

## Unrestricted Report

### ITEM NO: 11

Application No.  
**15/00331/FUL**

Site Address:

Ward:  
Crowthorne

Date Registered:  
22 April 2015

Target Decision Date:  
17 June 2015

**White Cottage Devils Highway Crowthorne Berkshire  
RG45 6SR**

Proposal:

**Erection of a new 4 bedroom dwelling house following the demolition of the existing bungalow (part retrospective as bungalow has already been demolished)**

Applicant:

Mr Nikki Bull

Agent:

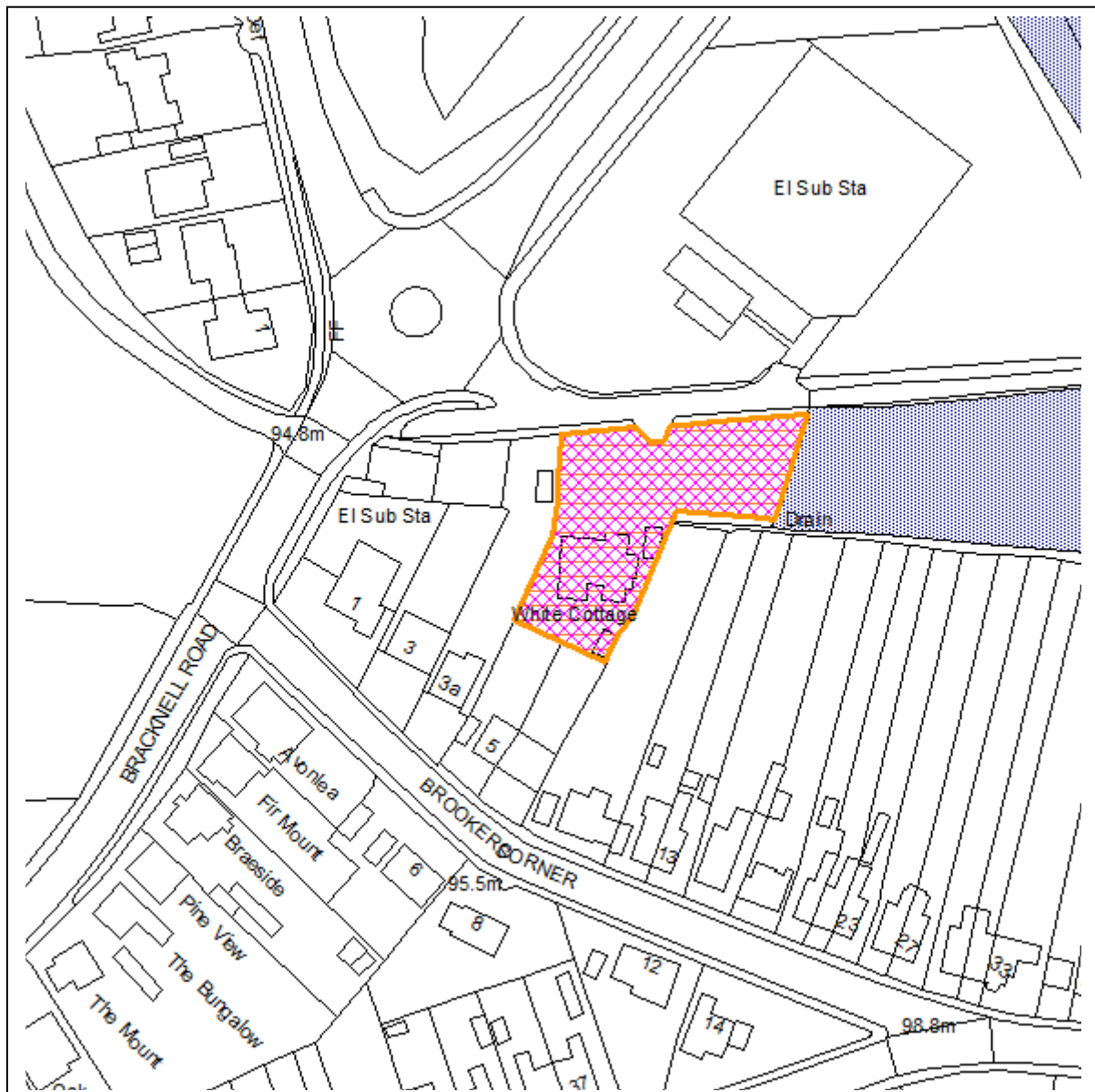
(There is no agent for this application)

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**

The application has been reported to the Planning Committee at the request of Councillor Wade and Councillor Finnie over potential overbearing impact of the replacement dwelling to neighbouring properties.

