

ITEM NO: 8

Application No.
16/00450/FUL

Ward:
Little Sandhurst And
Wellington

Date Registered:
17 May 2016

Target Decision Date:
12 July 2016

Site Address:

**Land Adjacent To 7 Chaucer Road Crowthorne
Berkshire**

Proposal:

Erection of 4 no. bed detached dwelling.

Applicant:

Mrs Alison Thompson

Agent:

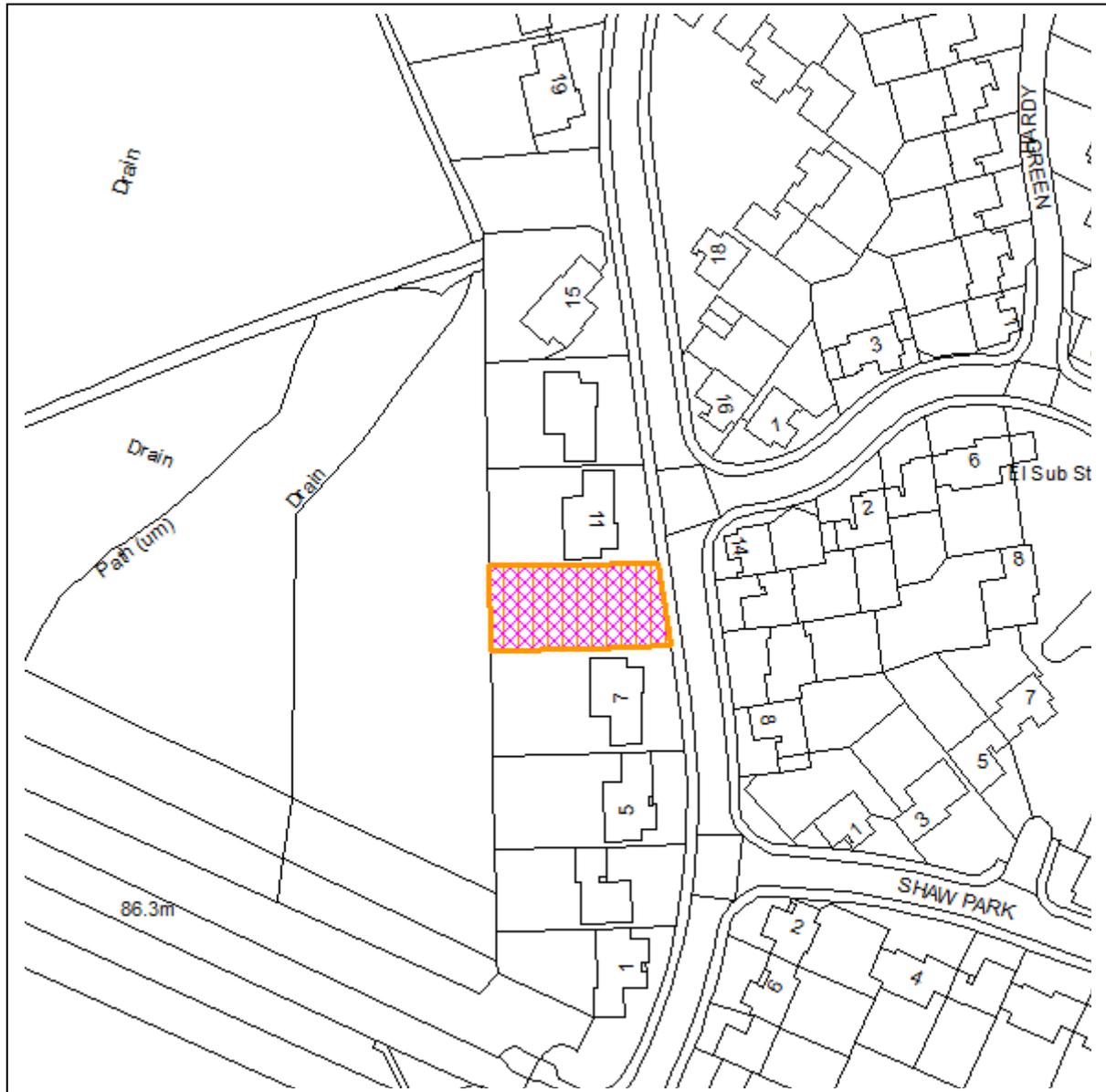
(There is no agent for this application)

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 proposed development is for the erection of a detached dwelling on land adjacent to No.7 Chaucer Road. The development would consist of a four bedroom dwelling with parking located to the front and side of the building and a private garden to the rear.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety. Relevant conditions will be imposed in relation to sustainability. A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

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 is reported to the Planning Committee as more than three objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within 5km of the SPA

3.1 The application site relates to land between No.7 and No.11 Chaucer Road. The land as existing is grassed open space but it is under the ownership of the applicant, Wellington College. The site has a width of approximately 15m and a depth of approximately 30m.

