

Unrestricted Report

ITEM NO: 5

Application No.
14/00575/FUL
Site Address:

Ward:
College Town

Date Registered:
18 June 2014

Target Decision Date:
13 August 2014

**336 Yorktown Road College Town Sandhurst
Berkshire GU47 0PZ**

Proposal: **Proposed part two storey and part single storey side extension to form a new 3no. bedroom dwelling**

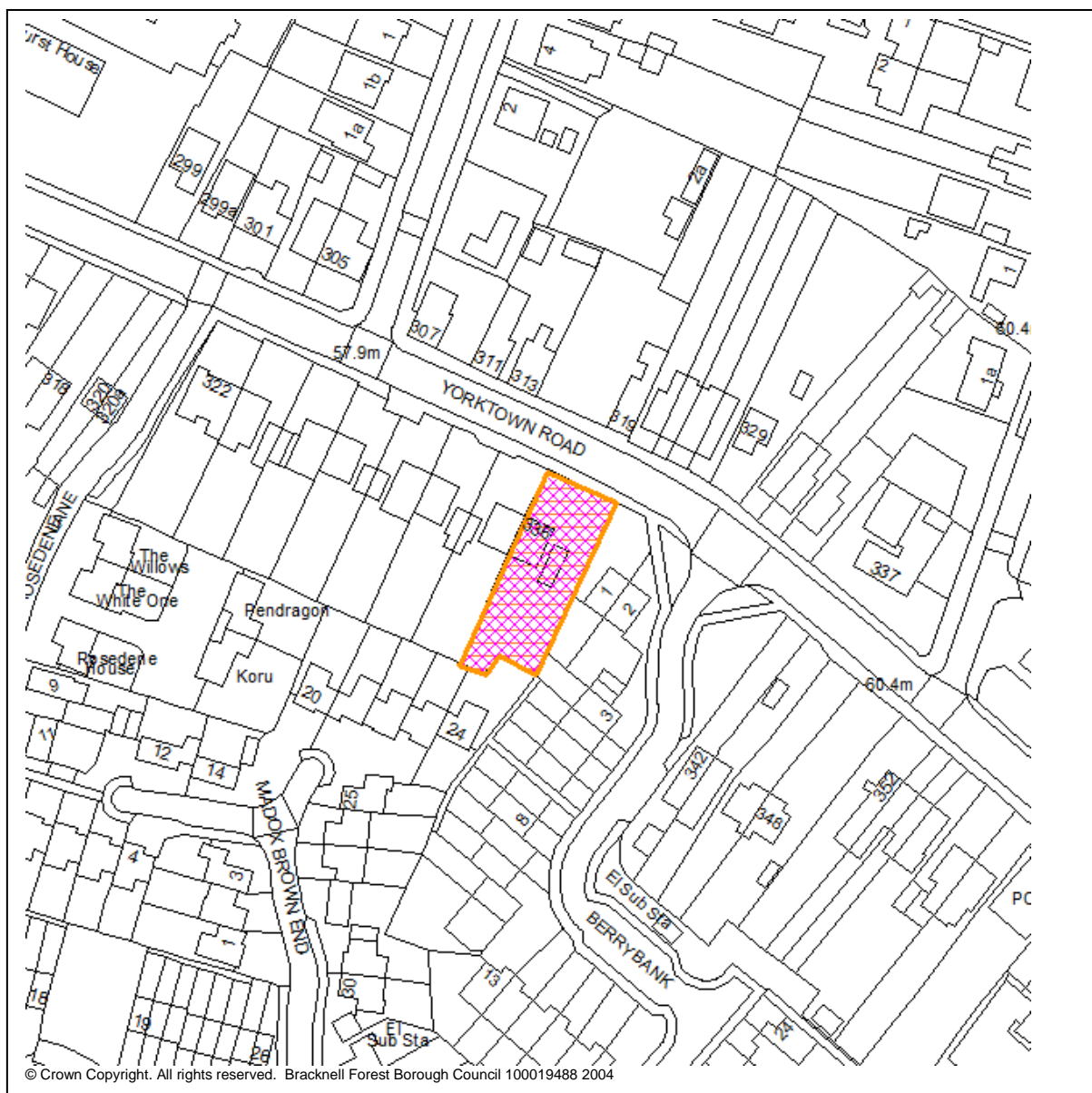
Applicant: Mrs Iris Heath

Agent: (There is no agent for this application)

Case Officer: Sarah Horwood, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO PLANNING COMMITTEE

This application has been reported to the Planning Committee at the request of Councillor Allen.

