

ITEM NO:Application No.
15/00905/FULWard:
Binfield With WarfieldDate Registered:
16 September 2015Target Decision Date:
11 November 2015

Site Address:

**Daruchini Forest Road Binfield Berkshire
RG42 4HP**

Proposal:

**Erection of 2 x three bed dwellings on land adjacent to former
Daruchini.**

Applicant:

Hawthorn Leisure Ltd

Agent:

Jason Bonner

Case Officer:

Michael Ruddock, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of 2no. detached three bedroom dwellings on land adjacent to the former Daruchini restaurant.

1.2 It is considered that the development would result in an acceptable impact upon the character and appearance of the area, residential amenity, highway safety and ecology.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
A Village Centre location within the settlement boundary Area A of the Character Area Assessment SPA for Binfield

3.1 Daruchini is a former restaurant located within Binfield Village Centre. The building is currently vacant, although the Local Planning Authority has previously received notification that the site will be changing from a restaurant (Class A3) use to retail (Class A1) use under Class A of Part 3 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

3.2 The site previously consisted of a restaurant with a car park that was sited to the east of the main building, however this part of the site has been separated from the original site prior to this application being submitted. A fence has been erected on the site to mark this boundary.

3.3 The site is also bordered by The Smithery to the south and Ivydene House to the east. It is noted that it lies outside 5km of the Thames Basin Heaths Special Protection Area (SPA).

4. RELEVANT SITE HISTORY

4.1 Application 17406 was for the formation of a new car park under the site's previous incarnation as the Royal Standard Public House. This application was approved in 1972.

4.2 Application 603270 was for an extension to the car park at the Royal Standard Public House with the erection of a single storey extension to the rear. This application was approved in 1978.

4.3 Application 614818 was for a single storey extension to the Public House forming an enlarged bar and ladies toilet. This application was approved in 1989.

4.4 Application 14/01242/FUL - Proposed ground floor extension to existing restaurant including demolition and alterations works to building. Construction of side access serving upper floor. This application was approved in April 2015 and is yet to be implemented.

4.5 Application 15/00835/FUL - Installation of 3 no. air conditioning units, plant equipment and fan condenser unit. This application was approved in November 2015.

4.6 One further application is under consideration at this site and is yet to be determined. Application 15/00836/A is for the display of various advertisements to be displayed on the former Daruchini building and an extension to the rear.

5. THE PROPOSAL

5.1 The proposed development is for the erection of two detached dwellings on the land to the east of the former Daruchini restaurant. Both dwellings would have an overall depth of 11.1m and a width of 6.1m, with the depth reduced to 8.9m at first floor level. Both dwellings would have a bay window projecting 1m forward of the front elevation and would have a height of 7.4m.

5.2 The dwellings would contain the same accommodation at ground floor and first floor level. At ground floor level the following would be provided:

- Living Room
- Dining Room
- Kitchen
- WC

At first floor level the following would be provided:

- Three bedrooms, with en suite to master bedroom
- Bathroom

5.3 Plot 1 would be located to the west of the site, and would be set 0.5m off the boundary. Plot 2 would be located to the east and would be set 1.0m off the boundary. A gap of 1.5m would remain between the two dwellings with a 1.8m high close boarded fence in between. A 0.6m high boundary wall is proposed to the front of the site with low level hedging behind. A 1.8m high brick wall would border the site to the west, with a 1.8m high close boarded fence to the eastern boundary.

5.4 A parking area would be provided at the front of the site, with two spaces shown for each dwelling and a new access onto Forest Road. Plot 2 would be set approximately 1m forward of Plot 1, however due to the site boundary to the rear not being straight both dwellings would have a garden of approximately 14m in length.

5.5 A bin/cycle storage area is shown within the rear garden of both properties. This would have a height of 1.8m with a width of 3.3m.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

6.1 Recommend refusal of the application due to concerns that the parking spaces provided on this plan are very tight and do not allow much turning space. This could lead to cars reversing onto Forest Road which could present a safety risk. As the houses face onto an already congested road with double yellow lines immediately outside this address there is no overspill or other parking options for these properties. The Parish Council also question whether a change of use application would be required for the proposed development.

