

## Unrestricted Report

### ITEM NO: 11

Application No.  
**15/00608/3**

Site Address:

Ward:  
Warfield Harvest Ride

Date Registered:  
20 July 2015

Target Decision Date:  
14 September 2015

### Street Record Hoffman Close Warfield Bracknell Berkshire

Proposal:

**Conversion of existing grass verge into a lay-by providing 3no. parking spaces.**

Applicant:

Bracknell Forest Council

Agent:

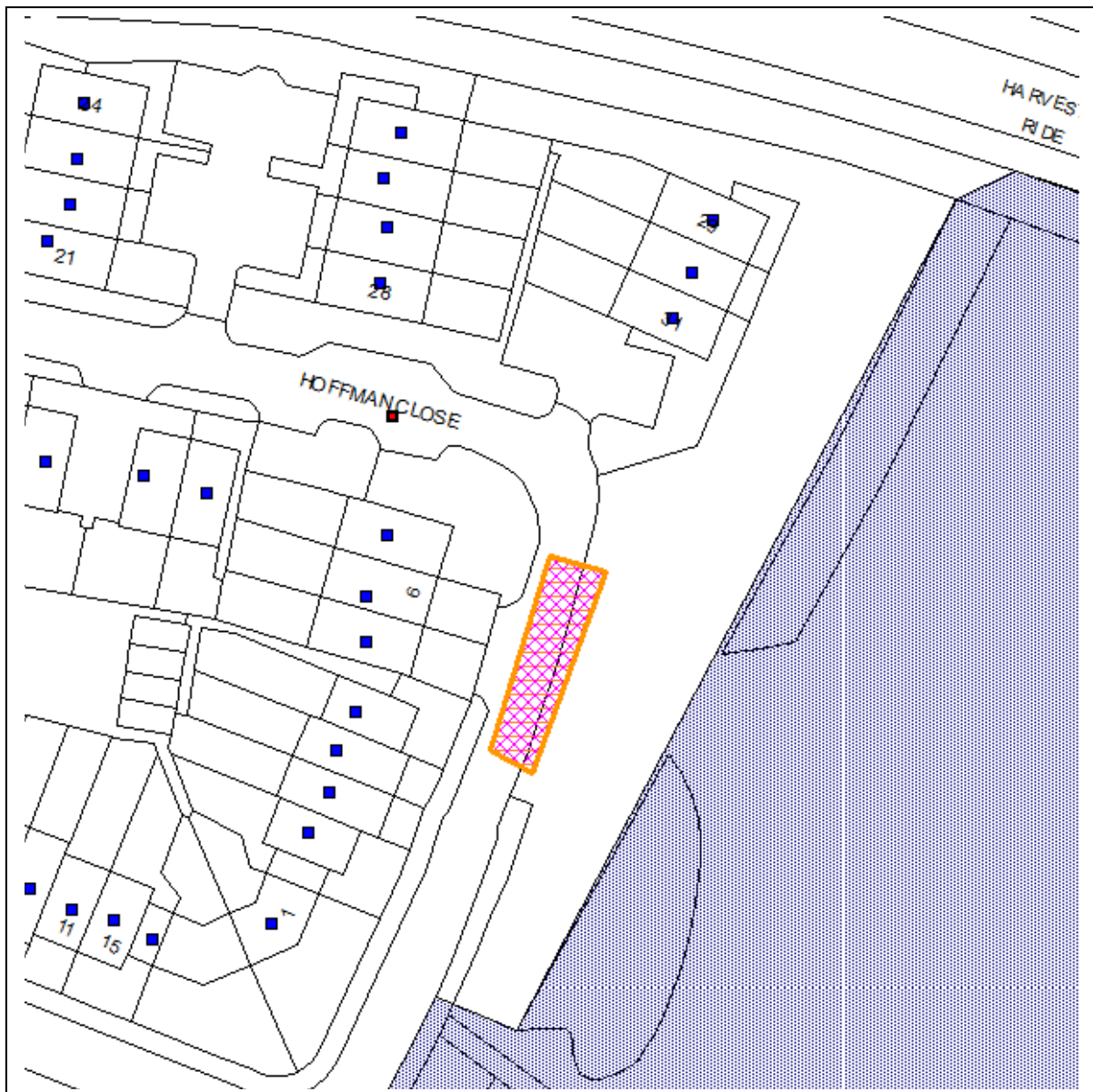
(There is no agent for this application)

