

Notice of Meeting

Planning Committee

Councillor Dudley (Chair),
Councillor Brossard (Vice-Chairman),
Councillors Angell, Dr Barnard, Bhandari, Bidwell, D Birch, Brown,
Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick,
Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Skinner and Virgo

Thursday 29 September 2022, 6.30 - 10.00 pm
Council Chamber - Time Square, Market Street, Bracknell, RG12 1JD



Agenda

All councillors at this meeting have adopted the Mayor's Charter which fosters constructive and respectful debate.

Item	Description	Page
1.	Apologies for Absence	
	To receive apologies for absence.	
2.	Minutes	3 - 10
	To approve as a correct record the minutes of the meeting of the Committee held on 18 August 2022.	
3.	Declarations of Interest	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
4.	Urgent Items of Business	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

Planning Applications

(Assistant Director:Planning)

EMERGENCY EVACUATION INSTRUCTIONS

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**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.**

5.	19/01104/FUL Breamar, 1 Richmond Road College Town	15 - 36
	Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow.	
6.	21/00792/FUL 37 Stoney Road Bracknell Berkshire	37 - 54
	Erection of 1 no. 3-bed dwelling with associated parking and alterations to existing dwelling including porch to front, single storey rear extension and rear dormer.	
7.	22/00003/FUL 121 College Road College Town Sandhurst	55 - 64
	Revised scheme for erection of single storey rear extension following demolition of existing conservatory and installation of two air conditioning units	

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Harding, 01344 352308, hannah.harding@bracknell-forest.gov.uk, so that any special arrangements can be made.

Published: 20 September 2022

EMERGENCY EVACUATION INSTRUCTIONS

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**IL THOUGPLANNING COMMITTEE
18 AUGUST 2022
6.30 - 7.48 PM**

Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Dr Barnard, D Birch, Brown, Green, Mrs Mattick, Mossom and Virgo

Present Virtually:

Councillors Bhandari, Mrs Hayes MBE, Heydon and Skinner

Apologies for absence were received from:

Councillors Angell, Mrs McKenzie and Mrs McKenzie-Boyle

26. Minutes

RESOLVED that the minutes meeting held on 18 July 2022 were approved as a correct record.

27. Declarations of Interest

There were no declarations of interest.

28. Urgent Items of Business

There were no urgent items of business.

29. PS 20/00627/FUL Jemca Toyota Bracknell, John Nike Way, Binfield, Bracknell, Berkshire RG12 8TN

Structure for vehicle washing and valeting, including related Drainage

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Binfield Parish Council letters objecting to the proposal as summarised in the agenda.
- The 10 letters of objection as summarised in the agenda.
- The representations of the public speaker at the meeting.

RESOLVED that the application be **APPROVED** subject to the following conditions amended, added to or deleted as necessary:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Site Location Plan - Received 08.09.20

Site Plan - Received 08.09.20

Drainage Details - Received 08.09.20

Roof Plan and Elevations (002/A) - Received 08.09.20

Karcher Washer Specifications - Received 17.03.22

Activity Noise Assessment - Received 08.07.22

REASON: To ensure that the development is carried out only as approved by the

Local Planning Authority.

02. The operating hours of the structure hereby permitted shall be limited to the following times:

08:00 - 17:00 Monday to Friday

09:00 - 12:00 Saturday

And no operation at any time on Sundays or public holidays.

REASON: In the interests of the amenity of residents.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

03. The structure hereby permitted shall only be used in an ancillary capacity to the car dealership known as Jemca Toyota.

REASON: An independent use would require additional parking and access.

04. Within one month of the date of this permission the noise control measures set out in activity noise assessment (Syntegra, June 2022, ref: 22-9315 rev A), submitted with the application, shall be implemented and maintained as such. Vehicle cleaning shall only take place within the bay structure hereby permitted.

REASON: To protect occupiers of nearby premises from noise

05. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so that noise therefrom does not exceed at any time the noise rating level of 44dB LAR,T when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property

REASON: In the interests of the amenity of residents.

06. The on-site mirror shall be kept clean and clear of all obstructions to enable adequate visibility for vehicles accessing and exiting the vehicle washing and valeting structure.

REASON: To protect the occupants of nearby residential properties from noise generated by use of vehicle horns.

30. **21/00507/REM Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield Bracknell Berkshire**

Submission of reserved matters application to outline planning permission 17/01174/OUT for the approval of details of appearance, landscaping, layout and scale relating to the erection of 40 dwellings including 10 affordable dwellings, together with the provision of parking, landscaping and drainage attenuation features, with access from Tilehurst Lane.

The Committee noted:

- The representations from Binfield Parish Council as detailed in the agenda.
- The 9 representations as summarised in the agenda.

RESOLVED that the application to be APPROVED subject to the following conditions amended, added to or deleted as necessary:-

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

Site Plan 212-105-P9

Site Plan - GF Plans 212-106 P7

Affordable Housing P6 212-207 P2

Adoption Plan 212-208 P2

Plot 1 Plans 212-P201 119
Plot 1 Elevations 212-P202
Plot 2 Plans 212-P203
Plot 2 Elevations 212-P204
Plot 3 Plans 212-P205A
Plot 3 Elevations 212-P206
Plot 4 Plans 212-P207
Plot 4 Elevations 212-P208
Plot 5 Plans 212-P209
Plot 5 Elevations 212-P210A
Plot 6 Plans 212-P211
Plot 6 Elevations 212-P212
Plot 7 Plans 212-P213
Plot 7 Elevations 212-P214
Plots 8 and 9 Plans 212-P215
Plots 8 and 9 Elevations 212-P216
Plots 10 and 11 Plans 212-P217
Plots 10 and 11 Elevations 212-P218
Plot 12 Plans 212-P219
Plot 12 Elevations 212-P20
Plot 13 Plans 212-P221
Plot 13 Elevations 212-P222
Plot 14 Plans 212-P223
Plot 14 Elevations 212-P224
Plot 15 Plans 212-P225
Plot 15 Elevations 212-P226
Plots 16 and 17 Plans 212-P227
Plots 16 and 17 Elevations 212-P228
Plot 18 Plans 212-P229
Plot 18 Elevations 212-P230
Plots 19, 20 and 21 Plans 212-P231
Plots 19, 20 and 21 Elevations 212-P232
Plots 22 and 23 Plans 212-P233
Plots 22 and 23 Elevations 212-P234
Plots 24 and 25 Plans 212-P235
Plots 24 and 25 Elevations 212-P236
Plot 26 Plans 212-P237
Plot 26 Elevations 212-P238
Plot 27 Plans 212-P239
Plot 27 Elevations 212-P240
Plot 28 Plans 212-P241
Plot 28 Elevations 212-P242
Plot 29 Plans 212-P243
Plot 29 Elevations 212-P244
Plot 30 Plans 212-P245
Plot 30 Elevations 212-P246A
Plots 31, 32 and 33 Plans 212-P247
Plots 31, 32 and 33 Elevations 212-P248A
Plots 34 - 40 Plans 212-P249
Plots 34 - 40 Elevations 212-P250
Plots 34 - 40 Elevations 212-P251
Garage Plot 1 212-P252
Garage Plot 2 212-P253
Garage Plot 3 212-P254
Garage Plot 4 212-P255
Garage Plots 5 and 6 212-P256

Garage Plot 13 212-P257
Garage Plot 14 212-P258
Garage Plot 26 212-P259
Garage Plot 27 212-P260
Garage Plot 28 212-P261
Garage Plot 29 212-P262
Garage Plot 30 212-P263
Plot/Swale Interface Cross Sections ES.20.057 P1
Hard Landscape Proposals and Boundary Treatments Sheet 1 of 2 GL1701 03D
Hard Landscape Proposals and Boundary Treatments Sheet 2 of 2 GL1701 04D
Soft Landscape Proposals Sheet 1 of 2 GL1701 01D
Soft Landscape Proposals Sheet 2 of 2 GL1701 02D
06.03 P1 Junction Visibility Splay Layout
06.04 P3 Electric Vehicle Charging Point Layout
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. No development above slab level shall take place until samples of the materials to include bricks, tiles and surface materials, together with details of external porches and other features 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]

03. No dwelling hereby permitted shall be occupied until the means of enclosure associated with that unit have been implemented in accordance with the approved details. The means of enclosure shall thereafter be retained and maintained.

REASON: In the interests of the amenities of future occupiers.

04. The garages hereby permitted shall contain a separately accessed storage room which shall be thereafter retained as such. The remainder of the garage accommodation, which shall have minimum dimensions of 6m (length) by 3.5m (width) by 2.4m (height), shall at all times be retained for the use of the parking of motor vehicles only.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

05. No development shall commence until details of the access roads within the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until that part of the access road which provides access to the relevant dwelling has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling hereby permitted shall be occupied until associated vehicle parking and turning space has been provided in accordance with the approved site layout plan 212- 105-P9. The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate parking and turning in the interests of highway safety.

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

07. No dwelling hereby permitted shall be occupied until means of access to it for

pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by pedestrians and cyclists.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

08. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the associated driveway and the adjacent footway/carriageway. The dimensions shall be measured along the edge of the drive and the back of the footway/ edge of the carriageway from their point of intersection. The visibility splays shall 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. Prior to the occupation of the development hereby permitted, the following details shall be submitted and approved in writing by the Local Planning Authority: (a) details of the signage for the visitor parking spaces, and (b) a schedule for their provision linked to the occupation of dwellings within the associated part of the site. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

10. The development shall be carried out providing, as a minimum, the visibility splays to internal site junctions shown on the approved Drawing 06.03 P1 Junction Visibility Splay Layout. The visibility splays shall 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]

11. The car ports hereby approved shall at all times be retained for the use of the parking of motor vehicles only and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

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

12. No dwelling hereby permitted shall be occupied until the electric vehicle enabling infrastructure has been provided in accordance with the approved details shown on Drawing 06.04 P3 Electric Vehicle Charging Point Layout. The electric vehicle enabling infrastructure shall thereafter be retained.

REASON: To ensure that the development is provided with adequate access to electric vehicle charging infrastructure in the interests of sustainability.

31. 21/00089/COND Land North Of Tilehurst Lane and West Of South Lodge, Tilehurst Lane, Binfield, Bracknell, Berkshire RG42 5JS

Details pursuant to Conditions 04 (Finished Floor Levels), 11 (Site Organisation), 12 (Working Method Statement), 14 (Biodiversity)

Enhancements), 23 (Surface Water Drainage Scheme), 24 (Drainage Strategy) of planning permission 17/01174/OUT (Appeal Ref: APP/R0335/W/19/3228697).

The Committee noted:

- The supplementary report tabled at the meeting.
- The letters of representation as summarised in the agenda.
- The additional 3 letters of representation as detailed in the supplementary report.