Other representations:

6.2 A total of 5 objections have been received from residents of surrounding properties. The objections can be summarised as follows:

- The development would result in a loss of light and loss of privacy to the properties opposite the site.
- Loss of privacy to the properties at the rear of the site.
- Increase in traffic causing a highway safety issue.
- Lack of visibility due to the hedging at the front causing a highway safety issue.
- Concern that there would be an overflow of cars to the area, as visitor spaces are not provided.
- Parking provision being taken away from the community, as the car parking supported the parents of Binfield Primary School for a safe drop off and collection of children.
- Parking would be reduced for the former Daruchini building.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Recommend conditional approval.

7.2 Biodiversity Officer

Recommend conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP,	consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10 and CS12 of CSDPD	consistent
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Character Area Assessment SPD, Parking Standards SPD, draft Binfield Neighbourhood Plan		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- I Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Impact on highway safety

- v Biodiversity
- vi Sustainability
- vii Community Infrastructure Levy

i. PRINCIPLE OF THE DEVELOPMENT

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety, biodiversity etc. These matters are assessed below.

9.3 Although the site is located within a Village Centre location, it would not result in the loss of a retail unit. CSDPD Policy CS21 is therefore not considered to be relevant to the application.

ii. IMPACT ON THE CHARACTER AND APPEARANCE OF AREA

9.4 The dwellings would be read in the streetscene alongside the neighbouring properties to the east of the site. With regard to their design, the new dwellings would be of a similar appearance to the neighbouring dwellings to the east that front Forest Road. They would be slightly larger in terms of their width and height, however it is not considered that such a difference would result in a significant impact on the streetscene. Low level hedging at the front of the site would maintain a level of the screening that exists at present with soft landscaping to the front of the car park. The proposed boundary treatment is considered acceptable.

9.5 Detached dwellings are characteristic of the location, and a gap of 1.5m between the two dwellings would ensure that this character is recognised. A gap of approximately 4.5m would remain between Plot 2 and the closest residential property to the east at Ivydene House which is acceptable. It is considered that the dwellings would fit comfortably within their plots and would not represent a cramped overdevelopment of this site.

9.6 The site lies within Area A of the Character Area Assessment for Binfield. This refers to a complex mix of small developments of different ages and styles, and that remnants of Victorian development along the historic street pattern contribute significantly towards the townscape character. This development is characterised by simple building and roof forms.

9.7 The SPD recommends that small scale infill development should respect existing building lines and boundary treatment. It is considered that the proposed dwellings would be in keeping with the existing townscape character with their design. The proposal would be a small infill development. The existing building line would be respected as neither dwelling would project forward of the building line. The low level wall and hedging at the front would be in keeping with the streetscene.

9.8 The site is also affected by The Binfield Neighbourhood Area designated by Bracknell Forest Council in February 2014. The Parish Council undertook a pre-submission consultation of the draft Binfield Neighbourhood Plan in August 2015, and the Independent Examination was received on 3 December 2015.

9.9 Policy BF1 (Infill and Backland Development) is relevant to the proposal, which lists a number of considerations including that such development shall have a similar form of development to properties in the immediate surrounding area and shall not lead to an

overdevelopment of the site. The prevailing boundary treatments shall be reflected. It is not considered that the development would be contrary to these elements of this policy.

9.10 It is therefore not considered that the development would result in an adverse impact on the character and appearance of the area. The development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, the Character Area Assessment SPD or the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.11 In terms of the relationship between the two properties themselves, it is not considered that either would result in an unacceptable loss of light to or unduly overbearing effect on the other. Proposed side facing windows to the staircases are proposed, and as it would be possible to face into the other property through these windows a condition will be imposed requiring these to be glazed with obscure glass and fixed shut.

9.12 The dwellings would project slightly to the rear of the neighbouring property to the east at Ivydene House, however it is not considered that the relationship proposed would result in an unacceptable loss of light to or unduly overbearing effect on the neighbouring property. A condition will be imposed restricting side facing windows in the east elevation of both properties, to ensure that both the garden of Ivydene House and the garden of Plot 2 are not overlooked.

