

## Unrestricted Report

### ITEM NO:

Application No.  
**15/00660/FUL**

Site Address:

Ward:

Binfield With Warfield

Date Registered:

23 July 2015

Target Decision Date:

17 September 2015

### **Oak Cottage St Marks Road Binfield Bracknell Berkshire RG42 4BB**

Proposal:

**Erection of 2no. 4 bedroom detached dwellings with access and parking following demolition of existing dwelling and outbuilding.**

Applicant:

Mr R Howell

Agent:

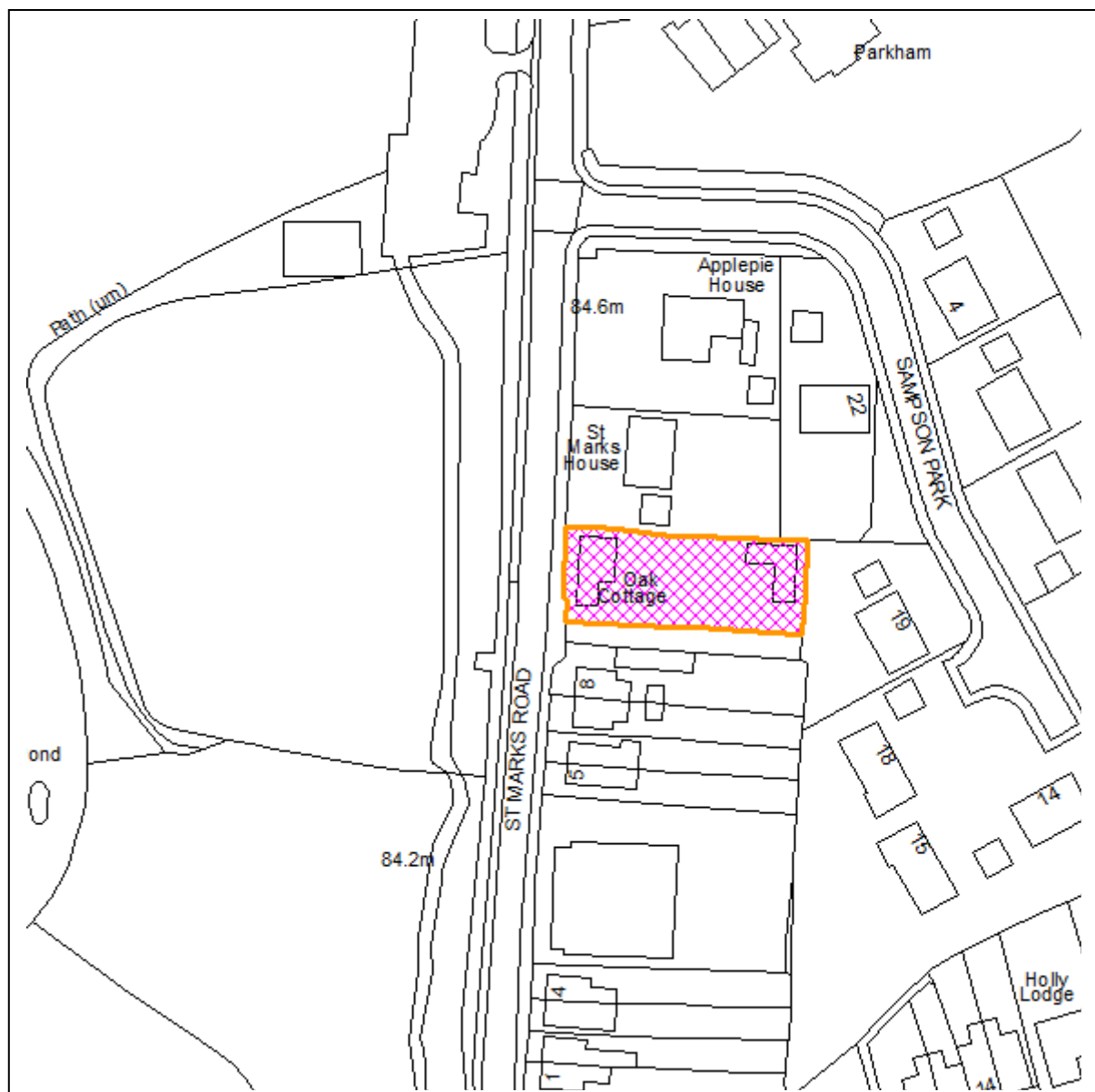
Mrs Emily Temple

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)



## 1. SUMMARY

1.1 The proposal is for the erection of 2no. detached dwellings following demolition of existing dwelling and outbuilding.