RESOLVED that the application be **APPROVED** on the basis of the following details:

Condition 04: Finished Floor Levels

ES20.057 -11.11P6 levels and Contours Sheet 1

ES20.057 -11.12P6 levels and Contours Sheet 2

Conditions 11 and 12 Site Organisation and Working Method Statement:

Construction Environmental Management Plan and Method Statement Rev B2 dated August 2022

Condition 14: Biodiversity Enhancements

Biodiversity Enhancements Plan 23rd May 2022

Condition 23 and 24 Drainage:

ES20.057-11.01 P7 Drainage Layout Sheet 1

ES20.057-11.02 P8 Drainage Layout Sheet 2

Drainage Modelling Information contained in email from Matthew Huggon dated 29.06.2022

Basin and Swale Plan inc. Wildlife Kerb Detail ES.20.057 17.00 P2

Surface water Catchment Plan ES20.057 04.05 P3

Flood Exceedance Routing Layout ES20.057 13.21 P2

Hydrobrake Detail ES20.057-400.4-P3

Private Drainage Construction Details ES20.057 41.00 P1

Longitudinal Sections Sheet 1 ES20.057 12.01 P3

Longitudinal Sections Sheet 2 ES20.057 12.02 P1

32. **22/00003/FUL 121 College Road, College Town, Sandhurst, Berkshire GU47 ORD**

This application was deferred.

33. **22/00013/COND Land North Of Tilehurst Lane and West Of South Lodge, Tilehurst Lane, Binfield, Bracknell, Berkshire RG42 5JS**

Details pursuant to Conditions 20 (Energy Demand Assessment) and Condition 21 (Water Efficiency) of planning permission 17/01174/OUT.

The Committee noted:

- The supplementary report tabled at the meeting.
- No representations have been received in respect of the submitted application.

RESOLVED that the application be **APPROVED** on the basis of the following details:

Condition 20 (Energy Demand Assessment):
Energy Strategy Statement dated March 2022 prepared by Briary Energy
Details of Daikin Altherma 3 Air Source Heat Pump
Applicant's emails of 12-08-2022 and 15-08-2022 confirming siting of Air Source Heat Pumps

Condition 21 (Water Efficiency):

Plots 1 - 40 Part G Water Calculation received by the Local Planning Authority on 15th February 2022

34. **22/00080/COND Land North Of Tilehurst Lane, Tilehurst Lane, Binfield, Bracknell Berkshire RG42 5JS**

Detail pursuant to conditions 10 (cycle parking) and 17 (street lighting) of planning permission 17/01174/OUT

The Committee noted:

- The supplementary report tabled at the meeting.
- That no representations had been received in respect of the application.

RESOLVED that the application be **APPROVED** on the basis of the following details:

Conditions 10 (Cycle Parking):

Cycle Parking Plan 219-109 P2

Condition 17 (External Lighting Scheme):

2482-DFL-HLG-XX-DR-EO-13001-S3-PO6 Lighting Layout
2482-DFL-HLG-XX-CA-EO-13001-S3-P04 Layout Report
2482-DFL-HLG-XX-RP-EO-13001-S3-P03 Project Report and Designer Notes
2482-DFL-HLG-XX-DR-EO-13002-S2-PO3 Lighting Layout (ISO Lux Contours)
Pharola Bollard Luminaire Specification Sheet

CHAIRMAN

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**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
15th September 2022**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
5	<p>19/01104/FUL Breamar 1 Richmond Road College Town (College Town Ward) Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Paul Corbett	Basia Polnik
6	<p>22/00549/FUL 20 Anneforde Place Bracknell Berkshire (Priestwood And Garth Ward) Proposed two storey side extension to existing 3 bedroom end of terrace house and a front porch. Recommendation:</p>	Edward Hill	Basia Polnik
7	<p>21/00792/FUL 37 Stoney Road Bracknell Berkshire (Priestwood And Garth Ward) Erection of 1 no. 3-bed dwelling with associated parking and alterations to existing dwelling including porch to front, single storey rear extension and rear dormer. Recommendation:</p>	Olivia Jones	Basia Polnik
8	<p>22/00003/FUL 121 College Road College Town Sandhurst (College Town Ward) Revised scheme for erection of single storey rear extension following demolition of existing conservatory and installation of two air conditioning units. Recommendation: Approve.</p>	Emma Sibley	Basia Polnik

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – “Everyone has the right to respect for his private and family life, his home.....”

Article 1 - First Protocol “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

Unrestricted Report

ITEM NO:

Application No.
19/01104/FUL
Site Address:

Ward:
College Town

Date Registered:
19 December 2019

Target Decision Date:
13 February 2020

**Breamar 1 Richmond Road College Town Sandhurst
Berkshire GU47 0RB**

Proposal: **Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow.**

Applicant: Mr Maurice Scheen

Agent: Mrs Judith Charles

Case Officer: Paul Corbett, 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 4no. 3 bed dwellings and associated access following demolition of the existing bungalow.
- 1.2 The proposed development is within the settlement boundary and is considered to be acceptable. The proposal would be liable for SPA contributions and CIL payments.

RECOMMENDATION

Planning permission be granted subject to a S106 Agreement and conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within the settlement boundary

Within 5km of SPA

Surface Water Flooding Risk

- 3.1 The application site is located within the settlement boundary as defined on the Policies Map (2013).
- 3.2 The site is a relatively large plot in the local context measuring approximately 60m in length by 22 in width. The site is currently occupied by one bungalow containing 2 bedrooms.



4. RELEVANT SITE HISTORY

4.1 The planning history can be summarised as follows:

1952: 1866 APPROVED

Outline application for 1 of 2 houses. 1866A AND 1866B

1953: 2076 APPROVED

Application for bungalow.

2019: 19/01104/FUL Under Consideration

Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow.

2020: 20/01082/FUL Under Consideration

Erection of 1 No. detached dwelling following demolition of existing bungalow plus erection of annexe.

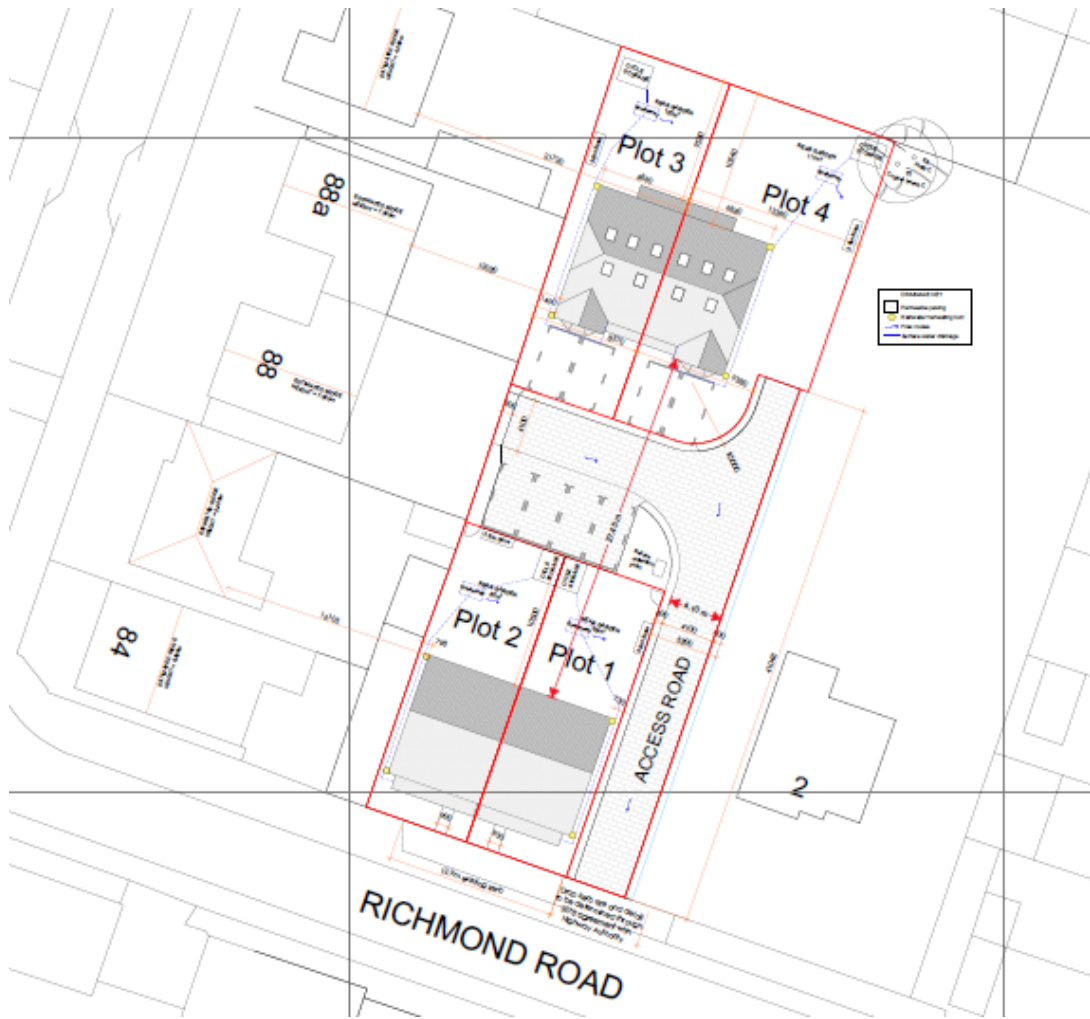
2021: 21/00623/FUL Under Consideration

Change of use of land and creation of hardstanding for the temporary siting of 4no. static caravans for 12 months (Retrospective)

5. THE PROPOSAL

5.1 The proposal seeks to erect pair of semi-detached 3 bedroomed dwellings to the front of the site (Plots 1 & 2) and a pair of semi-detached 3 bedroomed dwellings to the rear of the site (Plots 3 & 4).

Fig 1: proposed site plan



5.2 Plots 1 & 2 are traditional two storey dwellings with accommodation set over two floors with a ridge height of 8.3m and setback from the back edge of the footpath by approximately 2m.

Fig 2: Plots 1 & 2 - proposed elevations



5.3 Plots 1 & 2 have a building footprint measuring 14.72m in width and 9.5m in depth with an offset from the western boundary of 08.m. The rear gardens have a depth of 10.5m.

5.4 Plots 3 & 4 to the back of the site have the appearance of traditional two storey dwellings however the accommodation is set over three floors internally utilising the

void within the roof space, incorporating rooflights, with a ridge height of 8.8m and a setback from the rear elevations of Plots 1 & 2 by 27m.

Fig 3: Plots 3 & 4 - proposed elevations



5.5 Plots 3 & 4 have rear garden depths of 10.5m.

5.6 The site also proposes an access road positioned to enable a single access off Richmond Road should the adjacent site be developed at some point in the future, avoiding piecemeal development which accords with saved BFBC policy EN20(viii) which seeks to avoid prejudicing the proper future development of a larger site in a comprehensive manner.