3.2 The surrounding established residential area is all on land that was formerly owned by Wellington College and the site itself was left vacant for a future access into the College grounds. It is bordered to the sides by No.7 Chaucer Road to the south and No.11 Chaucer Road to the north. A wooded area that is also under the ownership of Wellington College borders the site at the rear, to the west.

4. RELEVANT SITE HISTORY

4.1 No relevant planning history.

5. THE PROPOSAL

5.1 The proposed development is for the erection of a detached dwelling on the land between No.7 Chaucer Road and No.11 Chaucer Road. The dwelling would have a maximum width of 13m and a maximum depth of 15.3m with a height of 8.4m. It would have gable elements to the front and rear with a pitched roof element to the southern side. To the northern side it would have a single storey element with a width of 3.2m. The two storey element would have a width of 9.8m.

5.2 At ground floor level the following would be provided:

- Living room
- Breakfast/kitchen/dining area
- Family room
- Study
- Utility room
- Garage

5.3 At first floor level the following would be provided:

- Four bedrooms, two with en suite and one with two dressing areas.
- Bathroom

5.4 It is noted that an attic room is provided, however due to the floor to ceiling height proposed this is not considered a habitable room. A section has been submitted which demonstrates that it would only be possible to stand up immediately below the ridge of the roof, and as such there is insufficient headroom for this room to be habitable.

5.5 The site plan shows three parking spaces to be provided at the front of the site. Two would be located in front of the garage, with a third space adjacent to these, perpendicular to the highway. A separate pedestrian access to the highway is shown to the south of the parking, Side access to the rear garden is shown to the side of the garage, with a rear door in the garage also available for this purpose.

5.6 It is noted that a chimney is proposed to the northern side of the dwelling, and as this would not project beyond the roof overhang it is not shown beyond the north elevation on the roof plan or the site plan. However as the chimney is not marked on either of these plans an informative will be included to this effect.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council:

6.1 Considered no objection.

Other representations:

6.2 Five neighbour objections were received to the proposed development. The reasons for objection can be summarised as follows:

- The development would result in an unacceptable loss of light to the side facing bay window at No.11 Chaucer Road. Although this room is also served by front and rear facing windows, the front window is only a small single pane window and the close proximity of trees to the rear significantly diminishes the quality of light that would otherwise enter the lounge by the rear window. The side facing window is therefore the primary source of light to the room.
- Loss of privacy to No.11 Chaucer Road as a result of overlooking from side facing windows, and a rear facing velux roof light.
- Dwelling would appear unduly overbearing when viewed from the neighbouring properties as a result of its size.
- Adverse impact on the character of the area as there is insufficient space between the proposed dwelling and its immediate neighbours. Proposal does not maintain the existing open character of the area and would be an overdevelopment of the plot.
- Loss of local amenity as the site is an open space used by children for play, people exercising, dog walkers etc.
- Highway safety impact of the development due to an increase in traffic.
- Parking concern at the chimney stack to the side reduces the available width.
- Concerns that the attic room would necessitate a greater height than shown, due to a lack of space available for such a room.

[OFFICER COMMENT: The height of the building has to remain as shown on the submitted plans, otherwise there would be a breach of planning control. The attic room has been stated not to be a habitable room due to its lack of height.]

- The land is categorised for use as an access or a highway. Should there be a formal process to change this categorisation?

[OFFICER COMMENT: The current application can be taken as a formal process for using this land for a residential dwelling.]

- No site notice has been displayed to inform the general public of the planning proposal.

[OFFICER COMMENT: It is the Local Planning Authority's procedure to either display a site notice or notify neighbouring properties of an application by letter. In this instance, given the scale of development, neighbour notification was considered the most appropriate form of advertising the application. The sites to either side and opposite the site were notified of the application by letter.]