1.2 The proposed development relates to a site within the settlement boundary. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications would result. Relevant conditions will be imposed in relation to biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee following receipt of more than 3 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Land within defined settlement
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Character Area Assessment - Area B - Popeswood North
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Area of special housing character
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3.1 Oak Cottage is a detached two storey white rendered dwelling with slate roof located on the eastern side of St Marks Road. There is a detached outbuilding located in the rear garden close to the northern and eastern boundaries of the site. The outbuilding is accessed by a driveway that runs to the south of the dwelling.

3.2 The surrounding area is residential in character. To the north is St Marks House, a detached dwelling with hipped roof and central gable, and detached garage set closest to the boundary with the application site. To the south is 8 St Marks Road, a semi-detached dwelling. There is a detached outbuilding set on the boundary with the application site which is two storeys high. To the east is Sampson Park, a newer development of detached dwellings with detached garages. To the west of the site is Popes Meadow, a Council owned area of open space.

## 4. RELEVANT SITE HISTORY

4.1 There is no relevant site history.

## 5. THE PROPOSAL

5.1 Full permission is sought for the erection of 2no. 4 bedroom detached dwellings following demolition of existing dwelling and outbuilding.

5.2 The proposed dwellings would be 8.3m wide by some 15m deep at the deepest point with an eaves height of 4.8m and ridge height of 8.2m. They would have hipped roofs with front facing gables and to the rear, facing flat roofed dormer windows.

5.3 The proposed dwellings would comprise the following layout:

GROUND FLOOR: porch, hall, integral garage, study, cloakroom, utility, kitchen and breakfast area, living room;

FIRST FLOOR: 4no. bedrooms, 2 with en-suites, bathroom

SECOND FLOOR: fitness room, shower room

5.4 Parking and turning is proposed to the front with 0.9m high wrought iron railings along the front boundary of the site along with landscaping. To the rear of each plot are private gardens which would be some 19-20m deep, enclosed by existing 1.8m high fencing.

5.5 The scheme has been amended during the course of the application to address issues over design and on-site parking and turning.

## **6. REPRESENTATIONS RECEIVED**

### Binfield Parish Council

6.1 Binfield Parish Council recommend refusal for the reasons set out below:

1. This is overdevelopment of the plot.
2. There is insufficient parking on the site as what is proposed looks impractical and won't be used.
3. The second floor window overlooking the rear neighbours should perhaps be on the front elevation.

### Other representations

6.2 3no. letters of objection which can be summarised as follows:

- Proposal is shoe-horning 2 large houses on a relatively narrow site which are unlike other properties in style and height
- Accommodation in the roof space with dormer window contrary to design of surrounding properties
- Overlooking and loss of privacy
- Loss of daylight

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Highway Officer

7.1 Objection originally raised on parking and turning grounds. Amended plans received and in light of the amendments, no objection subject to conditions.

### Biodiversity Officer

7.2 No objection subject to conditions

## **8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION**

8.1 The key policies and guidance applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.

Housing	Saved Policy H4	Not entirely consistent as NPPF refers to effective use of land.
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Thames Basin Heath Special Protection Area (SPD)		
Character Areas (SPD)		
Parking standards SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
Binfield Neighbourhood Development Plan		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on character and appearance of surrounding area
- iii. Impact on residential amenity
- iv. Impact on highway safety
- v. Biodiversity
- vi. Thames Basin Heath SPA
- vii. Community Infrastructure Levy (CIL)
- viii. Sustainability

### i. PRINCIPLE OF DEVELOPMENT

9.2 The site is located within the settlement boundary where the principle of development is acceptable subject to no adverse impact upon residential amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc.

### ii. IMPACT ON CHARACTER AND APPEARANCE OF SURROUNDING AREA

9.3 The site is located within an area of special housing character in the Popeswood Triangle bounded by Popeswood Road, St Marks Road and London Road as identified in Policy H4 of the BFBLP. The policy refers to areas within the Borough with distinctive character due to existing patterns and form of development, normally low density development and larger dwellings set in extensive grounds. The policy at para 5.30 refers to the area in the Popeswood Triangle being low density development, approximately 9 units per hectare and that the area comprises large houses set in extensive grounds, together with smaller houses and cottages.