### **2. SITE DESCRIPTION**

The application site lies to the south of the Devils Highway, an unmade track which was known as the Roman Highway. The track leads to Crowthorne Woods, a well used public recreational site for dog walkers and cyclists.

The former dwelling on site comprised a bungalow finished in white render with slate roof. The main garden for the dwelling faced onto the highway, sited forward of the front wall of the dwelling. The dwelling sits on a plot some 0.12 hectares. There is an electrical sub station to the north/north-east of the site. The rear boundary of the application site abuts the rear gardens of dwellings at Brookers Corner.

The former bungalow has been demolished and the replacement dwelling is up to roof height on site.

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

7689 approved for garage (1962).

9519 approved for extension to White Cottage (1964).

14/01281/FUL for erection of a replacement dwelling with associated detached garage to replace the existing bungalow, garage and outbuilding refused February 2015 for the following reason:

*"The proposed development would be located in the Countryside where no existing dwelling exists and as such, the proposal is not acceptable in principle, resulting in an inappropriate form of development. Further by reason of the layout, siting, design and height, the proposal would represent a more prominent form of development, resulting in an urbanising impact to the land, harmful to the rural character and visual amenities of the area. The proposal would therefore be contrary to Policies EN8, EN20 and H5 of the Bracknell Forest Borough Local Plan and Policies CS7 and CS9 of the Core Strategy Development Plan Document".*

The current application differs to the above application which was refused in that the replacement dwelling was located in a different location and outside of the defined settlement boundary. The current application is for a replacement dwelling on a similar footprint to that of the former bungalow and located within the defined settlement boundary.

### **4. THE PROPOSAL**

Full permission is sought for the erection of a replacement dwelling following demolition of the existing bungalow.

The applicant's originally intention was to extend the existing dwelling on site however during the course of these works, the external walls of the building collapsed and it was

decided to demolish the whole building and rebuild the dwelling on a similar footprint to that of the existing. The replacement dwelling is located within the part of the site that is within the defined settlement boundary.

It is noted that the demolition works have been completed and at the time of the site visit, works were progressing on the replacement dwelling with the breezeblock external walls in situ. A mobile home is sited in the front garden close to the Devils Highway where the applicant and his family are residing whilst the building works take place. For information, the applicant is aware that he is continuing works without the benefit of planning permission for the replacement dwelling and these works are being undertaken at his own risk and expense pending the outcome of the application. No immediate harm is resulting from the works progressing on site such as a highway safety danger and therefore it would not be expedient to pursue enforcement action.

The replacement dwelling would be 14.5m wide and 16m deep at its widest and deepest parts. It would have an eaves height of 2.5m (+0.2 to 0.5m increase over former dwelling) and ridge height of 8m (+3.7m increase over former dwelling). The front elevation of the dwelling would comprise a projecting two storey high gable with full height glazing located in a central position on the building. 2no. dormer windows are proposed either side of the gable on the front elevation. To the rear would be a flat roofed rear element with roof lanterns. 4no velux windows are proposed in the roof slope of the dwelling to the rear.

The replacement dwelling would comprise the following layout:

GROUND FLOOR: hall, WC, playroom, study, kitchen/dining/family room, lounge, utility room, 2no. bedrooms with shared en-suite bathroom

FIRST FLOOR: 2no. bedrooms, both with dressing rooms and en-suite bathrooms

The existing vehicular and pedestrian access from the Devils Highway would be retained and utilised for the replacement dwelling and the existing single garage on site would be retained. The main garden area for the replacement dwelling would be to the front of the dwelling facing onto the Devils Highway.

## **5. REPRESENTATIONS RECEIVED**

### Crowthorne Parish Council:

recommend approval.