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Recommends refusal for the following reasons:

i) The proposal represents a cramped development taken to the boundary of the plot which would be out of keeping with the existing pattern of development in the area, and in particular would be detrimental to the amenities of adjoining dwellings. (20/05). ii) The proposal involves the unsatisfactory piecemeal development of backland area, a double building line and an inconvenient substandard access. The siting of the proposed dwelling in relation to existing neighbouring properties would result in a loss of privacy and amenity. (20/03).

Observation: i) Should the Local Planning Authority be mindful to approve the planning application the members request that a construction plan be put in place. In particular, the constructors' vehicles should not be allowed to exacerbate the current parking situation.

Other responses received

6.2 9 objections were received raising concerns which are summarised as follows:

- Overdevelopment of the site
- Drainage issues
- Highway safety concerns
- Impact on neighbour's amenity – overlooking, loss of privacy etc.
- Foul Drainage issues

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The proposal now provides a vehicle access that can also be utilised for the adjacent site that the Highway Authority would adopt and provides satisfactory onsite parking and turning. The Highway Authority therefore offers no objection to the proposal subject to securing the adoption of the access via a S106 Agreement.

Lead Local Flood Authority (LLFA)

7.2 The proposal now provides satisfactory flood attenuation features allowing the LLFA to withdraw its objection subject to the recommended conditions.

Thames Water

7.3 Thames Water have no comments to make.

Biodiversity

7.4 No evidence of roosting bats within the existing building were found but recommends precautionary conditions are imposed to ensure measures are secured as part of any permission to accord with the submitted reports.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of the BFBLP.	Consistent
Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Character Area Assessments SPD (2010)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the

Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favor of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

- 9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.

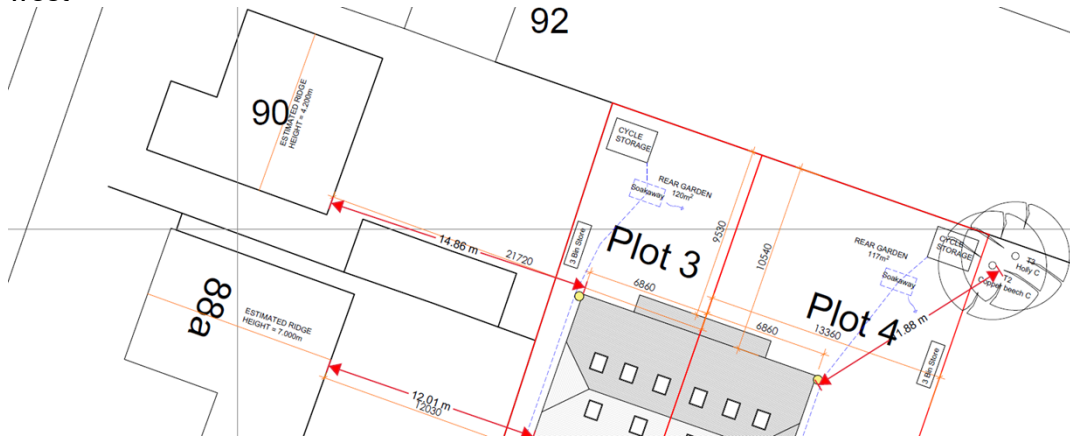
ii. Impact on character and appearance of the area

- 9.4 The proposal comprising 2 pairs of semi-detached dwellings would not be considered to detract from the residential character of the area which is made up of primarily two storey residential properties.
- 9.5 It is considered that the proposed development of 4no. dwellings on this site makes an efficient use of a brownfield site with a layout that provides satisfactory proportioned private gardens of at least 10m in depth. The associated parking court is set behind plots 1 & 2 and therefore would not dominate the street scene.
- 9.6 The 4no. 3 bedroomed dwellings are not considered to detract from the appearance and character of the local area and are appropriate in scale, mass, design, materials, layout and siting, both in relation to the site and in relation to adjoining buildings, spaces and views.
- 9.7 It is considered that proposed development having regard to the scale, form, layout and siting would not appear out of character with surrounding development or the area generally. As such, the proposal would not adversely affect the character and appearance of the surrounding 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

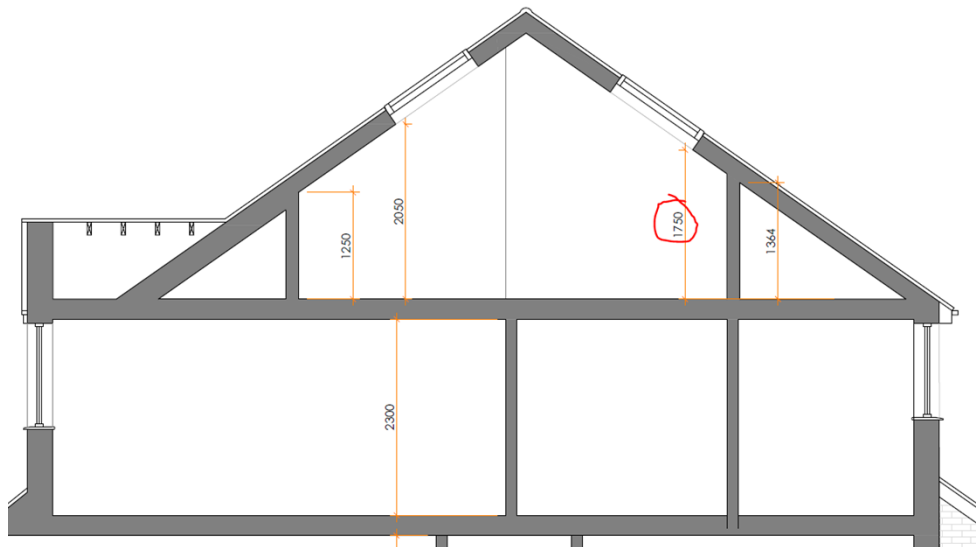
- 9.8 Fig 4: Site context plan relative to neighbouring properties

Fig 6: Intervening distances between plots 3 & 4 and neighbouring dwellings to the west



9.11 Proposed Plots 3 & 4 have been specifically designed to avoid adversely impacting upon the privacy to no.92 Branksome Hill Road where the rear garden runs at 90 degrees to the rear boundary of the site. The rear elevation of Plots 3 & 4 has an offset of 10.5m from the boundary. The proposed first-floor accommodation is laid out with bathrooms to the rear of plots 3 & 4, such that the first-floor rear facing windows serve bathrooms only, and as such will be obscured glazed with fixed shut windows with the exception of top fanlight for ventilation. The proposed accommodation within the roof void also incorporates purposely designed high level roof skylights to avoid overlooking the rear garden area of no.92 Branksome Hill Road. See cross section below.

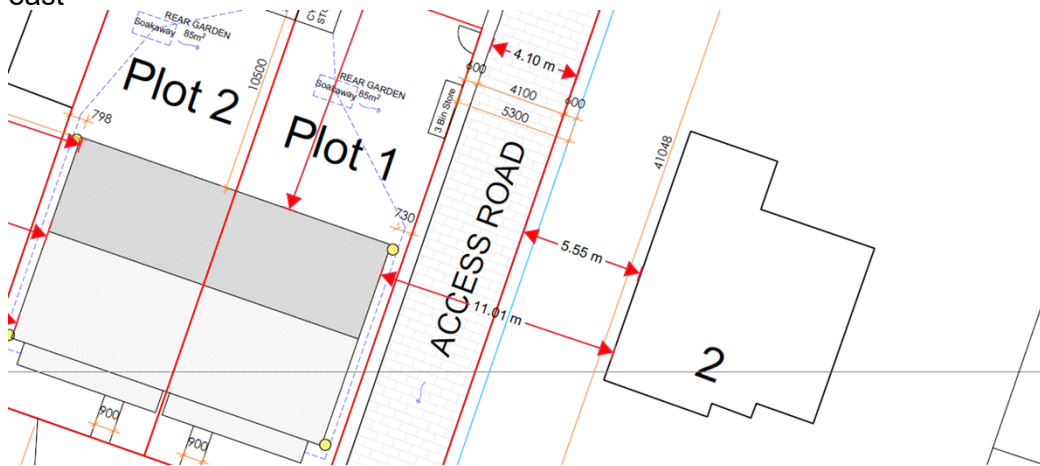
Fig 7: Plots 3 & 4 incorporate high level roof skylights to avoid any overlooking of no.92



9.12 The intervening distance between plot 1 and the existing bungalow to the east is 11m as illustrated above and the vehicular access maintains an offset 5.55m from the eastern elevation of this property. Given the number of vehicles that would use this access and the existing boundary treatment (2m high close boarded timber

fence) it is not considered this would adversely impact upon the amenities of no.2 Richmond Road. See illustration below.

Fig 8: Intervening distances between plots 1 & 2 and neighbouring dwelling to the east



9.13 It is therefore considered that the development would not adversely impact on the amenity of occupiers of neighbouring properties and would also provide an acceptable level of amenity for future occupiers of the site (Plots 1-4), in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iii. Highway Considerations

9.14 The proposed development now incorporates an access road positioned to enable a single access off Richmond Road should the adjacent site be developed.

9.15 The Highway Authority would adopt the proposed single access to ensure it is properly secured to enable a single access to also serve the adjacent site which is of a similar size and has already come forward for development however the proposal was recently dismissed at appeal.

Car and Cycle Parking

9.16 The proposed development provides 2 car parking spaces and a cycle store in the rear garden of each plot, which is compliant with the Council's Parking Standards SPD. Although visitor spaces are not required for developments of 4 dwellings, should the neighbouring plot at 'Chyandour' 2 Richmond Road be developed and accessed off the turning head within this development, then the area off the turning head south-east of Plot 4 which would be no longer required could become 2 x visitor parking bays to serve both developments.

Trips

9.17 A development of this size 4 x 3-bedroom dwellings is likely to generate around 20 - 24 vehicular trips per day.

9.18 The proposed development is considered acceptable in respect of all other matters that includes parking provision, turning of vehicles including emergency and other service vehicles can be supported subject to conditions.

Refuse Collection

- 9.19 The access road will need to be constructed to adoptable standards from its junction with Richmond Road including carriageway and adjacent footways / verges / margins up to and including the full extent of the turning head (and adjacent margins) in order to accommodate refuse collection using BFC's refuse vehicle.
- 9.20 A bin collection point is shown on the radius curve of the turning head and bins will need to be placed here on the relevant collection day to be serviced.
- 9.21 The Highway Authority requires the following to be secured under a S106 Legal Agreement.
- Access road including carriageway, footway/margin and street lighting to be adopted under S38 of the Highways Act 1980 up to and including the extent of turning head need for refuse collection and fire tender and to the boundary with no. 2 Richmond Road to the east;
 - New access onto Richmond Road to be formed using an agreement under S278 of the Highways Act 1980, to include formation of the new access and stopping up of the existing access and raising the kerb to full-height.