9.4 The site is also located within a Character Area as identified by the Character Area SPD under Area B- Popeswood North. The SPD identifies the area as having a distinctive residential character, with low density with Victorian cottages predominately constructed

using red brick and located within close proximity of the highway. However, the SPD does identify new developments being suburban with detached dwellings set in larger front gardens. There are varied boundary treatments with low hedges/walls/railings along residential streets. The recommendations of the SPD are that:

- Development should be small scale, in the form of cottages and subservient to institution building;
- Development should keep the open character;
- Proposals of high densities or the redevelopment of large plots, should take particular care to avoid the erosion of tree cover and any development should retain mature trees;

9.5 The redevelopment of the plot with the erection of 2no. dwellings following demolition of existing dwelling would result in a housing density of 25 dwellings per hectare. Whilst policy H4 of the BFBLP refers to low density development in the Popeswood area, the proposal would result in a net gain of 1no. dwelling in the Borough and would not result in an overdevelopment or cramped form of development given adequate space would be retained between the proposed dwellings and adjoining buildings, along with adequate separation distance between the 2 plots themselves and each having appropriate sized rear gardens. The proposal would represent an efficient use of the land and would not be dissimilar in plot size to surrounding dwellings, in particular the Victorian semi-detached dwellings to the south. The NPPF refers to the effective use of land and it is considered that this proposal would comply with this objective.

9.6 The design of the proposed dwellings would reflect the characteristics of other properties within the surrounding area with hipped roofs and front facing gables. Whilst the design of the proposed dwellings would differ to that of the Victorian cottages to the south, they would reflect the design of a replacement dwelling to the north at St Marks House and would identify the dwellings as a more recent addition within the street scene. The design would therefore fit into the context of the street scene when viewed as a whole.

9.7 The ridge heights of the proposed dwellings would be acceptable, staggered between the ridge heights of adjoining properties, with the ridge heights higher than the adjoining cottages at nos. 7 and 8 St Marks Road to the south but lower than the ridge height of St Marks House to the north. The dwellings would therefore assimilate well with adjoining dwellings in view of the staggered ridge heights.

9.8 Details of materials for the external finishes of the proposed dwellings have not been specified and a planning condition is recommended requiring details to be submitted for approval prior to commencement of development. Architectural detailing in the way of string and soldier courses above the windows would add design interest to the dwellings.

9.9 The frontages of the proposed dwellings would be dominated by parking and turning with areas of soft landscaping enclosed by 0.9m high railings. The frontages of the surrounding cottages are also dominated by parking, with vehicles overhanging the footpath in areas. As such, the proposed parking and turning to the frontage of the dwellings would not detract from the visual amenities of the surrounding area. Some soft landscaping would be provided to soften the hard surfacing and low level railings are proposed along the front boundary which are characteristic of the area as identified in the Character Area SPD (and seen on the adjoining properties at 7 and 8 St Marks Road). A planning condition is recommended requiring details of hard and soft landscaping to be submitted for approval in the interests of the visual amenities of the area.

9.10 The site is located in Binfield. The Binfield Neighbourhood Area was designated by Bracknell Forest Council in February 2014. The Parish Council undertook a pre-submission consultation of the draft plan in August 2015, however the document is not formally adopted and therefore little weight can be afforded to it in assessment of this application.

9.11 As such, the development would not result in an adverse impact on the character and appearance of the area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

### **iii. IMPACT ON RESIDENTIAL AMENITY**

#### Plot 1

9.12 The dwelling on plot 1 would be set a minimum of 1m from the northern boundary with St Marks House. There would be 2.5m separation distance between the flank wall of plot 1 and the existing garage at St Marks House, and there would be 9m between the flank wall of plot 1 and the flank wall of St Marks House at the closest point. In view of the separation distances between plot 1 and the flank wall of St Marks House with the detached garage as an intervening feature between, and that 3m of the dwelling at two and a half storeys high would project beyond the rear elevation of St Marks House, the proposed dwelling would not appear unduly overbearing or result in loss of daylight to the adjoining property. The visual prominence of the dwelling would be further mitigated by the roof hipping away from the common boundary with St Marks House.