- Concerns with regard to the submitted Energy Assessment.

One letter of support was also received in respect of the proposed development, which states that the development has been designed to minimise the impact on the neighbouring property of No.7 Chaucer Road and that the design is sympathetic to the overall character and appearance of the area. Sufficient parking would be provided.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 Recommend conditional approval.

Biodiversity Officer

7.2 The site does not include any trees or natural vegetation, and the new building will not be impinging on the adjacent woodland. No objection.

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 policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Sustainability	CS10, CS12 of CSDPD	consistent
SPA	NRM6 of SEP, CS14 of CSDPD, EN3 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Character Area Assessment SPD, Parking Standards SPD, Thames Basin Heaths SPA Avoidance and Mitigation SPD, Planning Obligations SPD.	

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 Transport implications
- v Sustainability
- vi SPA
- 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 the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 In respect of its design, the dwelling would incorporate the pitched roof and gable features that are prevalent on the neighbouring properties and as such it would be in keeping with the design of the neighbouring properties. Although it would occupy a more linear shape when compared to the neighbouring dwellings that extend the widths of their larger plots, the dwelling would be comparable to other properties in this part of Chaucer Road and as such would not appear excessively large. As such it is considered that its design would be in keeping with the streetscene.

9.4 With regard to its height, the proposed dwelling would have a similar height to the neighbouring dwelling at No.7 Chaucer Road. The ridge height of the dwelling would be slightly higher than the neighbouring property at No.11 Chaucer Road, however it is considered that the height would assimilate well into the streetscene. Furthermore the height of the garage would be no higher than the garages on neighbouring plots. The finished floor level of the dwelling has not been stated, and a condition will be included to ensure that this is the case.



9.5 The vacant site comprises of a deep rectangular sized plot, that has a similar depth compared with Nos. 7 and 11 Chaucer Road but would have a smaller width in comparison to these sites. The proposal would concentrate development in the eastern section of the plot, similar to Nos. 7 and 11. The dwelling would be set approximately 7m from the front boundary at its closest point, slightly further forward than No.11 but further back than No.7. It is considered that this would be in keeping

with the existing building line on Chaucer Road, and the dwelling would not appear overly prominent in the streetscene in comparison to neighbouring properties.

9.6 The dwelling would be set approximately 1m off the boundary on either side, which would ensure that it would sit comfortably within the plot. In respect of gaps to the neighbouring dwellings, a gap of over 2.5m would remain between the new dwelling and No.7 Chaucer Road to the south. The single storey garage would be set approximately 2m from No.11 Chaucer Road to the north, set back over 8m from the front elevation of the dwelling, with the two storey element being set over 4m from the neighbouring property. Such a relationship is considered sufficient to maintain views to the rear of the site and also to provide visual and physical gaps between the proposed two storey dwelling and these adjoining properties. As such it is not considered that the development would constitute an overdevelopment of the site.

9.7 The proposed materials would comprise of brown interlocking tiles to the roof, brickwork to the walls and tile hanging to the front gable. This appears to be in keeping with the materials used on the neighbouring properties, however a condition requiring samples to be submitted will be imposed to ensure that this is the case. The fences to the side and rear of the plot would remain as existing, as would the shrub planting to the sides at the front.

9.8 The drawings and plans that have been submitted show an open frontage for the proposed dwelling that would be in-keeping with the character of the area. A residential garden would be provided to the rear with a depth of between 8.5m-12m. It is considered the amenity space provided would be acceptable, in the interests of the amenities of future occupiers.

9.9 As such it is not considered that the development would result in an adverse impact on the character and appearance of the area. The proposal would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.10 The new dwelling would be sited on land in between No.7 and No.11 Chaucer Road and as such has the potential for an impact on these properties. In respect of No.11 Chaucer Road, the dwelling would be visible from front, side and rear facing windows. The development will be assessed in accordance with the guidance contained in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.'

9.11 It is noted that a side facing bay window faces onto the area of open space where the dwelling would be located. This would be located approximately 4.3m from the main two storey side elevation of the new dwelling and a 25 degree line drawn from the midpoint of the window would intersect the dwelling. As such it is clear that there would be a loss of light to the side facing bay window.