9.13 There are no residential properties to the west that would be affected, however concerns have been raised with regard to the relationship of the new dwellings with the neighbouring properties to the front and rear of the site. To the front, the dwellings would be opposite Stanley Villas and Honeysuckle Cottages. The closest relationship between either of the new dwellings and the properties opposite would be a gap of approximately 22m between the front elevations of Plot 2 and No.1 Honeysuckle Cottages. It is not considered that there would be an unacceptable loss of light to the front facing windows of the properties opposite as a result of a minimum gap of 22m. Furthermore such a separation distance is considered sufficient to ensure that the front facing windows of these properties are not overlooked.

9.14 To the rear, the closest relationship would be between Plot 2 and No.10 Emmets Nest. At the closest point, a gap of approximately 30m would remain between the rear elevations of Plot 2 and No.10 Emmets Nest. It is considered that such a gap would be sufficient to ensure that there would not be an unacceptable loss of light to the rear facing windows of that property, and to ensure that there would not be a loss of privacy to these windows. The rear facing windows of Plot 2 would be located approximately 21m from the closest point of the rear garden of No.10 Emmets Nest, and as such it is not considered that they would unacceptably overlook the private amenity area to the rear of that property.

9.15 Policy BF1 (Infill and Backland Development) of the Binfield Neighbourhood Plan states that new buildings shall not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight or window. It shall be ensured that development does not unacceptably reduce the level of existing private amenity space provision for existing residential properties. It is not considered that the development would be contrary to these elements of this policy.

9.16 Conditions will be included to restrict construction hours and hours deliveries are taken at the site, in the interests of residential amenity. It is therefore not considered that the development would result in an unacceptable loss of light to or unduly overbearing effect on the neighbouring properties. The development would therefore not be contrary to BFBLP 'Saved' Policies EN20 and EN25 or the NPPF.

iv. IMPACT ON HIGHWAY SAFETY

9.17 The two new dwellings would take access off Forest Road, a local distributor road which is subject to a 30mph speed limit. There is a shared footway/cycleway fronting the site. A new vehicular access onto Forest Road is proposed to serve the two new dwellings and the Highways Officer is satisfied that adequate sight lines can be achieved for vehicles exiting onto the main road. Parking is restricted across the site frontage which assists in protecting sight lines. Boundary treatment at the front of the site will need to be kept at a height of 0.6m or less to provide sight lines between vehicles exiting the site and pedestrians and cyclists using the shared footway/cycleway. This will be controlled by a planning condition.

9.18 The works to construct the new vehicular access will require the consent of the Highway Authority, and the applicant will be advised of this by way of an informative. An existing street lighting column may need to be relocated as part of these works at the applicant's expense.

9.19 Pedestrian access is being provided to the main front door of dwellings and through to the rear for access to the bin and cycle storage. Residents would be able to haul their bins to the kerbside for collection by the Council, and the storage area will be secured by condition.

9.20 Two new parking spaces are proposed for each three bedroom dwelling which complies with the requirements of the Parking Standards SPD. The parking and turning area shown on the proposed site layout complies with the latest standards, as spaces are 2.4m by 4.8m and 6m of aisle space is provided for access. Vehicles would be able to exit onto Forest Road in a forward gear. The parking area would need to be constructed from permeable paving to comply with current drainage requirements. There is no requirement for a visitor parking space for two new dwellings.

9.21 The proposal would result in the loss of car parking that served the former Daruchini restaurant. However this parking was not secured or tied to the restaurant by planning condition or legal agreement through any previous planning permission, therefore it could have been removed and replaced at any time. As it was never tied to the restaurant through a planning condition or Section 106 agreement it is not considered that the development would constitute a material change of use of this land. Although it is noted that this parking has been used in the past by parents of children attending Binfield Primary School, this is not a formal arrangement that forms part of a legal agreement between the sites.

9.22 Although the fact that the car park was not secured by condition or legal agreement is a material planning consideration, it is considered worthwhile assessing the impact of the loss of parking on the former Daruchini site. This site will be changing use using Permitted Development rights from A3 (restaurant) to A1 (retail) as advised by notification received by the Local Planning Authority on 28 May 2015. The Parking Standards for a retail use require less parking than for a restaurant – a ratio of 1 space per 30sqm of floor area for a retail use as opposed to 1 space per 5sqm of floor area for a restaurant use.