### Other letters of representation

1no. letter of objection received which raise the following:

- New dwelling imposing and eyesore
- Out of character with surrounding area and other properties
- New build has destroyed views of woodland from garden of 3 Brookers Corner
- Overlooking
- Overbearing due to size compared to that of former bungalow
- Noise due to construction work including early mornings and weekends
- Is an investment and property will be sold on after built
- Build not approved by LPA but has not delayed construction

*Officer comment: these matters are discussed in this report.*

2no. letters of support received, which are summarised as follows:

- New build more environmentally friendly as better insulated

- Careful consideration given to design to ensure no overlooking to surrounding properties
- Property will enhance area when finished
- Will be an attractive, well built dwelling

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

### Highways Officer:

no objection subject to conditions.

### Biodiversity Officer:

no objection subject to conditions.

### Tree Officer:

no objection subject to conditions.

### Archaeology:

no objection.

## **7. DEVELOPMENT PLAN**

The Development Plan for this Borough includes the following:

Site Allocations Local Plan 2013 (SALP)

Retained Policies of the South East Plan 2009 (SEP)

Core Strategy Development Plan Document 2008 (CSDPD)

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 should be taken to considering development proposals which reflect the presumption in favour of sustainable development as set out in the NPPF 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 application site is sub-divided into two land designations: the part of the land closest to the Devils Highway is on land outside of Settlement, known as Countryside - this is where the front garden and vehicular access to the existing dwelling is located, whereas the remaining part of the land where the former dwelling and garage is located is within the settlement boundary.

The replacement dwelling would be located within the part of the site that is within the defined settlement boundary. The land outside the defined settlement boundary would be utilised as residential garden, access and parking (the same arrangement as that of the former dwelling).

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

The site lies within the East Crowthorne Area designated by the Council's Character Area Assessment SPD adopted March 2010. The SPD supplements Policy CS7 of the CSDPD and is a material consideration in the determination of planning applications. The SPD identifies areas with distinctive and positive character and makes recommendations for future development proposals. The SPD identifies the area as comprising mainly 2 storey dwellings, predominately constructed from red brick with some render and low level boundary treatments.

### Floor area, height and siting

The chalet style dormer dwelling with first floor accommodation being constructed on site replaces a former bungalow. Whilst there would be an increase in floor area due to the provision of first floor accommodation, the replacement dwelling would sit on a similar footprint to the former dwelling but the ridge height of the roof would be increased from 4.3m (the former dwelling) to 8m high. Given the increase in the height of the replacement dwelling, its bulk and massing would increase and as a result would be more visually prominent, however the surrounding area is characterised by a mix of two storey dwellings and bungalows on Bracknell Road and Brookers Corner, the site is located within the settlement boundary and the replacement dwelling at a height of 8m would therefore be acceptable, assimilating with the surrounding built form when viewed in its wider context.

The replacement dwelling would be sited on a similar footprint to the former dwelling, set back 17m from the highway to the north on the Devils Highway. Due to the increase in the ridge height of the replacement dwelling along with its design, it would appear more visible when viewed from the Devils Highway and Bracknell Road to the north-west compared to the former dwelling, however given the siting of the replacement dwelling and that the increase in ridge height is acceptable, the proposal would not be considered to appear obtrusive to the detriment of the surrounding area. The replacement dwelling is sited within the Defined Settlement boundary and differs to the previously refused application which proposed a dwelling located within the Countryside.

The proposal would not represent overdevelopment of the plot given the replacement dwelling would sit on a similar footprint to the former dwelling with a similar landscape layout - the main garden area provided forward of the front elevation of the dwelling

facing onto the Devils Highway along with the retention of the existing vehicular and pedestrian access.

#### Design and materials

The replacement dwelling comprises a pitched roof with front facing projecting gable and front facing dormer windows with pitched roofs. It would have a low eaves height at 2.5m with a 45 degree pitched roof to provide accommodation at first floor level. The design of the dwelling would be acceptable. The dwelling is set in an isolated position on the Devils Highway but the surrounding area comprises housing on Brookers Corner and Bracknell Road where there are a mix of styles and designs of dwellings.

The replacement dwelling would be rendered brickwork, the same as the former dwelling and a slate roof tile would be used, similar in appearance to that of the former dwelling. The Character Area SPD refers to the use of render within the area so the proposal would respect the specific design features identified in the SPD.

The former dwelling which has been demolished was not of any architectural significance - a white rendered dwelling with a piecemeal of extensions and differing roof heights, not worthy of listing or protection. As such, its demolition and re-build is acceptable.

