

Date Published: 19 January 2023



## **PLANNING COMMITTEE**

**19 JANUARY 2023**

### **SUPPLEMENTARY PAPERS**

**TO: ALL MEMBERS OF THE PLANNING COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

Kevin Gibbs  
Executive Director: Delivery

**Page No**

### **Planning Applications**

(Assistant Director: Planning)

**The conditions for public speaking have been met in the applications marked 'PS'.  
For further information or to register for public speaking, please contact Customer  
Services 01344 352000.**

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Agenda Annex

**BRACKNELL FOREST BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**19th January 2023**  
**SUPPLEMENTARY REPORT**

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**Correspondence received and matters arising following preparation of the agenda.**

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**Item No: 5**  
**22/00548/FUL**  
**20 Honeyhill Road Bracknell Berkshire RG42 1YJ**

ADDITIONAL REPRESENTATION

A further letter of representation has been received by ward councillors which states:

- o Front Elevation - Primary Ground Floor Window: All of the primary ground floor windows on Honeyhill Road, consist of a three pane wide arrangement. This was achieved at flats, 9a, 9b, 11a, 11b Honeyhill Road. The proposed planning application deviates from this prominent design feature, resulting in a negative impact on character and appearance of area.
- o Front Elevation - Primary First Floor Window: All primary first floor windows on Honeyhill Road, consist of a window pane arrangement identical in width to the ground floor primary window. The current planning application does not incorporate this repetitive design feature, resulting in a negative impact on character and appearance of area.
- o Front Elevation - Front Entrance/Doorway: All existing properties have a minimum of a window, between two neighbouring front entrance/doorways. The proposed plan places the Entrance/Doorways side by side, resulting in a negative impact on character and appearance of area.
- o Side Elevation - Double Apex Roof: Although many surrounding properties have extended into the loft space, all have been done so with rear facing dormers and skylights. There are NO surrounding properties with a double apex roof line and the prominence of the side elevation due to the garage access, only highlights this uncharacteristic feature further, resulting in a negative impact on character and appearance of area.
- o Parking: The EXISTING arrangement allows for the parking of 7 vehicles (2no driveway parking at 20 Honeyhill Road, 2no garage parking, 2no garage driveway parking, 1no. curbside parking). The PROPOSED planning application only provides parking for 6 vehicles (2no driveway parking at 20 Honeyhill Road, 2no parking spaces for plot 1, 2no parking spaces plot 2). In realistic terms, the proposed plans suggest reducing existing vehicular spaces by 1, whilst adding 2no 3 bedroom properties. The proposed plans would be a serious over development in an area already densely populated with vehicles.

There is ongoing concern in the community about developers prioritising their own profit margins above all else.

AMENDMENT TO THE OFFICER REPORT

Paragraphs 9.49 and 9.50 should read as follows:

9.49 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.

9.50 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including those that involve the creation of additional dwellings. The development is CIL liable in accordance with Bracknell Forest Council's CIL charging schedule as the proposal results in a net increase of two dwellings.

#### AMENDMENT TO RECOMMENDATION

The wording of condition 13 has been amended and should read as follows:

13. The driveways/parking areas and pedestrian accesses for the proposed dwellings shall be surfaced in permeable block-paving and 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). The driveways/parking areas, pedestrian accesses and surface water drainage works shall be completed before occupation of the dwellings hereby permitted and shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality, to ensure future maintenance of the surface water drainage scheme and to ensure that loose material is not transferred to the highway, which would be a danger to other road users. [Relevant Policies: CSDPD CS1 & CS23, BFBLP EN25]

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**Item No: 7**  
**22/00778/FUL**  
**16 Kingswood Ascot Berkshire SL5 8AN**

#### AMENDMENT TO OFFICER REPORT

Paragraph 9.5 has been updated as follows:

9.5 As, this section 73 application proposes an increase solely in the height of orangery to 3.15m, it will not increase the floor space of the extension itself. With the proposed height increase the orangery will have a total volume of 512m<sup>3</sup>. It is noted that, this is a moderate height increase with a 4.9% increase over the volume original approved and would not result in the proposed extension becoming disproportionate to the original dwelling. Therefore, it is not considered the height increase will have a significantly greater impact on the visual and spatial openness of the Green Belt as to warrant refusal on this ground.

#### REPRESENTATIONS RECEIVED

It is noted that, further representations have been made by the occupants of Number 18 since the publication of the agenda. However, no new issues have been raised.

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