Case Officer:

Matthew Miller, 01344 352000

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

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



## **OFFICER REPORT**

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

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

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

### **2. SITE DESCRIPTION**

The street scene of Hoffman Close consists of predominately two storey semi-detached and terraced residential dwellings, with the exception of two three storey terraced townhouses sited directly west of the application site. Various communal parking courts are present within Hoffman Close, and an existing parking lay-by is sited to the north of the application site, and these provide off-street parking in addition to residential driveways and garages. A large area of landscaped public amenity land, known as Goddard Way, borders Hoffman Close to the east.

The application site itself consists of a section of grassed amenity land that has been eroded through indiscriminate vehicular parking. Dense planting including trees are sited further to the east.

The application site falls under the ownership of the Local Authority.

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

None relevant.

### **4. PROPOSAL**

The proposed development is the formation of a lay-by providing 3no. off-street parking spaces on a section of amenity land sited on the opposite side of the highway of Hoffman Close (east) to the residential properties of 5-8 Hoffman Close.

The proposal is not CIL liable as it consists of external hard standing.

### **5. REPRESENTATIONS RECEIVED**

No representations have been received from Warfield Parish Council, or from residents of neighbouring properties at time of writing. [Officer Note: The consultation period expires on 17 August 2015. Any comments received past the deadline of the Committee Report will be included and assessed on the Supplementary Report].

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

#### Highway Officer:

None received at time of writing. [Officer Comment: Any comments received will be reported in the supplementary report].

#### Landscape Officer:

The Landscape Officer was consulted on the proposal during pre-application discussions. The Landscape Officer raises no objection, subject to the provision of an

acceptable replacement soft landscaping scheme, full details of which can be secured and provided by condition.

## **7. DEVELOPMENT PLAN**

The development plan for this Borough includes the following:

Site Allocations Local Plan (2013) (SALP)  
Core Strategy Development Plan Document (2008) (CSDPD)  
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 Policy CP1 of the Site Allocations Local Plan which sets out that a positive approach to considering development proposals which reflect 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.

Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements. The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Therefore, the principle of development on this site is acceptable. Due to its location and nature, the proposal is considered to be in accordance with SALP Policy CP1, Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF but details such as no adverse impacts upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, remain to be assessed below.

## **9. IMPACT ON CHARACTER AND APPEARANCE OF AREA, INCLUDING TREES**

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. The Streetscene Supplementary Planning Document (SPD) (2010) provides further guidance to supplement the implementation of this policy.

BFBLP 'Saved' Policy EN1 states that planning permission should not be granted for development that would result in the destruction of trees and hedgerows which are considered to be important to the retention of the character and appearance of the landscape or townscape. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. It further states that the design of the development should promote local character and a sense of local identity.

Section 6.6 of the Streetscene SPD (2010) states that areas of on-street car parking need to be designed so that vehicles do not visually dominate the street scene.

In order to mitigate the visual dominance of vehicles areas of soft landscaping that are large enough to sustain planting should be provided, and therefore conditions are recommended. This is in line with BFBLP Policy EN2 (supplementing tree and hedgerow cover). This policy is considered to be in accordance with the NPPF (Chapter 11), and can be afforded significant weight.

These policies are considered to be consistent with the objectives set out within the NPPF, and as such can be afforded full weight. Para. 56 the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live. Furthermore para. 64 of the NPPF states that the design of developments should take the opportunities where available to improve the character and quality of an area and the way it functions.

The section of amenity land subject to the proposal has been significantly eroded through indiscriminate vehicular parking, and as a result its contribution to the character of the surrounding area has been diminished. However despite this, the open undeveloped nature of the land does form some contribution to the open character of the surrounding area. In view of this it is considered that the proposal would not result in an adverse impact on the character of the surrounding area provided that replacement soft landscaping be planted, particularly on the eastern boundary of the proposed lay-by, to limit the visual impact of the proposed hardstanding. The provision of planting in this area may also serve to improve the overall character of the area by removing the eroded land and adding additional planting. It could also serve to provide a barrier to prevent further indiscriminate parking within this section of land.