9.13 3no. windows and a door are proposed in the northern elevation at ground floor level. There is existing fencing 1.8m high denoting the northern boundary with St Marks House which would be retained. In view of the boundary treatment, the ground floor windows and door proposed would not result in overlooking and loss of privacy to the adjoining property. 2no. windows are proposed in the northern elevation at first floor level serving bathroom and en-suite bathroom. A planning condition is recommended requiring these windows be obscure glazed and fixed shut to prevent overlooking and loss of privacy to the adjoining property.

9.14 2no. roof lights are proposed in the northern roof slope serving the proposed fitness room and shower room. A planning condition is recommended requiring the roof lights be more than 1.7m above internal floor level to prevent overlooking and loss of privacy to the adjoining property. A planning condition restricting permitted development rights for additional windows at first floor level and above in the northern elevation of plot 1 is also recommended.

9.15 The rear elevation of plot 1 at ground floor level would be set 18.5m from the eastern boundary, with 22.5m at first floor level to the eastern boundary and the proposed dormer 23m to the eastern boundary. There would be 27m between the rear elevation of plot 1 at ground floor level and 19 Sampson Park and in excess of 30m between the rear elevation of plot 1 at first and second floor level and 19 Sampson Park. In view of these separation distances, no adverse overlooking and loss of privacy would result to the rear elevation and rear garden of 19 Sampson Park to the east and the proposed dwelling would further not appear overbearing to the adjoining property.

9.16 The rear elevation of plot 1 at ground floor level would be set 15m from the boundary with no. 22 Sampson Park at the closest point, with in excess of 27m separation distance between the rear elevation of plot 1 and no. 22 to the north-east of the site at the closest point. In view of the separation distances between plot 1 and no. 22 and that no. 22 is orientated 90 degrees to plot 1; there would be no direct overlooking or loss of privacy to no. 22 and its rear garden that would be detrimental to the adjoining property. Further, in view of the separation distances, the proposed dwelling would not appear overbearing to no. 22.

#### Plot 2

9.17 The dwelling on plot 2 would be set a minimum of 1m from the southern boundary with 8 St Marks Road. There is an existing detached outbuilding (used as an annexe) at 8 St

Marks Road which is set on the boundary with the application site and there would be approximately 5.5m separation distance between the flank wall of plot 2 and the flank wall of 8 St Marks Road at the closest point. In view of the separation distances between plot 2 and the flank wall of 8 St Marks Road with the detached annexe set on the boundary with the application site as an intervening feature between, the proposed dwelling would not appear unduly overbearing to the adjoining property or annexe. The visual prominence of the dwelling would be further mitigated by the roof hipping away from the common boundary with 8 St Marks Road.

9.18 The proposed dwelling at plot 2 would be set further back into the site and further back from the front elevation of 8 St Marks Road in comparison to the existing dwelling. However, in view of the separation distances between the dwellings with the existing annexe at no. 8 set on the boundary with the application site, no loss of daylight would result to the adjoining property.

9.19 3no. windows and a door are proposed in the southern elevation at ground floor level. The proposed windows and door would look out onto the flank wall of the annexe at 8 St Marks Road. There are no windows in the side elevation of the outbuilding facing onto the application site and therefore the proposed windows and door at ground floor level would not result in overlooking to the existing annexe at the adjoining property. 2no. windows are proposed in the southern elevation at first floor level serving bathroom and en-suite bathroom. A planning condition is recommended requiring these windows be obscure glazed and fixed shut to prevent overlooking and loss of privacy to the adjoining property. 2no. roof lights are proposed in the southern roof slope serving the proposed fitness room and shower room. A planning condition is recommended requiring the roof lights be more than 1.7m above internal floor level to prevent overlooking and loss of privacy to the adjoining property. A planning condition restricting permitted development rights for additional windows at first floor level and above in the southern elevation of plot 2 is also recommended.

9.20 The rear elevation of plot 2 at ground floor level would be set 16.5m from the eastern boundary, with 21m at first floor level to the eastern boundary and the proposed dormer 21.5m to the eastern boundary. There would be 25m between the rear elevation of plot 1 at ground floor level and 19 Sampson Park and in excess of 29.5m between the rear elevation of plot 1 at first and second floor level and 19 Sampson Park. In view of these separation distances, no adverse overlooking and loss of privacy would result to the rear elevation and rear garden of 19 Sampson Park to the east and the proposed dwelling would further not appear overbearing to the adjoining property.