2. SITE DESCRIPTION

336 Yorktown Road is a two storey semi-detached dwelling located on the southern side of the highway. There is an existing two storey side extension on the eastern elevation of the building. The front of the site is screened by a 1m high brick wall and the frontage is laid to block paving.

3. RELEVANT SITE HISTORY

615996 approved for erection of two storey side extension after demolition of existing garage (1990).

14/00570/PAH - prior approval not required for the erection of single storey rear extension (July 2014).

4. THE PROPOSAL

Full permission is sought for the erection of a proposed part two storey and part single storey side extension resulting in the formation of a 3no. bedroom dwelling adjoining the existing dwelling at 336 Yorktown Road. The proposed extension would be sited on the eastern elevation of the existing dwelling.

The proposed two storey, part single storey side extension would be 4m wide, 9m deep at ground floor level and 8m deep at first floor level. The eaves height would be 5.2m and the ridge height would be 8.2m - linking into that of the existing host dwelling at 336 Yorktown Road. It would be set 1m from the boundary with no. 1 Berrybank at the closest point.

The proposed extension in conjunction with an existing two storey side extension undertaken to no. 336 as part of permission 615996 would create an independent dwelling comprising the following layout:

GROUND FLOOR: kitchen/breakfast area, hallway, WC and lounge

FIRST FLOOR: 3no. bedrooms and bathroom

The rear garden of the existing dwelling at no. 336 would be subdivided to create separate gardens for the existing dwelling and the proposed dwelling.

The existing dwelling at no. 336 would revert back to a 3 bedroom dwelling.

The existing parking area to the front of no. 336 would become a shared parking area to serve both dwellings. A footpath to provide both pedestrian access to the rear garden of the existing dwelling at no. 336 and the new dwelling is proposed to the side of the extension.

5. REPRESENTATIONS RECEIVED

3no. letters of objection received (2 are from the same postal address of 1 Berrybank and therefore counts as 1 objection) which can be summarised as follows:

- Will create a row of terraces
- Impact to adjoining properties through overlooking, overshadowing, overbearing, loss of privacy, increased noise
- House has already been extended and the proposed extension is box-like and will affect the character of the houses.
- Devaluation
- Additional parking will result in extra noise, fumes, smells affecting quality of life
- Traffic safety
- Proposal is garden grabbing

Officer note: The above matters are discussed in the remainder of this report. For clarification, devaluation is not a valid planning consideration.

6. SUMMARY OF CONSULTATION RESPONSES

Sandhurst Town Council

Sandhurst Town Council were consulted on the application and recommend refusal for the following reasons:

- The proposed two-storey extension at the side of the existing house and in line with the main front wall will build up the entire site frontage and will tend to produce the appearance of a terrace particularly if repeated on adjacent properties.
- Such development would be out of keeping with existing properties in the vicinity and detrimental to the visual amenities (separating and creating a new dwelling). (2014)

Highways Officer:

Recommends refusal, however amendments have been sought to address the issues raised (see section 11 of report).

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

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 NPPF (paras. 2 and 12). This is also reflected in SALP Policy CP1, which sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is consistent with the NPPF.

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. The site is located on a site with good access to facilities and services within the defined settlement in a sustainable location as shown on the Bracknell Forest Borough Policies Map 2013.

Whilst CSDPD Policy CS15 sets the overall housing target for the Borough, the recently published 2012 based household projections are a material consideration. The scheme, if approved, would constitute a "small" windfall site and would count towards the small windfall allowance, if built.

CSDPD Policy CS16 requires a range of housing types, sizes and tenures. This policy can be afforded full weight as it is considered to be consistent with para. 50 of the NPPF which states "to deliver a wide choice of high quality homes, widen opportunities for home ownership...local authorities should plan for a mix of housing". The current proposal would provide an additional family dwelling.

Para 111 of the NPPF reiterates that planning decisions should encourage the effective use of land by reusing previously developed land, provided it is not of high environmental value. The proposed additional dwelling would be sited within a private residential garden and therefore would not be sited on previously developed land as private gardens are excluded from the definition of previously developed land provided in Annex 2 of the NPPF. Given the site is considered to be a greenfield site, particular consideration should be given to ensuring the proposed creation of a new dwelling would not adversely affect the character of the area.