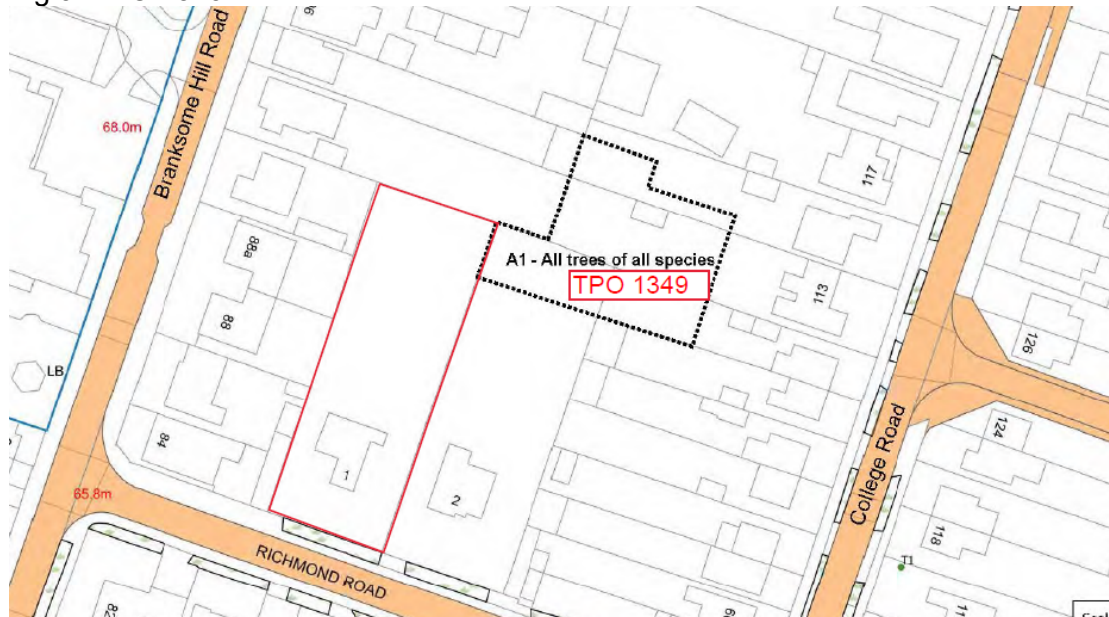
Subject to securing the Section 106 inclusive of clauses specifically to secure the access works via Section 278 of the Highways Act (including closure of the existing access and reinstatement of the footway) and for the access road to be adopted up to and including the turning head via Section 38 of the Highways Act, The Highway Authority has no objection subject a number of standard planning conditions and informatives being appended to any planning permission, if granted.

- 9.22 It is considered with suitably worded conditions, and the applicant's agreement to offer the site access and turning head for adoption, the proposal would result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

iv. Tree and Landscaping implications

- 9.23 Whilst there are no trees on site it should be noted that the adjacent site to the east is covered by a Tree Preservation Order (TPO 1349) covering all trees on Land at 2 Richmond Road and 111, 113 & 115 College Road, Sandhurst.
- 9.24 The revised site layout shows that the nearest trees (Holly & Cooper Beech) would not be affected by this development as the nearest structures, such as the foundations of Plot 4, would retain an approximate distance of at least 12m from these offsite trees.

Fig 9: TPO 1349



9.25 It is considered that with suitably worded conditions relating to the safeguarding of the existing offsite trees by removing of permitted development rights for any additional outbuildings or hard surfacing to the rear of Plot 4 and securing any soft landscaping would not conflict with BFBLP Policies EN1 and EN20, CSDPD Policies CS1 and the NPPF.

v. Biodiversity

9.26 The Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey concluded that there is no evidence of roosting bats within the existing building but recommends precautionary measures are adhered to when demolishing it. Such measures are also recommended to protect mammals such as hedgehogs during construction. Therefore, a condition is recommended to ensure these measures are secured as part of any permission to accord with the submitted reports.

9.27 In addition, the following biodiversity enhancements are also to be secured:

- Integrated nest boxes will be added to each new building to accommodate house sparrows and swifts. There must be provision for at least two pairs of each species in each building.
- Gaps must be left in fences to ensure connectivity of green space for mammals such as hedgehogs.

Further details will be required by condition as to the location and specification of these features.

9.28 As such, subject to conditions, the development would accord with Policies CS1 and CS7 of the CSDPD and the NPPF.

vi. Energy sustainability

- 9.29 For residential developments less than five dwellings CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 10% of the development's energy requirements will be met from on-site renewable energy generation. This is consistent with section 15 of the NPPF.
- 9.30 No details have been submitted for consideration, so where this occurs it is reasonable to secure this by condition. The Council's Energy Officer has indicated that it would be feasible to install solar panels to southern roof slopes of plots 1-4, alternatively, air source heat pumps could be installed.

Therefore, subject to the applicant submitting satisfactory details to comply with the condition to secure renewables, this proposal would not be considered to conflict with CSDPD Policy CS12.

vii. Thames Basin Heath SPA

- 9.31 This site is located between 400m and 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.
- 9.32 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 Supplementary Planning Document (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. 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.
- 9.33 In this instance, the development would result in a net increase of 4no. x 3-bedroomed dwellings replacing the existing 2-bedroomed dwelling within the 400m – 5km TBH SPA buffer zone which results in a total (SANG) contribution of £19,255.
- 9.44 The development is also required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £2,318 which is also calculated on a per bedroom basis.
- 9.45 The total SPA (SANG + SAMM) related financial contribution for this proposal is £21,573. The applicant is willing to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed.
- 9.46 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 South East Plan saved Policy NRM6, saved policy EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

viii. Drainage Implications

- 9.47 The site falls within an area susceptible to a higher risk of surface water flooding and therefore it was considered necessary for the applicant to demonstrate that this risk was not exacerbated by this development proposal.
- 9.48 The Council's SuDs Engineer has reviewed the applicants' submissions comprising the Ground soakage tests results & mitigation (May 2022) and drainage schematic received on 01-07-2022 which are considered acceptable. The development has been designed on the basis of a 100 year return storm with a 20% uplift for climate change.
- 9.49 The flood attenuation incorporated into the design now includes permeable paving of the hard standing and parking areas with a surface water drained areas of 110 m² per dwelling. This comprises providing each dwelling with a Precast Concrete Soakaway Chamber of 1500mm diameter to a depth of 2000mm below the incoming invert level. The site layout drawing shows these features within the rear gardens of each of the dwellings.
- 9.50 The Council's SuDs Engineer recommends a number of conditions to ensure full details of all components of the proposed drainage system are submitted detailing how it will be maintained and managed after completion including verification report.
- 9.51 It is considered that by incorporating the above features the site itself is no more susceptible to an increased risk of surface water flooding to future occupiers of the site or the neighbouring properties.

ix. Community Infrastructure Levy (CIL)

- 9.52 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.
- 9.53 CIL applies to any new build (except outline applications and some reserved matters applications) including those that involve the creation of additional dwellings. 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.

This proposal is CIL liable.

10. CONCLUSIONS

- 10.1 The proposed development is within the settlement boundary where the principle of development is acceptable. It is considered that proposed development having regard to the scale, form, layout and siting would not appear out of character with surrounding development of the area generally. Neither would the proposal adversely affect the amenity of neighbouring occupiers or create highway safety concerns or result in an increased surface flood risk. Therefore, the proposal is not considered to conflict with 'Saved' policies EN1, EN20, M4 and M9 of the BFBLP, Policies CS7, CS23 and CS24 of CSDPD and the NPPF.

10.2 The application is therefore recommended for approval subject to conditions and the completion of a s106 agreement to secure the necessary SPA mitigation and highway related obligations.

11. RECOMMENDATION

11.1 **Following the completion of planning a obligation under Section 106** of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA;

02. Access road including carriageway, footway/margin and street lighting to be adopted under S38 of the Highways Act 1980 up to and including the extent of turning head need for refuse collection and fire tender and to the boundary with no. 2 Richmond Road to the east;

03. New access onto Richmond Road to be formed using an agreement under S278 of the Highways Act 1980, to include formation of the new access and stopping up of the existing access and raising the kerb to full-height.

That the Assistant Director: Planning be authorised to **APPROVE** the application 19/01104/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary and following the required consultation with the agent in relation to pre-commencement conditions: -

1. 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.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 31.08.2022:

1634-010 L - Site Location and Block Plan
1634-100 A - Plots 1 & 2 Proposed Plans
1634-101 D - Plots 1 & 2 Proposed Elevations
1634-102 - Plots 1 & 2 Proposed Roof Plans
1634-107 - Plots 3 & 4 Proposed Plans
1634-108 A - Plots 3 & 4 Proposed Plans
1634-109 B - Plots 3 & 4 Proposed Elevations
1634-110 - Proposed Cycle & Bin Store Elevations

Ground soakage tests results & mitigation (May 2022) received 01.07.2022
Arbtech Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey
April 2020

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

3. The residential accommodation hereby approved shall not comprise more than 4no.three bedroomed dwellings.

REASON: To ensure the development does not impose undue pressure on the Thames Basin Heaths Special Protection Area over and above the financial mitigation secured by a legal agreement which was based upon the number of bedrooms approved under this planning permission.

[Relevant Policies: Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD (April 2018), the Planning Obligations SPD and the NPPF].

4. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the building/s in relation to a fixed datum point in the surrounding area 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 and other heritage assets on the site. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
5. No structure hereby permitted shall be built above ground level until samples 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 submitted samples shall include details of bricks, roof tiles, windows, doors, boundary enclosures and other hard surfaces. 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]
6. The proposed first floor rear facing windows of plots 3 & 4 serving bathrooms hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass or equivalent. They shall always be fixed with the exception of a top hung openable fanlight. All rooflights shall be installed with a minimum 1.7m above the internal floor area.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
7. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :
 - (a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. The building(s) 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]
8. No part of the development hereby permitted shall be occupied until all ecological measures and/or works have been carried out in accordance with the details contained within the approved Arbtech Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey April 2020 and an ecological site inspection report has been submitted to and approved in writing by the Local Planning Authority confirming the implementation of the approved measures. All ecological measures and/or works and shall thereafter be retained in accordance with the approved details.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
9. Prior to the completion of the development hereby approved, details of biodiversity enhancements (including a plan showing their location), which shall include bat roosting opportunities within the new building, to be installed on or around the site shall

be submitted to and approved in writing by the Local Planning Authority These approved measures shall be installed prior to the completion of the development hereby approved, and shall be retained in perpetuity.