#### Residential curtilage

The replacement dwelling would sit on a similar footprint to that of the former dwelling. The main garden for the dwelling is sited forward of the front wall of the dwelling facing onto the Devils Highway. The same would apply to the replacement dwelling. Sufficient amenity space would be provided for the replacement dwelling.

Planning conditions will be imposed requiring details to be submitted to the LPA for approval in relation to hard and soft landscaping and boundary treatment.

Subject to the imposition of the relevant conditions, 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.

#### **3 Brookers Corner**

The replacement dwelling would be sited 20m from no. 3 Brookers Corner at the closest point to the single storey part of the dwelling and 22m to first floor level. Due to the increase in height of the replacement dwelling of 3.7m over and above that of the former dwelling at the highest point of the ridge, the visual prominence of the dwelling would be increased, however given the 20m separation distance to no. 3, the proposal would not appear unduly overbearing when viewed from no. 3. No windows are proposed at first floor level in the western flank wall facing towards the garden of no. 3 and therefore no overlooking or loss of privacy would result. A planning condition would be imposed to restrict the addition of windows in this elevation. The objection letter received from 3 Brookers Corner identifies there has been a loss of view to their property, however this is not a material planning consideration.

The issue of noise and disturbance as a result of the building works has been raised. If the working hours are resulting in a nuisance, this matter could be pursued by the Council's Environmental Health department.

The issue of the property being sold on as an investment is not a material planning consideration.

#### 3A Brookers Corner

The replacement dwelling would be sited approximately 1m from the boundary with no. 3A Brookers Corner with a 16m separation distance to the rear elevation of no. 3A, measured at single storey level and 21m separation distance at first floor level. Due to the increase in height of the replacement dwelling of 3.7m over and above that of the former dwelling at the highest point of the ridge, the visual prominence of the dwelling would be increased, however given the 15m separation distance to the rear elevation of no. 3A, the proposal would not appear unduly overbearing when viewed from the rear elevation of no. 3A. There is a garage and parking area to the rear of no. 3A close to the Devils Highway where the replacement dwelling would be visible from, however this is not considered a private amenity space to no. 3A.

4no. roof lights are proposed in the rear facing roof slope of the replacement dwelling which would serve 2no. en-suite bathrooms and 2no. dressing rooms proposed at first floor level. These windows would be sited some 20m from the rear elevation of no. 3A at the closest point. In view of this separation distance, they would not result in overlooking or loss of privacy to the rear garden or rear elevation of no. 3A.

No windows are proposed at first floor level in the western flank wall facing over the garden of no. 3A and therefore no overlooking or loss of privacy would result. A planning condition would be imposed to restrict the addition of windows in this elevation.

The windows proposed in the front elevation of the dwelling would have views over and across the parking area and garage of no. 3A sited to the north-west of the front elevation of the replacement dwelling, however this is not considered a private amenity space to no. 3A and therefore would not result in undue harm to the residential amenities of this property.

#### 5 Brookers Corner

The replacement dwelling would be sited 5.5m from the boundary with no. 5 Brookers Corner with a 23m separation distance to the rear elevation of no. 5 measured at single storey level and 28m measured from first floor level. Due to the increase in height of the replacement dwelling of 3.7m over and above that of the existing dwelling at the highest point of the ridge, the visual prominence of the dwelling would be increased, however given the separation distances between the rear elevation of the replacement dwelling and the rear elevation of no. 5 at the closest points, the proposed replacement dwelling would not appear unduly overbearing to the detriment of no. 5. Further, the part of the replacement dwelling closest to the boundary with no. 5 would be the flat roofed single storey element of the build which would further mitigate the visual impact of the replacement dwelling.

The 4no. roof lights proposed in the rear facing roof slope of the replacement dwelling which at first floor level would be sited 10m from the boundary with no. 5 Brookers Corner with a 28m separation distance to the rear elevation of no. 5. In view of these separation distances, they would not result in overlooking or loss of privacy to the rear garden or rear elevation of no. 5.

#### 7 Brookers Corner

The replacement dwelling would be sited 7m from the boundary with no.7 Brookers Corner with 22m separation distance to the rear elevation of no. 7 at the closest point (taken to the existing single storey rear extension at no. 7) and 27m at first floor level. Due to the increase in height of the replacement dwelling of 3.7m over and above that of the existing dwelling at the highest point of the ridge, the visual prominence of the dwelling would be increased, however given the separation distances between the rear elevation of the replacement dwelling and the rear elevation of no. 7 at the closest points, the proposed replacement dwelling would not appear unduly overbearing to the detriment of no. 7 Brookers Corner. Further, the part of the replacement dwelling closest to the boundary with no. 7 would be the flat roofed single storey element of the build which would further mitigate the visual impact of the replacement dwelling.