SALP Policy CP1, alongside CSDPD Policies CS1 and CS2 and the NPPF take a positive approach to development with the defined settlement. Furthermore, the proposal will add to the supply of housing in accordance with CSDPD Policies CS15 and CS16. As such it is considered that the proposal for an additional dwelling 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

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.

Siting and size

The front elevation of the proposed two storey side extension with the exception of the front porch would come in line with the front elevation of the existing dwelling at no. 336 and the adjoining semi at no. 334. No. 336 is part of a row of 4 pairs of semi-detached properties where the front elevations follow the same building line and the proposed two storey side extension in conjunction with the existing two storey side extension would respect this established building line.

The proposed part two storey, part single storey side extension would be sited 1m from the eastern boundary of the site. Due to the 1m separation between the flank wall of the proposed extension and the site boundary, together with the 3.5m to 5m separation distance between the flank wall of the proposed extension and the flank wall of no. 1 Berrybank to the east, with no. 1 orientated away from the proposed extension and set back from the front elevation of the proposed extension, the siting of the additional dwelling would be acceptable in the street scene.

The floor area of the proposed dwelling would be comparable to the existing dwelling at no. 336 and the other pairs of semi-detached properties at nos. 322 to 334 Yorktown Road.

Whilst the additional dwelling is proposed within the residential garden of an existing dwelling and therefore not on previously developed land, the proposed development would make efficient use of the land and would assimilate well into the plot, not resulting in a cramped form of development. The proposal would contribute to the Council's small windfall housing supply and would therefore be acceptable.

Design and materials

The proposed formation of a new dwelling to the side of no. 336 would result in the creation of a row of terraces when viewed in conjunction with the existing pair of semi-detached properties at nos. 334 and 336. At present, nos. 322 to 336 Yorktown Road are 4 pairs of semi-detached properties. By forming a new dwelling to the side of no. 336 to create a row of terraces, this may detract from the existing visual appearance of nos. 322 to 336 Yorktown Road with 4 pairs of semi-detached properties. However Yorktown Road is characterised by a very non-uniform street scene overall with a mix of detached, semi-detached and terraced properties. The proposal would result in an efficient use of the land to provide a new dwelling which would contribute to the supply of housing and given the non uniform street scene of the area, the proposal would not be considered to have such an adverse impact upon the character and appearance of the surrounding area as to warrant refusal of the application.

The design of the proposed dwelling would match the design of the existing two storey side extension to the existing dwelling at no. 336 with pitched roof. The eaves height and ridge height of the roof of the proposed extension would tie into that of the existing two storey side extension.

The proposed porch on the front elevation of the proposed extension would add some design interest to the principal elevation.

The materials for the proposed part two storey, part single storey side extension would match those of the existing dwelling at no. 336. A planning condition is recommended requiring details of materials to be submitted to the LPA for approval.

To the north of the site is the College Town character area designated by the Council's Character Area Assessment SPD adopted March 2010. The SPD identifies areas with distinctive and positive character and makes recommendations for future development proposals. Whilst the application site is not itself located within the College Town character area, given it is located to the north of the site, consideration should be given to ensuring the proposal would not detract from any specific features identified in the SPD. The SPD identifies the area as having a very varied built form with a mix of housing styles and states that small infill developments and redevelopment of individual plots may not be detrimental to the character of the area. Given the non-uniform style of houses within the area, that the proposal would fit well onto the site with a plot size comparable to surrounding properties and the design of the new

dwelling would match that of the dwelling it would adjoin and be of a similar size, the proposal would not detract from the College Town character area.

Residential curtilage

The existing rear garden of no. 336 would be subdivided to provide separate rear gardens for the existing dwelling and the new dwelling. The amount of amenity space allocated to the existing dwelling at no. 336 and the new dwelling would be comparable to other plots along Yorktown Road and Berrybank. As such, the proposed dwelling and its associated garden space would not constitute a cramped form of development.

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. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFPLP Policy 'Saved' 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 core principle relating to design in paragraph 17 of the NPPF, which states that LPAs should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and consistent with the general design principles laid out in paras. 56 to 66 of the NPPF.

The proposed part two storey, part single storey side extension to form the new dwelling would extend in line with the existing front and rear elevations of the dwelling at no. 336 Yorktown Road with the exception of the porch which would project 1m beyond the front of no. 336 and be set 4.5m from the boundary with no. 336. As such, the proposal would not impact upon the existing dwelling at no. 336 through loss of daylight or visual intrusion. The rear garden of no. 336 would be subdivided to provide a rear garden for the new dwelling. Sufficient garden space would remain for the existing dwelling.