9.23 The existing former restaurant building has a floor area of 251sqm and a lawful extension to the rear would provide an additional 133sqm of floor area. Together this would have a parking requirement of 13 spaces. 6 spaces are available at the front of the site, and plans for this site indicate that further parking will be provided to the side, where the

entrance to the retail unit would be located. Furthermore it has been confirmed that 14 spaces will be provided at this site. It is therefore likely that the Parking Standards for an A1 use will be complied with, however this cannot be controlled under this planning application.

9.24 Policy BF1 (Infill and Backland Development) of the Binfield Neighbourhood Plan states that development shall provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected. It is not considered that the development would be contrary to the aims of this policy.

9.25 The parking and access arrangements for the proposed dwelling are considered acceptable, subject to conditions which will be imposed to secure the access, visibility splays and parking for both vehicles and cycles prior to occupation of the dwellings. A further condition will require a Site Management Plan to be submitted in the interests of highway safety, as Forest Road is a classified road. Although the Local Planning Authority cannot control the parking arrangements for the new occupier of the former Daruchini restaurant, it is considered likely that sufficient parking would be provided for the new retail use of that site. It is therefore not considered that the development would result in an adverse impact on highway safety, and would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. BIODIVERSITY CONSIDERATIONS

9.26 The Council's Ecology Officer considers that the site is of low value for wildlife with little in the way of vegetation. A condition will be imposed to restrict site clearance within the main bird nesting period of 1 March to 31 August inclusive, unless a scheme to minimise the impact of the construction of the development on nesting birds is submitted to and approved by the Local Planning Authority. A further condition is recommended that would require a scheme of bird and bat boxes to be submitted, however as there would be no harm to protected species as a result of the development it is not considered that such a condition is necessary on this occasion.

vi. SUSTAINABILITY

9.27 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, cover water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.28 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
- List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
- Details of energy efficiency measures;
- A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
- A feasibility study for all relevant renewable energy technologies;

The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.29 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

vii. COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

9.31 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings.

9.32 The proposal involves the creation of two additional dwellings, both with an internal floor area of 102 square metres. The proposal is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area or the amenities of the residents of the neighbouring properties. The proposed parking and access arrangements are considered acceptable, and the development would not result in an adverse impact on protected species. Conditions will be imposed to ensure that sustainability requirements are met.

10.2 It is therefore considered that the proposed development complies with Development Plan Policy SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS10, CS12 and CS23, BFBLP 'Saved' Policies EN20 and M9 and the NPPF.

11. 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 on 16 September 2015:

14-2050-151-P2

14-2050-152-P2

14-2050-153-P2

14-2050-154-P2

14-2050-155-P2

14-2050-156-P2

14-2050-157-P2

14-2050-158-P2

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

03. No construction works shall take place until brick and tile samples 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. No construction works shall take place until details showing the finished floor levels of the dwelling 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]
05. The first floor landing windows in the side elevations of the dwellings hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. 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 east facing side 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]
07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
08. No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. No dwelling shall be occupied until the associated vehicle parking and turning space has been set 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]
10. No dwelling shall be occupied until secure and covered parking and storage for bicycles and bins has been provided in accordance with the approved drawings.
REASON: In order to ensure bicycle and refuse facilities are provided.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11. No construction works shall take place 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: BFBLP EN20, M9, Core Strategy DPD CS23]

12. 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.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

13. 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]

14. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as 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]

15. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

16. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: BFBLP EN25]

17. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]

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 subject to conditions, 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. Commencement
- 02. Approved Plans
- 05. Obscure Glazing
- 06. Restrictions on side facing windows
- 07. Access
- 09. Parking and Turning
- 10. Cycle and refuse storage
- 12. Site Clearance (unless scheme submitted)
- 15. SUDs
- 16. Construction Hours
- 17. Delivery Hours

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

- 03. Material Samples
- 04. Finished Floor Levels
- 11. Site Management Plan
- 14. Energy Demand Assessment

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

- 08. Visibility Splays
- 13. Sustainability Statement

03. The Streetcare Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a license before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.