Reason: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1, CS7]

10.No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

a) All retained and proposed new soft landscape areas.

b) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation, and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations, tree staking and tying, mulching etc.

c) Comprehensive 5 year post planting maintenance schedule.

d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

e) Paving including pedestrian open spaces, paths proposed materials See separate requirements regarding construction in Root Protection Areas of existing trees.

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 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: - In the interests of good landscape design and the visual amenity of the area.

11. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

REASON: - In the interests of good landscape design and the visual amenity of the area.

12. No dwelling shall be occupied until the existing access to the site from Richmond Road is closed and the footway is reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement of the footway shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the new means of vehicular access onto Richmond Road has been constructed in accordance with the approved plans and in accordance with details which have been submitted to and approved by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
14. No dwelling shall be occupied until a means of access for pedestrians to it of at least 0.9m wide, separate from parking, has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. This shall be retained thereafter.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
15. No dwelling shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
16. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced with a bound or bonded material 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]
17. No dwelling shall be occupied until 3no. secure and covered cycle parking spaces for it have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
18. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
19. No development (including demolition and site clearance) 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
 - (f) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a forward gear onto the adopted highway 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 (f) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

20. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the approved Drainage Strategy reference,,. These shall include:
Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, planting (if necessary) and drawings as appropriate.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
21. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
22. No dwelling hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.
23. Prior to occupation of any dwelling a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photographs of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

In the event of the S106 planning obligations not being completed by 15th December 2022, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

1. 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 Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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 Supplementary Planning Document (2018).

Informatives

1. 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. The proposal has also been assessed against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. This planning permission contains certain conditions that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site (including any initial clearance works). Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission, then the development will remain unauthorised. This may be highlighted in any subsequent search carried out on the property/properties.

Notice of commencement of works - For the purposes of condition compliance, the site owners and /or any appointed persons acting on their behalf, must give a minimum of 7 days advance written notice to the Local Planning Authority of the commencement of any development works on site.

3. This is a planning permission. Before beginning any development, you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
4. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
5. No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time
6. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknellforest.gov.uk, to agree a Section 278 agreement in relation to the access construction details, including closure and reinstatement of the existing access. Permission must be granted by the Highway Authority through S278 of the Highways Act before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.
7. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021

edition took effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.

8. The proposed development is situated within close proximity of sensitive receptors. Therefore, any works associated with the development, should be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays in order to protect those in the locality from the impact of this development. Please be aware that if we receive complaints from those in the local area Environmental Health may decide to take formal action under the relevant legislation.
9. The applicant should also be mindful of the potential cumulative environmental effects (e.g. control of surface water run-off, noise, dust, smell and other effluvia) from this proposed developed on those in the nearby vicinity. The burning of waste (including natural materials such as garden and wood materials) should not be carried out as part of this development and should be disposed of in an appropriate manner. Should Environmental Health receive complaints about the management of the development (for example, impact from smoke, dust, noise and odour), we may decide to take formal action under the relevant legislation. The applicant is advised to retain documentation relating to waste disposal as this may be requested as part of an investigation.

For any queries, further information or advice, the applicant can contact Environmental Health via the Councils customer care team on 01635 503 242.

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Unrestricted Report

ITEM NO:

Application No.
21/00792/FUL
Site Address:

Ward:
Priestwood And Garth

Date Registered:
11 August 2021

Target Decision Date:
6 October 2021

37 Stoney Road Bracknell Berkshire RG42 1YP

Proposal:

Erection of 1 no. 3-bed dwelling with associated parking and alterations to existing dwelling including porch to front, single storey rear extension and rear dormer.

Applicant:

Mr Michael Griggs

Agent:

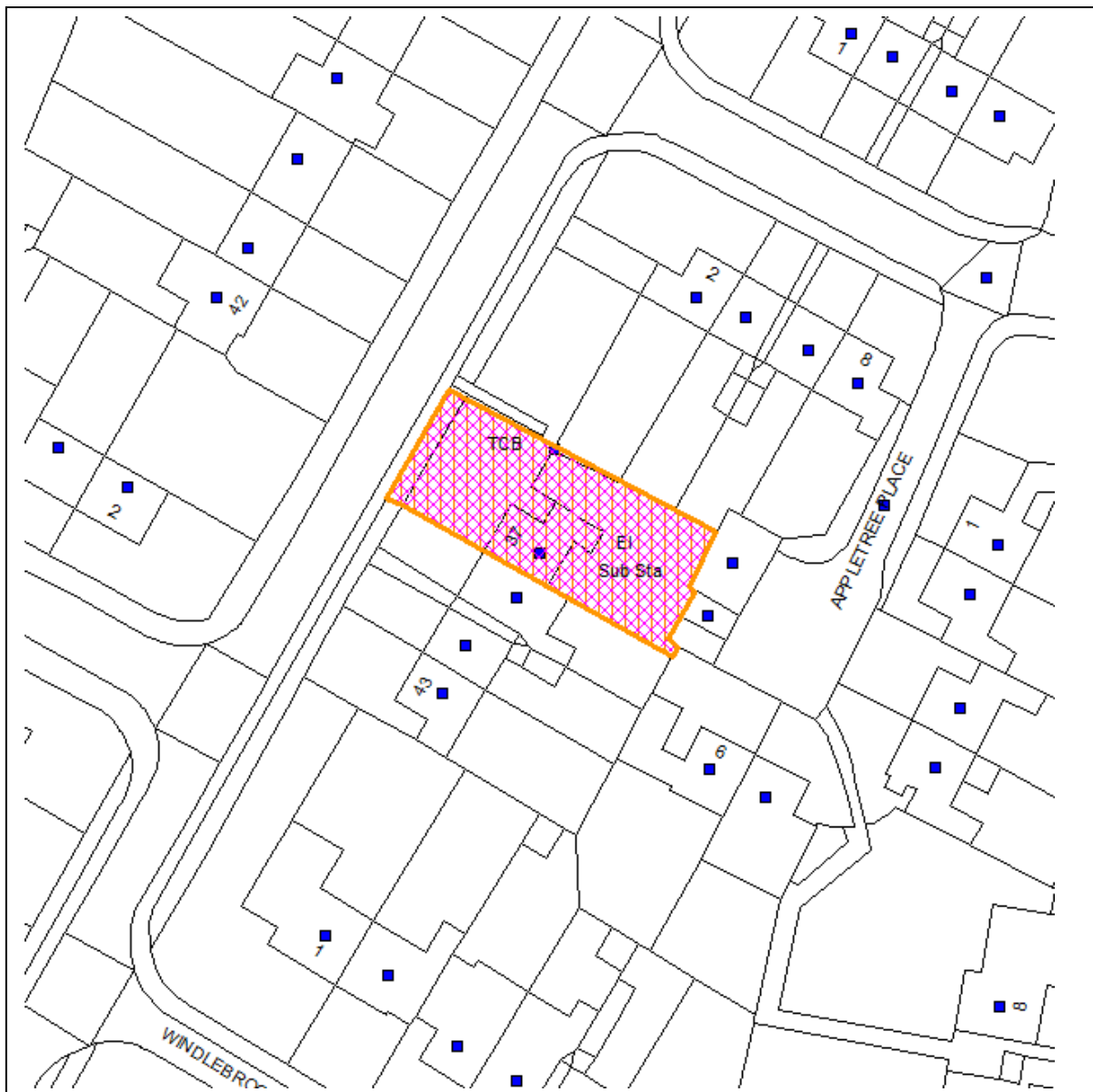
Mr Paul Edwards

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 Planning permission is sought for:
- (i) Erection of one 3-bedroom dwelling attached to 37 Stoney Road
 - (ii) Demolition of existing single storey side projection and erection of single storey rear extension, front canopy and rear dormer window on 37 Stoney Road
- 1.2 The development relates to a site within the settlement boundary and is therefore acceptable in principle. The scheme is not considered to adversely impact upon the character and appearance of the surrounding area, or the residential amenities of neighbouring occupiers. There is not considered to be an adverse impact on highway safety or trees.

RECOMMENDATION

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 THE PLANNING COMMITTEE

- 2.1 The application is being reported to the Planning Committee as it has received more than 5 objections and is recommended for approval.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within a defined settlement boundary

Between 400m and 5km of the Thames Basin Heath Special Protection Area (SPA)
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- 3.1 The application site consists of the residential curtilage of 37 Stoney Road, a two storey end of terrace property. The proposed dwelling would be sited within the existing garden of 37 Stoney Road, and access would be onto Stoney Road. The application site currently benefits from driveway parking and a front garden. The land to the north of the application site is classed as amenity land, with a Tree Preservation Order (TPO 1086) imposed on the trees within this land.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning permissions relating to the site are as follows:

01/00397/FUL

Change of use of amenity land to private garden with formation of hardstanding.
Approved 2001

21/00428/FUL

Erection of first-floor side extension and single-storey rear extension and conversion of existing loft space to habitable accommodation with addition of rear-facing dormer
Approved 2021

5. THE PROPOSAL

- 5.1 The proposed dwelling would have three bedrooms and be two storey, with room in the roof. Two driveway spaces are proposed for each dwelling.

5.2 The proposed alterations to the existing dwelling consist of:

- (i) the addition of a canopy on the front elevation
- (ii) the removal of an existing single storey side extension
- (iii) the erection of a single storey rear extension, with a depth of 2.9 metres and a height of 3.1 metres (excluding the roof lantern)
- (iv) The installation of a flat roofed rear dormer spanning the width of the roof.

5.3 It should be noted that planning permission for a side extension, rear extension and dormer window has been granted for the existing property in 2021 (planning permission 21/00428/FUL). Work has commenced on this consent and is therefore a reasonable fall-back position. The comparison of the proposed development and the approved development can be found below:





21/00428/FUL scheme



Proposed development



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Object on the following grounds:

- (i) Overdevelopment adding another dwelling will impact on road safety and parking problems.