Dense planting including trees is sited to the east of the application site, approximately 9 metres from the eastern extent of the hardstanding (at the shortest point). These trees are not subject to tree preservation orders (TPOs) but as they are sited on Council land they are in the Council's control. The applicant has provided an amended plan indicating that the proposed hardsurfacing would be installed using no-dig methods, and that temporary protective fencing would be provided between the proposal and the trees. These measures would aid in preserving the health of these trees during the construction period, and in the long-term, and taking into account the separation distance to these trees, it is considered that these proposed tree protection methods are adequate.

It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1, EN2 and EN20, the Streetscene SPD, and the NPPF, subject to the imposition of a condition requiring the submission of full details of the proposed landscaping scheme.

## **10. IMPACT ON RESIDENTIAL AMENITY**

BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas, through ensuring that development would not result in an adverse impact on neighbouring properties through loss of light, loss of privacy or overbearing impacts. BFBLP 'Saved' Policy EN25 states that development will not be permitted if it would generate unacceptable levels of noise, fumes or other environmental pollution which would adversely affect the amenities of the surrounding occupants. This is considered to be consistent with the core design principle set out in paragraph 17 of the NPPF, which states that Local Planning Authorities (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 as such these policies should be afforded significant weight.

The proposed lay-by would be visible from the front of the dwellings of 5 - 8 Hoffman Close to the west. Although there would not be any screening between the proposal and these properties, the proposal would be separated by the main highway of Hoffman Close. It is not considered that the formation of additional hardstanding and parking in this location would result in an adverse impact on the residential amenity of the occupants of these properties considering the presence of the existing highway and the nature of the proposal.

Furthermore it is not considered that the noise pollution or other disturbance produced as a result of the additional parking spaces would be unacceptable in a built-up residential area that currently experiences high levels of on-street parking.

It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policies EN20 and EN25, and the NPPF, subject to the aforementioned soft landscaping condition.

## **11. TRANSPORT IMPLICATIONS**

CSDPD Policy CS23 states that the Council will use its powers to increase the safety of travel. BFBLP 'Saved' Policy M9 states that development will not be permitted unless satisfactory parking provision is made for vehicles. It further states that the Council will promote and provide additional residential parking areas in locations where there is a lack of sufficient car parking provision. To supplement the above policies the adopted Parking Standards Supplementary Planning Document (SPD) (2007) sets out the advised levels and size of parking spaces for residential areas.

These policies are considered to be consistent with the NPPF, which states that transport policies should contribute in facilitating sustainable development, and take into account local car ownership levels, and as such these policies should be afforded significant weight.

Hoffman Close is an adopted residential road where on-street parking is unrestricted. Although residential properties within this area do benefit from allocated off-street parking, there remains a high demand for additional off-street parking to be provided in this area, as evidenced by the erosion of sections of amenity land and highway verge through indiscriminate parking, including the application site.

The proposed depth and width of the individual parking spaces, and the associated access and manoeuvring space would comply with the guidance contained within the Parking Standards SPD (2007). The parking bays are to be SuDS compliant which would be acceptable to the Highway Authority, and would also address existing drainage issues present on the eroded land.

As a result it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

## **12. CONCLUSIONS**

It is not considered that the development would result in an adverse impact on the character and appearance of the surrounding area, the amenities of the residents of the neighbouring properties, or on highway safety, subject to the recommended condition. It is therefore considered that the proposed development complies with

Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN1, EN2, EN20, EN25 and M9, the Streetscene SPD, the Parking Standards SPD, and the NPPF.

## **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

4817 327 'Hoffman Close' received on 20 July 2015

4817 327L 'Hoffman Close - Tree protection details' received on 29 July 2015

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

03. The development shall not be begun until a scheme depicting hard and soft landscaping, including the provision of knee-rail fencing and the proposed maximum heights of planting, 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. 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.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

04. The tree protection measures shall be carried out in accordance with approved plan[TO BE PROVIDED], received by the Local Planning Authority on [DATE] . The protection measures 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 (unless agreed otherwise in writing by the Local

Planning Authority). No activity of any description must occur at any time within these protected 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 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.

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, CSDPD Policy CS7]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. 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. Tree protection

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

3. Landscaping scheme

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)