed by 31 March 2015 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. 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).

Informative:

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

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