Other Representations

6.2 Letters of objection were received from the occupiers of six neighbouring dwellings raising the following concerns:

- (i) Loss of light/overshadowing
- (ii) Overlooking
- (iii) Impact on trees
- (iv) Out of character
- (v) Overdevelopment

7. SUMMARY OF CONSULTATION RESPONSES

Tree Officer

7.1 No objection

Highway Authority

7.2 No objection

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:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent (except for CP1 of SALP which is not wholly consistent)
Design and Character	CS7 of the CSDPD, Saved policy EN20 of the BFBLP, policies HO1 and HO8 of the Bracknell Town Neighbourhood Plan	Consistent
Housing	CS15 of the CSDPD	Consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP, policy HO1 of the Bracknell Town Neighbourhood Plan	Consistent
Parking & Transport	Saved policy M9 of BFBLP, CS23 of CSDPD, policy HO4 of the Bracknell Town Neighbourhood Plan	Consistent
Trees	Saved policy EN1 of the BFBLP, policy EV4 of the Bracknell Town Neighbourhood Plan	Consistent
Sustainability	CS10 & CS12 of CSDPD, policy HO6 of the Bracknell Town Neighbourhood Plan	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Biodiversity	CS1 and CS7 of CSDPD, Saved policy EN15 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Thames Basin Heath Special Protection Area (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

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. Highway safety
- v. Impact on trees
- vi. Impact on Biodiversity
- vii. Sustainability
- viii. Thames Basin Heaths SPA

i. Principle of Development

- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.
- 9.3 The site is adjacent to a residential area and within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers, upon the character and appearance of the area, highway safety, trees, biodiversity etc.

ii. Impact on Character and Appearance of Surrounding Area

- 9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Section 12 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, the NPPF states that the design of development should help improve the character and quality of an area and the way it functions. Policy HO1 of the Bracknell Town Neighbourhood Plan states that all infill and backland development will reflect the scale, mass, height and form of neighbouring properties. Policy HO8 states that the design of new development should have regard to local character.
- 9.5 BFC's Design SPD states that plots for new development should be large enough to accommodate the proposed dwelling and the requirements associated with it (such as amenity space, parking, servicing, waste and recycling collection) in an arrangement that is practical and attractive. If a development plot cannot achieve this the proposal would be considered overdevelopment of the plot and would not be considered acceptable.
- 9.6 The application site is located within a residential area with a very uniform architectural design. The houses in this area follow a model of two storey dual pitched roof, with matching materials and no decorative features of note, other than the presence of bay windows and single storey porches on some of the properties.
- 9.7 The subdivision of the site would result in two plots with an area of approximately 215 square metres each. This is comparable to the surrounding plot sizes, and therefore the scale of development is considered in keeping with the character of the area.
- 9.8 The proposed dwelling would be in appearance a two storey dwelling with room in the roof. The dwelling would have a main roof matching the roof of 37 Stoney Road, complementary to the terrace. A two storey gable projection is proposed to be introduced on the new dwelling, and this element would introduce a new design feature into the streetscene. However, it is not considered that this element would

appear incongruous, nor would it be considered to have a detrimental impact on the character of the area. As such, the proposed design is considered acceptable.

9.9 The development would involve the creation of additional driveway parking to accommodate the parking requirements of the new dwelling. This would involve the loss of the existing front garden. It should be noted that the laying of hardstanding on the existing front garden for the provision of parking spaces for 37 Stoney Road would be considered permitted development, and this is a viable fall-back position. As such, it is not considered the loss of the soft landscaping would be a reason for refusal in its own right. Nevertheless, it is recommended that a landscaping scheme is secured by planning condition to mitigate the expanse of driveway and soften the appearance of the application site.

9.10 In order to ensure bins and bikes can be stored securely in the rear garden, reducing the appearance of clutter in the front gardens, rear access with a minimum width of 1m is provided for both dwellings.

9.11 The proposed rear extension and dormer window on the existing dwelling have been granted consent under planning permission 21/00428/FUL and construction has commenced. As these elements are being constructed without the need for further consent from the LPA, it is not considered reasonable to refuse this application due to the design of the rear extension and dormer window. The proposed front canopy is modest in scale and would be constructed of materials similar to those on the existing dwelling. This canopy is not considered incongruous or out of keeping with the main house or the surrounding area.

9.12 As such, the proposal is not considered to adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Policies HO1 and HO8 of the Bracknell Town Neighbourhood Plan and the NPPF.

iii. Impact on Residential Amenity

9.13 'Saved' 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings. Policy HO1 of the Bracknell Town Neighbourhood Plan states that all infill and backland development will not unacceptably, adversely, impact on the amenity of neighbours.

Overlooking

9.14 The Design SPD includes the following guidance for upper storey rear facing windows:

- For first floor development, a separation distance of at least 10 metres from first floor rear windows to rear garden boundaries, and 22 metres to the rear elevations of facing dwellings;
- For second floor development, a separation distance of at least 15 metres from second floor rear windows to rear garden boundaries, and 30 metres to the rear elevations of facing dwellings.

Upper storey side windows should be restricted to avoid overlooking.

9.15 The proposed dwelling would look onto a row of garages at the rear. In relation to the proposed dwelling, the nearest facing properties would be 3 & 4 Appletree Place to the east. These properties would be located approximately 36 metres from the upper

storey windows of the proposed dwelling. This separation distance is considered sufficient to avoid unacceptable levels of overlooking. The properties to the north-east and south-east of the proposed dwelling would be at an oblique angle to the proposed rear windows and it is not considered they would be significantly adversely overlooked by the proposed rear windows.

9.16 No upper storey side windows are proposed to serve habitable rooms. It is recommended that all upper storey side windows are restricted by condition to be top-opening and obscure glazed to avoid future overlooking issues.

Overbearing

9.17 The proposed dwelling would not project past the rear elevation of 37 Stoney Road, nor would it exceed this dwelling's height. As such, it would not be considered unduly overbearing to the occupants of 37 Stoney Road.

9.18 The proposed dwelling would be located approximately 20 metres from the nearest residential property to the north, 2 Honey Hill Road. It is considered this separation distance is sufficient to avoid unacceptable overbearing impacts.

9.19 The proposed single storey rear extension on 37 Stoney Road is not considered to have an unduly overbearing impact on the neighbouring property to the south, 39 Stoney Road.

Overshadowing

9.20 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light to the primary source of light of a habitable room.

9.21 For a window perpendicular to a new development a 25 degree line is drawn on the vertical plane the centre of the affected towards the proposed development. If this line intersects the proposed development, it is considered that the development would result in an adverse impact on the property with regards to loss of light.

9.22 For a window parallel to a new development a 45 degree line is drawn on the vertical plane from (in the case of a pitched roof) the midpoint of the roof towards this window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.

9.23 Due to the position of the proposed dwelling, and the location of the proposed single storey rear extension, a loss of light assessment as undertaken above has determined there would not be a significant impact on the levels of daylight and sunlight received by the proposed, existing and neighbouring properties.

9.24 The BRE SLPDS advises that the centre point of outdoor spaces receive at least 2 hours of light on 21st March. An assessment using BRE SLPDS guidance has been undertaken, and it has been determined that the proposal would not significantly impact the levels of daylight enjoyed by the neighbouring gardens over and above the recommended levels.

9.25 The proposed rear extension and dormer window on the existing dwelling have been granted consent under planning permission 21/00428/FUL and construction has commenced. As these elements are being constructed without the need for further

consent from the LPA, it is not considered reasonable to refuse this application due to the impact of the rear extension and dormer window on residential amenity.

9.26 As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy HO1 of the Bracknell Town Neighbourhood Plan and the NPPF.

iv. Transport and Highways Considerations

9.27 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) must be adhered to.

9.28 Policy HO4 of the Bracknell Town Neighbourhood Plan states that new residential development will be expected to provide car and bicycle parking.

9.29 The residential standards in the SPD state that a three bedroomed dwelling requires 2 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width. The application proposes 2 parking spaces per dwelling (4 in total) of an appropriate size.

Access and Visibility

9.30 The submitted plans indicate that the overgrown vegetation from the front of the site will be cut back to enable each vehicular access to achieve pedestrian visibility splays of 2.0m x 2.0m. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

9.31 The 2.5m wide footway enables each vehicular access to achieve vehicle visibility splays of 2.4m x 43m to the left and right.

Parking

9.32 Each property will have 3 bedrooms, therefore, to comply with the Local Authority's current Parking Standards SPD (2016) each property will attract a demand for 2 car parking spaces.

9.33 Drawing number 004 (Rev B) demonstrates that each dwelling will have 2 car parking spaces and a shared footpath will be provided in between to safely access each property. Each parking space will measure 2.5m wide by 5.0m long and the shared footpath will measure 1.0m wide which is considered acceptable.

Cycle and Refuse Storage

9.34 A secure and covered cycle store has been provided within the rear garden for both properties. The applicant seeks to provide a refuse storage area within the rear garden for both properties. A shared access (1m wide) will be provided between the properties to enable the bins to be brought to the front of the site on collection days and for external access to the cycle store.

9.35 As such the proposal would be in accordance with 'Saved' policy M9 of the BFBLP, Policy CS23 of the CSDPD, Policy HO4 of the Bracknell Town Neighbourhood Plan and Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD).

v. Trees

9.36 'Saved' policy EN1 of the BFBLP states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows. Trees and hedgerows are important to the retention of the character and appearance of the landscape or townscape of the area. Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments. It goes on to state that planning decisions should ensure that [...] existing trees are retained wherever possible.

9.37 Policy EV4 of the Bracknell Town Neighbourhood Plan states that development proposals will be expected to retain all trees in good condition and which possess amenity value.

9.38 TPO 1086 is germane to this application. G2 specifically, is a Group of 7 Limes growing in a row along Stoney Road. The applicants have submitted an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) which demonstrates that the TPO trees would be safeguarded during the construction process, and that the proposed development would not have a detrimental impact on these trees in the long term.

9.39 The Council's Tree Officer has raised no objection to the provisions of the AIA and TPP, and therefore it is considered reasonable to accept the development would not adversely affect these trees subject to the tree protection measures proposed.

9.40 It is therefore not considered that the proposal would sufficiently adversely affect the protected trees surrounding the development, and so would be in accordance with 'Saved' policy EN1 of the BFBLP, Policy EV4 of the Bracknell Town Neighbourhood Plan and the NPPF.

vi. Biodiversity Implications

9.41 Policy CS1 of the CSDPD states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. Policy CS7 of the CSDPD states that development proposals will be permitted which promote biodiversity. 'Saved' policy EN15 of the BFBLP states that external lighting schemes will only be acceptable where they would have no adverse impact on wildlife. These policies are considered to be consistent with the NPPF which states that the planning system should contribute to, and enhance, the natural and local environment by minimizing impacts on biodiversity.

9.42 The application site consists of an existing residential garden, which is mostly laid to grass. Thames Valley Environmental Records Centre (TVERC) records show that the application site is not a habitat of wildlife importance.