9.12 A loss of light to this window would be unacceptable if it was the only source of light to a habitable room. The room the window serves is a living room, and it is also served by front and rear facing windows. The front facing window is a small window that couldn't be considered the primary source of light to the room. However the rear facing window is a larger patio door window. Whilst it is noted that a number of trees are located to the rear of the site, which reduce the amount of daylight and sunlight received by the room, these are located on the rear boundary of the property approximately 12m from the rear facing windows of the property. It is not considered that these result in an unacceptable loss of light to the room at present.

9.13 With regard to this rear facing window, a 45 degree line drawn on the horizontal plane from the midpoint would not intersect the two storey element of the new dwelling, however the roof overhang of the single storey garage element would slightly encroach over such a line. In accordance with BRE guidance, a 45 degree line drawn on the vertical plane from the point of intersection towards the window, and such a line would not overshadow more than 50% of the window. As such it is not considered that there would be an unacceptable loss of light to the rear facing patio windows as a result of the development,

9.14 It is also noted that the bay window is south facing, and the rear facing windows are west facing. As such they only receive sunlight later in the day, however as they receive an acceptable amount of daylight at all times of the day this is not considered unacceptable. As a result it is considered that the rear facing patio windows can be considered the primary source of light to the living room, and a loss of light to the side facing bay window cannot be considered a sufficient reason to warrant refusal of the application.



9.15 There are no side facing first floor windows that would be affected. Although the development would be visible from front and rear facing first floor windows, a 45 degree line drawn from any of these windows would not intersect the first two storey elements of the new dwelling. As such there would not be an unacceptable loss of light to any of these windows.

9.16 The two storey element would project approximately 2.1m beyond the rear elevation of No.11, and would be set approximately 4m off the boundary of that property. It is not considered that such a relationship would result in an unduly overbearing effect on the rear of the neighbouring property. The single storey element would be closer to the boundary and would project approximately 4.5m beyond the rear elevation of No.11, however this element would have less bulk with a pitched roof

design. It is not considered that it would appear unduly overbearing when viewed from the rear of the neighbouring property.

9.17 Two side facing first floor windows would face towards No.11, and it would be possible to overlook the private amenity area to the rear of the neighbouring property from these windows. As such a condition will be imposed requiring these to be obscure glazed and fixed shut with the exception of a fanlight. It is noted that rear facing velux windows at second floor windows are also proposed, however these would face to the rear and would not directly overlook the neighbouring property.

9.18 Side facing windows would also face towards No.11 at ground floor level, in the form of a small kitchen window and a utility room door. These would be close to the bay window, and as such there is a concern that these could result in a loss of privacy to the neighbouring property. As such, the condition referenced to in para 9.17 will also refer to these windows. Although the driveway would be close to the bay window, it is not considered that the use associated with this would be so intense that it would result in such a loss of privacy to the neighbouring property that refusal of the application would be warranted.

9.19 In respect of No.7 Chaucer Road, the neighbouring dwelling is set further forward therefore the new dwelling would be set further to the rear of the neighbouring property. Similarly to No.7, No.11 also has a side facing living room bay window that would face onto the dwelling, and there would also be a loss of light to this window. The room is also served by a rear facing window, and a 45 degree line drawn on the horizontal plane from the midpoint of this window would intersect the roof overhang of the dwelling. However a 45 degree line drawn on the vertical plane from the point of intersection would not overshadow more than 50% of the window. As such it is not considered that there would be an unacceptable loss of light to this window, and as at No.11 it is not considered that there would be an unacceptable loss of light to the living room.

9.20 There are no first floor windows in the side elevation of No.7 that would be affected, and similarly to the ground floor windows, there would not be an unacceptable loss of light to the rear facing first floor windows of that property. Although the new dwelling would project further to the rear of No.7 than at No.11, the closest element to No.7 would be the pitched roof element to the side. This would project approximately 4m beyond the rear elevation of No.7 at two storey level, and 5.5m when a single storey element to the rear is included.

9.21 This element however has a steep pitch which projects away from the rear of No.7 which reduces its bulk, and as a result it is not considered that this would appear unduly overbearing when viewed from the rear of the neighbouring property. The higher and bulkier rear gable element would be set approximately 4m off the boundary with the neighbouring property and as such would have less of an impact.

9.22 Side facing windows at ground, first and second floor level would face towards No.7, and all would have the potential to result in a loss of privacy to the neighbouring property through overlooking. As such the condition requiring the windows facing No.11 to be glazed with obscure glass and fixed shut will also extend to these windows. A further condition will restrict any additional windows in the side elevations, and this would include ground floor windows due to the side facing bay windows at both properties.