The 4no. roof lights proposed in the rear facing roof slope of the replacement dwelling which at first floor level would be sited 12m from the boundary with no. 7 Brookers Corner with a 27m separation distance to the rear elevation of no. 7. In view of these separation distances, they would not result in overlooking or loss of privacy to the rear garden or rear elevation of no. 7.

#### 9 Brookers Corner

The replacement dwelling would be sited 2m from the boundary with no. 9 Brookers Corner with some 30m separation distance to the rear elevation of no. 9 at the closest point (taken to an existing rear extension) measured from the single storey rear element and 35m measured from first floor level. In view of the separation distance between the rear elevation of the replacement dwelling and the rear elevation of no. 9 at the closest point the proposed replacement dwelling would not appear unduly overbearing to the detriment of no. 9 Brookers Corner when viewed directly from the rear elevation of no. 9. The replacement dwelling would be sited along the rear most part of the garden of no. 9 (the garden runs south to north away from the rear of the dwelling), set between 2m and 5m from the eastern boundary with no. 9. Given the increase in ridge height of the roof of the replacement dwelling, its visual prominence when viewed from the rear most part of the garden of no. 9 would be increased, however given this is not the dwelling's most useable, private garden area, the proposal would not be considered to appear unduly overbearing to the detriment of no. 9.

The 4no. velux windows proposed in the rear facing roof slope of the replacement dwelling which at first floor level would be sited some 35m from the rear elevation of no. 9. In view of this separation distance, they would not result in overlooking or loss of privacy to the rear elevation of no.9 or their patio area.

2no. windows are proposed in the eastern flank wall facing east towards the boundary with no. 9, and 1no. window is proposed at first floor level. The first floor window would face onto the rear most part of the garden of no. 9, however given it is a secondary source of light to a bedroom with the primary light source being in the front elevation, it is considered reasonable that this window be obscure glazed and fixed shut with the exception of top opening fanlights to prevent overlooking and loss of privacy to no. 9, despite the area which the window would overlooking not being the adjoining property's most useable, private garden area.

There are no residential dwellings to the north and east of the site and therefore the replacement dwelling would not impact upon any properties to the north and east of the site through visual prominence or overlooking.



As such, the proposal is not 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 SPD. 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.

Devils Highway is a private road and also a public right of way.

The proposal seeks to replace an existing dwelling with a new dwelling. No changes are being proposed to existing vehicular and pedestrian access which is considered acceptable.

3 parking spaces are required as the replacement dwelling would comprise 4no. bedrooms and details of parking provision could be secured by planning condition. On-street parking is un-restricted in the local area. There is sufficient space to the frontage to provide the required parking.

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

## **12. TREES**

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

There are trees along the eastern boundary of the site on adjoining land, some of which are subject to Tree Preservation Orders. The erection of the replacement dwelling would be outside of the root protection area of these adjoining trees and therefore no adverse impact would result during construction works. Tree protection barriers are on site to protect the root protection zone of these trees during the course of building works from storage of materials, parking of vehicles, etc.

There are trees within the rear garden of no. 9 Brookers Row close to where the replacement dwelling is being constructed including a silver birch and maple. Given the replacement dwelling sits on a similar footprint to that of the former dwelling and is located close to the side boundary of the site where there is restricted working space, ground protection measures are being utilised to protect the root protection area of existing trees off site. To the rear of the replacement dwelling, given there is more working space, protective fencing is on site to protect existing trees.

Given a tree protection plan has been submitted along with details of ground protection measures, planning conditions can be imposed in relation to the retention of tree protection during the course of building works and exclusion zones in relation to storage of materials, machinery to safeguard existing trees. As such, the proposal is

considered to be in accordance with Policy EN1 of the Bracknell Forest Borough Local Plan and the NPPF and would not result in an adverse impact on existing trees.

### **13. BIODIVERSITY**

Policies CS1 and CS7 of the CSDPD seek to protect and enhance the quality of natural resources including biodiversity. This is consistent with the objectives of the NPPF, in particular to para. 109 and para. 118.