9.43 No demolition is proposed, and the land is proposed to remain in residential use. As such, it is not considered necessary for an ecological survey to be undertaken. Nevertheless, a condition is recommended to secure a biodiversity enhancement scheme.

vii. Sustainability

- 9.44 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. 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.
- 9.45 Policy HO6 of the Bracknell Town Neighbourhood Plan states that development proposals should demonstrate best practice in energy efficiency and generation. It is recommended that these documents are required by condition.
- 9.46 A condition requiring the proposal to be SUDS compliant is recommended.

viii. Thames Basin Heath SPA

- 9.47 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. An Appropriate Assessment has been carried out including mitigation requirements.
- 9.48 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone 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.
- 9.49 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018)
- 9.50 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 TBH SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. 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.
- 9.51 In this instance, the development would result in a net increase of a single 3-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £6,112.
- 9.52 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £899 which is also calculated on a per bedroom basis.
- 9.53 The total SPA related financial contribution for this proposal is £7,011. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed. 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 South East Plan saved Policy NRM6, saved policy

EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

ix. Community Infrastructure Levy (CIL)

9.54 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.

9.55 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.

9.56 The development is CIL liable in accordance with Bracknell Forest Council's CIL charging schedule as the proposal results in a net increase of one dwelling.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle due to being located within the settlement boundary. It does not result in any unacceptable adverse impact on the character and appearance of the surrounding area, trees or highway safety, nor would the development result in a detrimental impact on the residential amenity of the neighbouring properties or future occupiers. It is therefore considered that the proposed development complies with 'Saved' policies of the BFBLP and Policies of the CSDPD, the Bracknell Town Neighbourhood Plan and the NPPF (2021).

11. RECOMMENDATION

1.1 Following the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure planning obligations relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA); and,

That the application 21/00792/FUL is **APPROVED** subject to the following conditions amended, added to or deleted as the Assistant Director: 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 permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Existing Plans and Elevations (01) - Received 08.09.21
Proposed Plans and Elevations (04/B) - Received 24.09.21
Arboricultural Assessment and method Statement - Received 20.05.22

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

03. No works to the development hereby permitted shall take place until details of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The works 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. Notwithstanding what is shown on the approved plans, the first floor side window on the north-east elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. It shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
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 side elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. 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]
07. No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.
REASON: In the interests of highway safety and the free flow of traffic.
[Relevant Policies: Core Strategy DPD CS23]
08. No part of the development shall be occupied until vehicle parking spaces have been provided in accordance with the approved drawing. The spaces approved shall be retained for parking in association with the development.
REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
09. No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.
REASON: In the interests of highway safety

[Relevant Policies: Core Strategy DPD CS23]

10. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

REASON: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport.

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

11. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.

REASON: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development.

12. No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of at least six metres measured back from the highway boundary.

REASON: To avoid spillage of loose material onto the carriageway which could adversely affect conditions of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No development (including any demolition or site clearance) shall take place, until a Construction (and Demolition) Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include as a minimum:

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;
- (vii) Details of any external lighting of the site;
- (viii) Details of the method of piling for foundations;
- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xii) Details of wheel-washing facilities during both demolition and construction phases;

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

[Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

14. 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 parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

15. The tree/ vegetation protection measures shall be undertaken in accordance with the approved Arboricultural Assessment & Method Statement. The protection measures shall be erected prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site, unless otherwise stated in the approved Arboricultural Assessment & Method Statement.

REASON: In order to safeguard trees considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

16. The development hereby permitted shall not 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 any of the dwellings approved in this permission.

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

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

17. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), 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.

18. The new dwelling shall not 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]

19. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy 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 shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS12]

20. 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 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 and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informatives

1. 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 in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 1. Commencement
 2. Approved plans
 4. Side window
 5. Future windows
 7. Access construction
 8. Parking
 9. Visibility splays
 10. Cycle storage
 11. Bin storage
 12. Bonded surface
 15. Tree protection
 20. Suds

The applicant is advised the following conditions must be discharged prior to the commencement/occupation of the development:

3. Materials
 6. Finished floor levels
 13. CEMP
 14. Landscaping
 16. Boundary treatment
 17. Biodiversity enhancements
 18. Sustainability statement
 19. Energy demand assessment
3. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal

application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

4. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
5. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
6. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition took effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.

In the event of the S106 agreement not being completed by 15 March 2023, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of:

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 Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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 Supplementary Planning Document (2018).

Unrestricted Report

ITEM NO:

Application No.
22/00003/FUL
Site Address:

Ward:
College Town

Date Registered:
16 February 2022

Target Decision Date:
13 April 2022

**121 College Road College Town Sandhurst Berkshire
GU47 0RD**

Proposal: **Revised scheme for erection of single storey rear extension following demolition of existing conservatory and installation of two air conditioning units.**

Applicant: Mr & Ms Anoop & Sneha Radhakrishnan & Nair

Agent: (There is no agent for this application)

Case Officer: Basia Polnik, 01344 352000
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 single storey rear extension following demolition of existing conservatory and installation of two air conditioning units.
- 1.2 This application is a revised scheme of approved planning permission 20/00876/FUL which incorporates the following changes:
- Increased projection to the rear by approximately 1.5 metres (retrospective)
 - The installation of an air conditioning unit on the front elevation of the dwelling (retrospective)
 - The installation of an air conditioning unit on the roof of the extension.
- 1.3 The development relates to a site within the settlement boundary and is therefore considered acceptable in principle. It is not considered that the proposal would have an adverse impact upon the character and appearance of the surrounding area, or adversely affect the residential amenities of neighbouring occupiers.

RECOMMENDATION

Planning permission be granted subject to the conditions set out in Section 11 of this report.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Mossom due to concerns that the rear extension is unneighbourly and overbearing, and noise nuisance from the air conditioning units.
- 2.2 Councillor Dudley has also requested that the application be considered by the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within Area E of the Sandhurst Study Area (Character Area Assessments SPD)
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- 3.1 No. 121 College Road is a detached bungalow located close to the junction of College Road with College Crescent. The application site is within a residential area, which is itself within a defined settlement as set out in the Bracknell Forest Borough Policies Map (2013). Neighbouring properties are 117-119 College Road to the south of the application site, and 123 College Road to the north of the application site. The rear boundary of the site is adjoined by the gardens of 102 and 104 Branksome Hill Road.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

02/01058/FUL

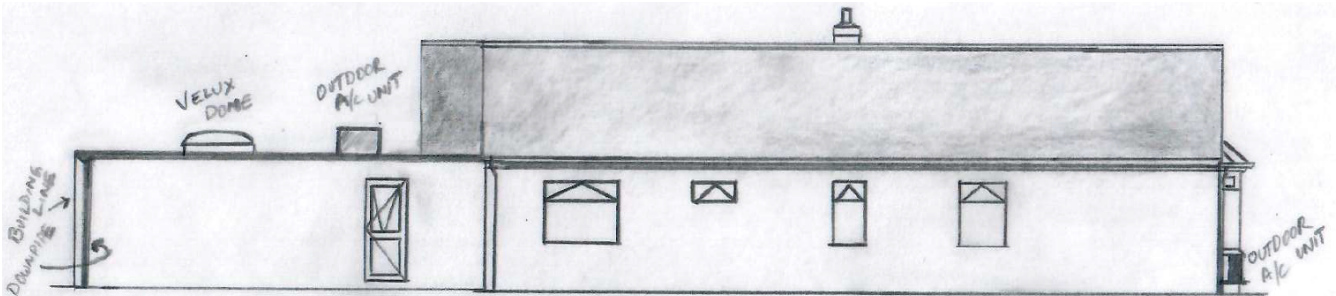
Erection of single storey rear extension forming conservatory.
Approved 2022.

20/00876/FUL

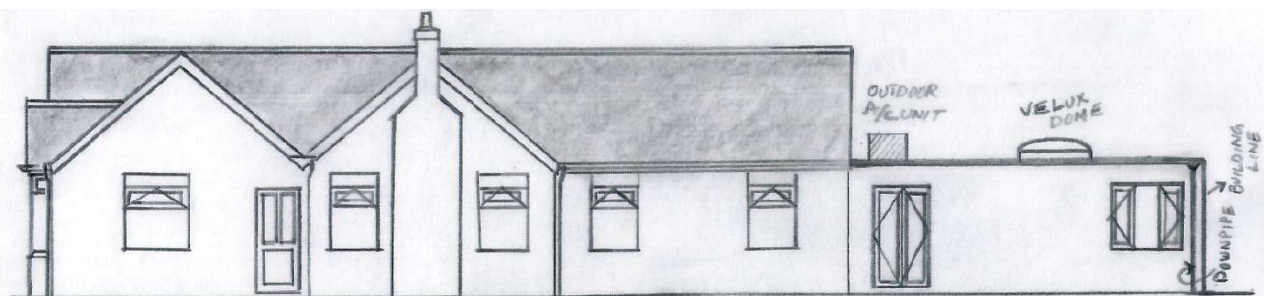
Erection of single storey rear extension following demolition of existing conservatory.
Approved 2021.

5. THE PROPOSAL

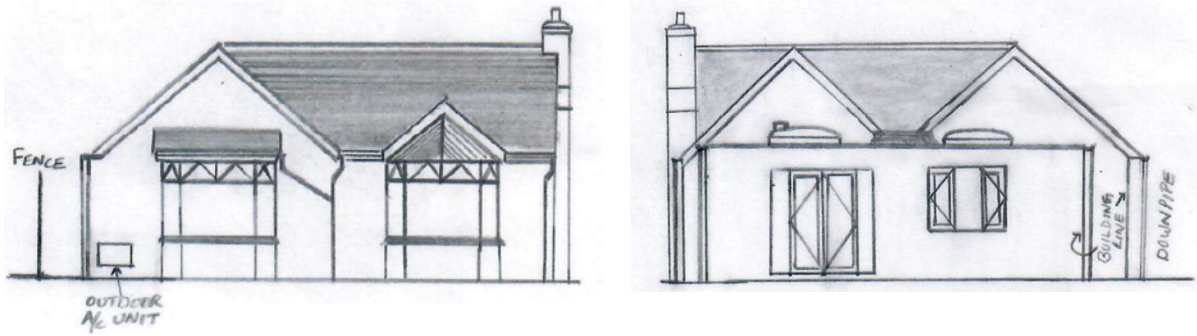
- 5.1 The proposal is for a single storey extension to the rear elevation of 121 College Road, plus the installation of two air conditioning units.
- 5.2 The rear extension, and air conditioning unit to the front elevation of the dwelling, are already in situ and therefore this application is part retrospective.
- 5.3 The rear extension has a maximum width of approximately 7.9 metres, and a roof height of approximately 2.9 metres (3.4 metres including the two roof domes)
- 5.4 The rear extension has a maximum depth of approximately 8.5 metres, compared to the previous depth of 7.0 metres approved under 20/00876/FUL - an increase in approximately 1.5 metres.
- 5.5 The extension projects past the rear elevation of the property to the south, 119 College Road by approximately 5.9 metres. There is a minimum separation distance of approximately 2.6 metres between the two properties at the closest point.
- 5.6 The extension does not project past the rear elevation of the property to the north, 123 College Road.