The proposed extensions and formation of new dwelling to the side of no. 336 would not impact upon no. 334 Yorktown Road through visual prominence or loss of daylight given the proposed extension would not project beyond the front and rear elevations of the existing dwelling.

The proposed part two storey, part single storey side extension would be set 1m from the boundary with no. 1 Berrybank with a 3.5m to 5m separation distance between the flank wall of the proposed extension and the flank wall of no. 1. Due to this separation distance and that no. 1 is orientated away from the application site, the proposed extension would not appear unduly overbearing to no. 1. Further, the driveway of no. 1 runs adjacent to the boundary with the application site where the proposed extension would be sited. A driveway is not considered to be a useable, private amenity space and whilst it is acknowledged that the proposed extension would appear visible when viewed from the driveway of no. 1, it would not appear unduly overbearing as to be harmful to the residential amenities of no. 1 given the area is used for parking or access to the rear garden of no. 1. A window is proposed in the flank wall of the proposed extension at first floor level facing no. 1. This window would serve a landing and could be conditioned to be obscure glazed and fixed shut with the exception of a top opening fanlight as it would not serve a habitable room. The rear elevation of the

proposed extension would be set back 2m from the rear elevation of no. 1. 1no. window is proposed in the rear elevation of the proposed extension at first floor level which due to the set back of the extension may have some oblique views over the rear garden of no. 1. This window however serves a bathroom and could be conditioned to be obscure glazed and fixed shut with the exception of a top opening fanlight so as to prevent overlooking and loss of privacy to the rear garden of no. 1.

The proposed extensions would be set 15m from the boundary with no. 3 Berrybank with a 25m separation distance to the rear elevation of no. 3. In view of this separation distance, the proposed extensions would not result in overlooking or appear unduly prominent to this property.

The proposed extensions to form a new dwelling would be set some 20m from properties opposite the application site on Yorktown Road. In view of this separation distance, the proposed extensions would not result in overlooking or appear unduly prominent to these properties at nos. 319 to 323 that have views over and across the application site.

The proposed extensions would be sited 20m from the rear boundary of the site with a 30m separation distance to the rear elevation of no. 24 Madox Brown End. In view of these separation distances, the proposed extensions would not adversely impact upon the residential amenities of this property through visual prominence or overlooking.

The frontage of the dwelling is already laid to hard surfacing to provide parking for the existing dwelling. Whilst the creation of a new dwelling would create a requirement for parking to serve the new dwelling, the requirement for 4no. parking spaces to the front of the existing and proposed dwelling in accordance with the Council's Parking Standards (2no. spaces each to serve the existing and proposed dwellings) would not be considered to result in undue disturbance to adjoining properties.

As such, the proposal is not considered to affect the residential amenities of neighbouring properties and is 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. Further guidance on the implementation of this policy (including parking provision) is contained in the Council's adopted Parking Standards SPD (2007) which is a material consideration. As the NPPF refers to local authorities setting their own parking standards for residential development, this policy is considered to be consistent.

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

Access to the dwelling already exists and in respect of this application it is not being widened and is intended to be used to serve both properties. As it would be a shared access it would need to be widened to 4.8m to allow two vehicles to pass one another, otherwise it could result in a vehicle waiting on Yorktown Road whilst another exits the site. This would be detrimental to highway safety and the free flow of traffic on the classified highway network. For this reason alone the Highway Authority recommend that the application be refused.

The retained and proposed properties are both 3 bed dwellings and thus 2 spaces per property are required. On site turning for all vehicles will be required as access is onto an important distributor road. The applicant has indicated that 5 vehicles can be accommodated to the front of the dwellings. No parking layout supported by an autotrack plot has been supplied to demonstrate that parking to standard with turning can be achieved. The Highway Authority is of a view that it is unlikely that a compliant parking and turning layout can be achieved. This would lead to vehicles reversing out onto Yorktown Road to the detriment of highway safety and the free flow of traffic on the classified highway network.

The Parking Standards SPD requires the provision of secure cycle parking at a ratio of 1 space per bedroom. No provision is made for cycle parking. This could be provided in the form of a shared bin/cycle store or in the form of a separate structure such as a shed located with the garden of the new property but the retained property has no access to the rear garden so it would need to be provided to the front of the property within the area the applicant has designated for parking.