9.21 To the west of the site is Popeswood Meadow, a Council owned area of open space and therefore front facing windows would look over the open space and not onto any existing housing.

#### Future occupiers of proposed dwellings

9.22 In relation to the residential amenities of future occupiers of the proposed dwellings, the dwellings would be separated by 2m measured between their flank walls and would be staggered within the site, with plot 1 set forward from plot 2 by 2m. It is not considered the dwellings would appear unduly overbearing to each other.

9.23 Windows are proposed in the flank walls facing each plot; however these windows are either serving non-habitable rooms or are secondary sources of light i.e. at ground floor level, 2no. windows are proposed to serve the lounge which are secondary light sources with the primary light source in the rear elevations and as such, no undue loss of daylight would result to the proposed dwellings. Windows and a door are proposed at ground floor level, however a 1.8m high fence is proposed between the plots to avoid overlooking from ground

floor windows. At first floor level, an en-suite and landing window are proposed on each plot facing the other plot. A planning condition is recommended requiring these windows be obscure glazed and fixed shut to prevent overlooking and loss of privacy to the adjoining plot. 2no. roof lights are proposed in the roof slopes facing the other plots. A planning condition is recommended requiring the roof lights be more than 1.7m above internal floor level to prevent overlooking and loss of privacy.

9.24 Each plot would have a private garden proportionate to the size of the proposed dwellings, along with on site parking and turning to the front.

9.25 As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and, the residential amenities of the future occupiers of the proposed dwellings would be acceptable. The proposal would therefore be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

#### **iv. IMPACT ON HIGHWAY SAFETY**

9.26 These two new dwellings would take access off St Mark's Road, a local distributor road (Classified C road) which is subject to a 30mph speed limit. The Site Plan indicates that the new dwelling adjacent to S Mark's House will be served by a new access. The new dwelling to the south would be served by an existing access.

9.27 The Site Plan shows sight-lines in the region of 90 metres as being available at a set-back of 2.4 metres. To the left (south) these are shown as being across the frontages of nos. 5 to 8 and such sight-lines are not within the control of the applicant. Nonetheless, sight-lines in the region of 90 metres could be achieved to a point slightly off the kerb-line, such that vehicles exiting these driveways would have adequate sight-lines to any northbound vehicles which may overtake in this location. Acceptable sight-lines to the right (north) can be achieved within the highway boundary. A minimum 2 metre wide footway should be provided across the frontage to protect sight-lines. Such works can be carried out as part of the access works.

9.28 3 on-plot parking spaces are to be provided for each of these 4-bed dwellings to comply with the parking standards. An integral garage is proposed as are 2 driveway parking spaces. The garages are shown on the floor plans as having internal dimensions of 3 metres by 6 metres. This complies with the latest standards for vehicle parking and the garages could be used for cycle and bin storage as well, though rear access is being provided for each of the dwellings.

9.29 The parking and turning layout as originally submitted was not considered acceptable as there was insufficient turning space to allow vehicles to exit the site in a forward gear. An amended parking and turning layout was submitted to the LPA on 26 August 2015 which is considered to comply with the Council's Standards for parking and turning. Vehicles would be able to exit the driveways onto the classified road in a forward gear.

9.30 The parking areas would need to be permeable paving.

9.31 No gates are proposed at the vehicular accesses and the introduction of gates would affect parking and turning. A planning condition is recommended to restrict the installation of gates at the vehicular accesses.

9.32 Further conditions are recommended including access, provision of parking and turning areas and site organisation. Subject to the imposition of the above conditions, the proposal is considered to be in accordance with CS23 of the CSDPD, Saved Policy M9 of the BFBLP and the NPPF and would not result in highway implications.



## **v. BIODIVERSITY**

9.33 The bat survey report shows that the building to be demolished is unlikely to support roosting bats. Nonetheless, a method statement for the sensitive demolition of this building should be secured by condition.

9.34 Further conditions are recommended in relation to no site clearance works during the bird nesting season and the provision of biodiversity enhancements, including bird and bat boxes. Subject to the imposition of the above conditions, the proposal would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

## **vi. THAMES BASIN HEATH SPA**

9.35 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in combination with other plans or projects. This site is located approximately 4km 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.