A bat survey was submitted with the application where no evidence of bats were found on site. No further surveys are required due to the low risk of bats on site.

Planning conditions are recommended to enhance biodiversity on site, including the provision of biodiversity enhancements such as bird and bat boxes. Subject to the aforementioned planning conditions, the proposal is considered to be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF

### **14. THAMES BASINS HEATH SPA**

As the proposal is for a replacement dwelling, it would not result in a net increase in residential units within the Borough. The site is within 400m of the Thames Basins Heath SPA, however as it is a replacement dwelling, no harm would result to the SPA.

As the proposal is for a one for one replacement dwelling, no financial contributions would be required via section 106 agreement to mitigate the impact of the development on the SPA.

### **15. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.

CIL applies to any new build (except outline applications and some reserved matters applications) including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. The charging schedule states how much CIL will be charged (in pounds per square metre of net additional floorspace) based on the development type and location within the borough. The five zones are based around Central Bracknell, Outer Bracknell, Sandhurst/Crowthorne, Northern Parishes, and Warfield Strategic Development.

The application site lies within the zone of Sandhurst/Crowthorne. In the event of planning permission being granted, a CIL Liability Notice (CLN) will be issued for the development. For information, the applicant cannot claim self build exemption given the works are retrospective. As such, the penalty for works commencing on site in advance of planning permission being granted is that the development is CIL liable.

### **16. SUSTAINABILITY**

Policy CS10 of the CSDPD requires the submission of a Sustainability Statement. No Sustainability Statement has been submitted. A planning condition is recommended in

relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

Policy CS12 is not relevant as the scheme does not represent a net gain in dwellings.

## **17. ARCHAEOLOGY**

The proposal relates to the erection of a replacement dwelling primarily located over the footprint of the dormer bungalow on site. As such, there are no implications on buried archaeological heritage from this current application.

## **18. CONCLUSION**

The replacement dwelling relates to a site within the settlement boundary and is therefore acceptable in principle. Whilst it is acknowledged that the replacement dwelling is taller and larger, it is concluded that the proposal would not adversely affect the residential amenities of immediate properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications and ecological implications will arise subject to the imposition of conditions. Relevant conditions will be imposed in relation to trees and sustainability. The scheme is CIL liable. No archaeological implications result. The proposal is therefore considered to be in accordance with 'Saved' Policies EN1, EN20 and M9 of the BFLP, CS1, CS2, CS7 and CS23 of the CSDPD, Policy CP1 of the SALP, the Parking Standards SPD and Character Area Assessment SPD, 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 carried out only in accordance with the following approved plans received by the Local Planning Authority on 22 April 2015 and 1 June 2015:  
  
proposed layout block plan  
proposed layout block plan showing tree protection measures  
drawing no. NB/002  
drawing no. NB/004  
Document entitled Tree Protection Barrier Specification  
Document entitled Ground Protection Specification  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
02. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the planning application form received 22 April 2015 and emails received 13 May 2015 and 9 June 2015 - use of smooth white render and Natural Spanish slate roof tiles  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFLP EN20, Core Strategy DPD CS7]
03. 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 side 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]

04. The first floor side facing window in the eastern elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The 4no. skylight in the roof slope facing south of the proposed development shall at all times be no less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. No part of the dwelling shall be occupied 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) prior to the occupation of any part of the approved development. 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. The areas shown for landscaping shall thereafter be retained.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

07. No part of the dwelling shall be occupied until 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 any of the buildings approved in this permission.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

08. No part of the dwelling shall be occupied until the associated vehicle parking space has been surfaced in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking.

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]

09. No part of the dwelling shall be occupied 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]

10. The protective fencing and other protection measures as shown on drawing entitled proposed layout received 1 June 2015, document entitled Tree Protection Barrier Specification received 1 June 2015 and Ground Protection Specification received 15 May 2015 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, EN20, CSDPD CS7]

11. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

12. No part of the dwelling shall be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall thereafter be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, 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. Approved plans
2. Materials
3. Restrictions on windows
4. Obscure glazing
5. Skylights
10. Protective fencing

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

6. Soft landscaping
7. Boundary treatment
8. Parking plan
9. Cycle parking
11. Sustainability Statement
12. Bat and bird boxes

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)