9.23 As such it is not considered that the development would result in an unacceptable impact on residential amenity. The development would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.24 The new dwelling would take access of an adopted residential road which is subject to a 30mph speed limit and unrestricted on-street parking. A new dropped kerb will be required to provide access and it is noted that this would be within 10m of the nearby junction with Goldsmith Way. However this is a residential area and access would be similar to at the adjacent properties of No.11 and No.14 Chaucer Road. The means of access should be provided prior to occupation of the dwelling and will be secured by condition. Adequate pedestrian visibility splays can be achieved for vehicles exiting the driveway and a condition protecting sight lines will also be imposed.

9.25 A pedestrian path is to be provided to the front door of the property from the back of the footway and access through to the rear would be provided for bin storage. New residents would be able to bring their wheelie bins to the roadside for collection by the Council.

9.26 Three driveway parking spaces are proposed, and there is sufficient space for three 4.8m x 2.4m parking spaces which complies with the Councils Parking Standards (2016) for a new four bedroom dwelling. The chimney to the side of the dwelling would not unacceptably reduce the width of the driveway, as a width of 2.9m would remain. The parking will be secured by condition prior to the occupation of the dwelling. The parking would be on a block paved driveway, which would need to be permeable to comply with current drainage requirements. A condition will be imposed to ensure that this is the case.

9.27 A garage is proposed and whilst this does not comply with the 2016 standards for vehicle parking it could be used for cycle parking given that three acceptable parking spaces are proposed. As cycle parking is a requirement for new development in respect of the Parking Standards, and no further cycle parking is shown, a condition will be imposed requiring this element to be kept available for cycle parking. This would mean it could also be utilised for refuse storage, in addition to the rear.

9.28 As such it is not considered that the development would result in an adverse impact on highway safety. The proposed development would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Sustainability

9.29 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. The submitted Sustainability Statement (dated 11th May 2016) confirms that this would be the case, and the document will be conditioned to be complied with.

9.30 SDPD 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.

9.31 The submitted Energy Assessment (dated 11th May 2016) confirms that this would be the case, and the document will be conditioned to be complied with.

vi. SPA

9.23 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 Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 0.5km 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.

9.24 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.25 In this instance, the development would result in a net increase of one four bedroom dwelling which results in a total SANG contribution of £2,469. The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £807.

9.26 The total SPA related financial contribution for this proposal is therefore £3,276. A draft Section 106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed has been submitted. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP 'Saved' Policy NRM6, 'Saved' Policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special

Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

vii. Community Infrastructure Levy (CIL)

9.27 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.

9.28 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. The proposed development involves the creation of an additional dwelling, and the development is therefore 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 arrangements are considered acceptable, and the development would not result in an adverse impact on highway safety.

10.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS14 and CS23, BFBLP 'Saved' Policies EN3, EN20 and M9, SEP Policy NRM6 and the NPPF.

11. RECOMMENDATION

11.1 **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 Basin Heaths Special Protection Area (SPA).

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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 submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.05.16:

2276-04
2276-05

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. 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 ground floor, first floor and second floor windows in the north and south facing side elevations of the dwellinghouse hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed 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 in the north or south facing side elevations of the dwellinghouse hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
07. The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved site plan.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
08. The dwelling shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. 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 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 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. The garage accommodation shall be retained for the use of the parking of cycles at all times.
REASON: To ensure that the Local Planning Authority's cycle parking standards are met.
[Relevant Policy: BFBLP M9]
11. 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]
12. The development shall be carried out in accordance with the submitted Sustainability Statement, dated 11th May 2016 and shall be retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
13. The development shall be carried out in accordance with the submitted Energy Statement, dated 11th May 2016.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

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:
 1. Commencement
 2. Approved Plan
 5. Obscure glazing
 6. Restrictions on side facing windows
 7. Access
 8. Visibility
 9. Vehicle parking
 10. Cycle parking
 11. SuDS
 12. Sustainability Statement
 13. Energy Statement

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

3. Materials
4. Finished Floor Level

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.
04. The applicant is advised that the chimney is not marked on either the roof plan or the site plan.

In the event of the S106 agreement not being completed by 30 November 2016, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

Doc. Ref:

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