The existing 3 bedroom dwelling would generate 7 trips per day as would the proposed new dwelling. There would be a net increase of 7 trips per day.

Officer note: the existing access on site is 4.8m wide and of sufficient width to allow 2 vehicles to pass one another so that no vehicle would be waiting on the highway to gain entry to the site in the event of a vehicle leaving the site. An acceptable on-site parking and turning layout can be provided which would enable a vehicle to leave the site in forward gear and an amended plan has been sought from the applicant which was received 13 March 2015. The parking and turning area is to be shared by both the existing dwelling and the proposed dwelling. A pedestrian footpath of 1m can be provided to the side of the proposed extension to enable rear access to both the existing dwelling and the proposed dwelling to enable bin and cycle storage. Relevant conditions in relation to the retention of the parking and turning area and cycle storage are recommended.

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. SPA IMPLICATIONS

South East Plan Policy NRM6 and Core Strategy DPD Policy CS14 are consistent with the NPPF and should therefore be given full weight as Development Plan polices.

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 2.6 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. Therefore, an Appropriate Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the site. 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 1 X three bedroom dwelling. The SANG costs are £2400.

The open space works at Shepherds Meadow is 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 1 X three bedroom dwelling which require an additional financial contribution which is calculated as £711.

In summary, the total SPA related financial contribution including a contribution towards the SAMM project for this proposal is £3,111 (i.e. 2400 + 711).

Furthermore, there is a need to include an occupation restriction which is included in the Template s106 agreement. The occupation restriction is necessary to ensure that the SANG works are in place before occupation thereby giving the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii) and the SPA SPD paragraph 4.4.2.

Natural England has agreed that if the plans are implemented as stated in the SPA Avoidance and Mitigation Strategy and the Strategic Access Management and Monitoring Agreement, 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, 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 (2010) as amended, permission may be granted.

13. PLANNING OBLIGATIONS

Paragraph 12 of the National Planning Policy Guidance relating to planning obligations was updated on 28.11.2014 and is now a material consideration:

The new paragraph added is: "There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development...contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm

The 1no. proposed dwelling would have a floor area of less than 1000sqm and be for a development of 10 units or less and therefore the Council would not be able to seek contributions towards education, transport, public open space etc, however as

discussed previously, a legal agreement would need to be submitted with any forthcoming application for SPA mitigation. A legal agreement is being progressed in relation to SPA mitigation. Clauses are also proposed in the legal agreement relating to the shared parking and turning area and pedestrian footpath to provide rear access to both the existing dwelling and proposed dwelling.

In the event of a decision not being issued (including the completion of the legal agreement) by 6th April 2015, the development may become CIL liable.

14. SUSTAINABILITY IMPLICATIONS

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.

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.

Given the development would come as a result on an extension to provide half of the new dwelling, it would be difficult to apply CSDPD Policies CS10 and CS12 and therefore no sustainability or energy demand conditions are required.

15. CONCLUSION

The proposed erection of a proposed part two storey and part single storey side extension to form an additional 3no. bedroom self contained dwelling relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of adjoining properties, would not adversely impact upon the character and appearance of the surrounding area and sufficient on-site parking and turning provision can be provided. A legal agreement will secure contributions for SPA mitigation. As such, the proposal is considered to be in accordance with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS7, CS15, CS16 and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

The application is therefore recommended for approval subject to the completion of a legal agreement.

RECOMMENDATION

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

01. 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 approved plans received by the Local Planning Authority on 18 June 2014 and 13 March 2015:

drawing titled "proposed two storey side extension and alterations to existing dwelling to form proposed new 3 bedroom dwelling"

SK/01/12/14-02 Rev 1

Location map

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

03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east elevations of the building hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
05. The first floor windows in the east elevation serving the landing and the first floor window in the south elevation serving the bathroom of the building hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. No development shall be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the new dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
07. The dwelling hereby approved shall be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.
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]
08. No development shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The dwelling shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable 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.
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
 4. Restrictions on windows
 5. Obscure glazing and top opening fan light
 7. Parking and turningThe applicant is advised that the following conditions require discharging prior to commencement of development:
 3. Materials
 6. Boundary treatment
 8. Cycle storage

In the event of the S106 planning obligation(s) not being completed by 2nd April 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).

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