9.36 A contribution is calculated on a per-bedroom basis to be paid to the Council towards the cost of works and measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Avoidance and Mitigation Strategy. In this instance, the development will result in a net increase of for 2 X 4 bedroom dwellings replacing a single 4 bedroom dwelling. The total SANG contribution is therefore £2,469.

9.37 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. The application for this development is for 2 X 4 bedroom dwellings replacing a single 4 bedroom dwelling. The SAMM contribution is therefore £807.

9.38 The total SPA related financial contribution for this proposal is £3,276. The applicant has agreed to enter into a S106 agreement to secure this contribution. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Saved Policy NRM6, Saved Policy EN3 of the BFBLP and CS14 of CSDPD and the NPPF.

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

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

9.40 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.

9.41 The proposal would be CIL liable.

9.42 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.

9.43 The application site lies within the zone of the Northern Parishes. In the event of planning permission being granted, a CIL Liability Notice (CLN) will be issued for the development.

9.44 Mitigation towards the Thames Basin Heath SPA will continue to be secured through a Section 106 agreement as outlined above.

### **viii. SUSTAINABILITY**

9.45 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement. No Sustainability Statement has been submitted. A planning condition is recommended requiring the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.46 Policy CS12 requires the submission of an Energy Demand Assessment. No Energy Demand Assessment has been submitted. A planning condition is recommended requiring the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

## **10. CONCLUSIONS**

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area. No highway safety implications would result. Relevant conditions will be imposed in relation to biodiversity and sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable. The proposal is therefore considered to be in accordance with Saved SEP Policy NRM6, 'Saved' Policies EN1, EN2, EN3, EN20 and M9 of the BFBLP, CS1, CS2, CS7, CS10, CS12, CS14, CS23, CS24 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

## **11. RECOMMENDATION**

**Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23 July 2015 and 26 August 2015:  
drawing no. 21506-2/01  
drawing no. 21506-2/02 Rev A  
drawing no. 21506-2/03 Rev B  
drawing no. 21506-2/04 Rev B  
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. The first floor windows in the side elevations of plots 1 and 2 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]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 north and south elevations of the dwellings 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]
06. The rooflights in the roof slopes facing north and 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]
07. The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.  
REASON: In the interests of the character of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
08. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. 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]

09. 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 dwellings and retained as such thereafter.

REASON: In the interests of the visual amenities of the area.

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

10. The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans received by the Local Planning Authority on August 2015.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. The dwellings hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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]

12. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

13. No gates shall be provided at the vehicular accesses to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by

the Local Planning Authority. The scheme, if required, shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

16. The demolition shall not be begun 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 be performed, observed and complied with.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]
17. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The scheme, if required, shall be implemented in accordance with the approved details  
REASON: To ensure the status of bats on site has not changed since the last survey.  
[Relevant Plans and Policies: CSDPD CS1, CS7]
18. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition to avoid the potential of harm to bats of any buildings on site has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:
  - o the purpose and objectives for the proposed works
  - o detailed designs and/or working methods to achieve the stated objectives
  - o extent and location of the proposed works shown on an appropriate plan
  - o a timetable for implementation
  - o details of persons responsible for implementing the worksThe works shall be carried out strictly in accordance with the approved details.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]
19. The development shall not be begun 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]
20. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.  
REASON: In the interests of the sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CSDPD Policy CS12]
21. The dwellings hereby permitted shall not 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 scheme shall be implemented and retained thereafter.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

**In the event of the S106 agreement not being completed by 15 January 2016, the Head of Planning be authorised to refuse the application on the grounds of:**

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 (February 2015).

**Informatives**

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:
  01. Time limit
  02. Approved plans
  04. Obscure glazing and top opening fanlight
  05. Restrictions on windows
  06. Height of skylights above floor level
  12. Retention of garage
  13. No gates
  15. No site clearance during bird nesting season
  17. Updated bat survey

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

03. Materials
07. Finished floor level
08. Hard and soft landscaping
09. Boundary treatment
14. Site organisation
16. Bird and bat boxes
18. Method statement for demolition
19. Sustainability statement
20. Energy demand assessment

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

- 10. Vehicular access
- 11. Parking and turning
- 21. Cycle parking