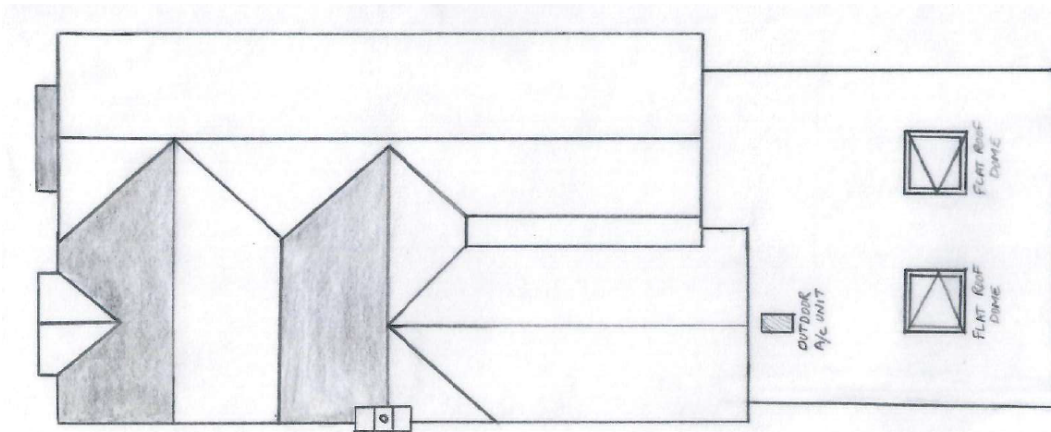
Proposed side (south) elevation facing 117-119 College Road



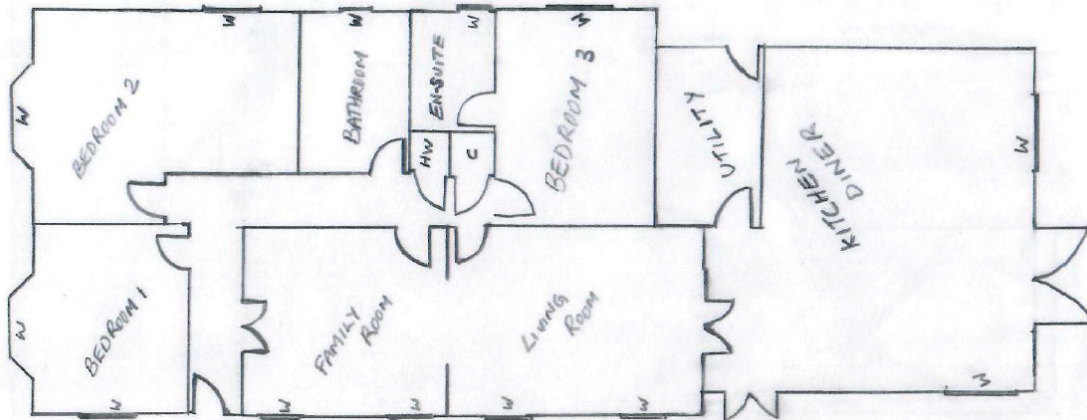
Proposed side (north) elevation facing 123 College Road



Proposed front (east) (L) and rear (west) (R) elevations



Proposed roof plan



Proposed ground floor plan

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Sandhurst Town Council raised 'no objection' to the proposal on the 2nd of March 2022.

Other Representations

6.2 One letter of objection and a holding objection were received on behalf of the occupiers of 117-119 College Road. The issues raised can be summarised as follows:

- Miscellaneous Matters – description of proposal, presentation of application/validation issues, and application fee.
- Design: bulk, scale and overdevelopment.
- Impact on Amenity: Daylight and outlook.

6.3 An additional letter of objection was received on behalf of the occupiers of 117-119 College Road after amended plans were received. The issues raised can be summarised as follows:

- Miscellaneous Matters: description of development, presentation of application/validation issues, incorrect orientation on plans, and application fee.
- Design: excessive in depth, over dominant, unneighbourly and overdevelopment.
- Impact on amenity: loss of daylight and outlook from fenestration.
- Noise impact from air conditioning units: use of ‘rough assessment’ over BS4141 noise assessment not sufficient.
- Precedent: applicants support letter, dated 9.06.2022. citing previous extensions with larger depths approved at committee that does not necessarily compare to this situation.

6.4 The applicant has submitted a letter of support, dated 10th August 2022, which has been circulated to all members of the Planning Committee. It includes the following comments:

1. Our development will not extend beyond the building line of our property any more than the conservatory which stood on this site for the last 20 years (LPA ref: 02/01058/FUL)
2. No consultee (Sandhurst Town Council, Environmental Health, or Highways) raised any objections to our application
3. There is only 1 public objection to our application
4. The design and scale of our development are in line with the recommendations set out in the Character Area Assessment SPD
5. Our development follows the guidelines of the Design SPD to avoid adverse overlooking into the neighbouring properties from the front and rear elevations
6. Our development complies with the recommendations of the BRE SLPDS to avoid any significant negative impact to the sunlight received and outlook to the neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

7.1 As a result of the air conditioning units, Environmental Health was consulted and initially recommended refusal as insufficient information on noise was provided and recommended a BS4142 compliant noise assessment be submitted. A BS4141 compliant noise assessment has not been provided, however the Environmental Health Officer has withdrawn their objection based on an assessment carried out by themselves. A condition regarding noise levels has been recommended to be appended to the decision notice.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP	Not fully consistent

	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policies EN20 and EN25 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policies EN20	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Any transport implications

i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area.

ii. **Impact on Character and Appearance of the Area**

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 126 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The Sandhurst Study Area E (College Town) of the Character Area Assessments SPD sets out, in summary, that the character area is defined by its distinct street and plot pattern due to the wide variety of house types and architectural approaches. The only common denominator is the linear development pattern along College Road and Branksome Hill Road. There are a number of recommendations set out in the SPD in

relation to the character of the area, however neither the rear extension, nor the air conditioning units would detract from this.

- 9.6 The rear extension is well screened from public view at the rear of the property, as a result of its single storey nature and flat roof, which also prevents the extension from interfering with the main roof form of the dwelling. The existing dwelling has a higher pitched roof that prevents the extension from being readily seen from the street, which is further improved by the extension being set in from the existing side elevations of the dwelling. It is therefore considered that the extension complies with the guidance for rear extensions in the Design SPD that recommends rear extensions are 'set behind the original building, and not projecting beyond it at the sides' and 'being subordinate to the original building in height'.
- 9.7 The extension does not follow the pitched roof form of the original building. However, it is considered that the extension with its use of matching materials and positioning at the rear of the dwelling does not have any significant adverse impact on the character of the area, or the streetscene.
- 9.8 The extension has a depth of approx. 8.5 metres. However, given that the application site has a rear garden approximately 34 metres in length, from the rear elevation of the extension to the rear boundary, it is considered that the extension preserves a back garden of reasonable size. The extension is therefore considered appropriate in size in relation to the size of the buildings and garden. As such it is considered that there is no overdevelopment of the site, and that the extension accords with the guidance set out in the Council's Design SPD for rear extensions.
- 9.9 Whilst the extension is approximately 8.5m in depth, its height means it is not considered to appear out of scale or bulky. Under previously approved permission 20/00876/FUL, the roof lantern resulted in a maximum height of approximately 3.65 metres. Under the current application, the extension has been built with two smaller roof domes which result in the extension having a slightly lower maximum height of approximately 3.4 metres. Without the two roof domes, the flat roof of the extension measures approximately 2.9 metres in height. As a single storey extension, the height is not considered unreasonable, and would have been higher and more bulky had the extension had a pitched roof design.
- 9.10 It is therefore considered that the extension would not result in an adverse impact on the character and appearance of the area, in line with the recommendations in the Character Area Assessments SPD and Design SPD, and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.
- 9.11 The proposed air conditioning unit on the rear extension would not be visible from the streetscene, and therefore would not have an impact on the character and appearance of the area. This would therefore comply with the guidance set out in 4.9.4. of the Design SPD that states 'air source heat pumps should not be placed on front elevations or in a position visible from the street'. The unit is of a similar height to the two roof domes on the extension and therefore creates only a minor change to the appearance of the extension. As such, it is considered that the air conditioning unit on the rear extension would not have an adverse impact on the character and appearance of the area and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and the NPPF.
- 9.12 The air conditioning unit on the front elevation of the dwelling is already in place. Under 4.9.4 of the Design SPD it states that 'Air source heat pumps should not be placed on front elevations or in a position that is visible from the street. If this cannot be avoided, then they should be sensitively screened'. The unit has been positioned towards the

bottom left of the front elevation that reduces its prominence on the front elevation and its visibility within the streetscene. The unit's visibility within the streetscene is further improved by the small boundary brick wall adjacent to the public footpath and some decorative vegetation in the front garden. As such, it is not considered that the air conditioning unit on the front elevation of the dwelling has a significant adverse impact on the character of the area that would warrant refusal of the application and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.

iii. Residential Amenity

9.13 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future users.

Overlooking

9.14 There is a distance of approximately 34 metres from the rear elevation of the extension to the rear boundary of the application site. It is also a single storey extension. As such, it is not considered that the proposal would result in unacceptable overlooking to the rear due to the separation distance.

9.15 The rear extension has one door in its side elevation facing towards no. 117-119 College Road, and one window and one patio door set in its side elevation facing towards 123 College Road. The fenestration within the extension reduces the extent of fenestration from that of the side elevations of the previous conservatory. As such, it is considered that overlooking impacts are improved on the site. In addition to this, there is suitable boundary treatment with both neighbours that the ground floor level fenestration is not considered to create an adverse overlooking impact to either of its neighbours to the side.

9.16 The air conditioning units do not create an overlooking issue.

Overbearing

9.17 The rear extension is single storey in nature, and with a height of approximately 2.9 metres at roof height, and 3.4 metres including the roof domes. The depth of the extension is similar to the previous conservatory which has now been demolished although the extension is wider than the previous conservatory, extending 7.9m in width. The extension has been set in from the existing side elevations of the dwelling by approx. 0.9 metres from the side elevation nearest 117-119 College Road and approx. 0.5 metres from the side elevation nearest 123 College Road so that it is sited further away from both side boundaries than the existing dwelling and there is a separation distance of 1.9 metres from the extension to the boundary of 117-119 College Road. It is therefore not considered that the extension appears unduly overbearing to any of its neighbours and is considered acceptable in terms of impact on the neighbouring amenity.

9.18 The air conditioning units do not create an overbearing issue.

Overshadowing

9.19 Due to the separation distance to the rear boundary, the relationship with the neighbouring dwellings here would not change.

9.20 The extension does not project past the rear elevation of the property to the north, 123 College Road, and therefore does not create an overshadowing impact on fenestration parallel to the development. The side elevation of 123 College Road has a number of windows facing towards the extension. However due to the separation distance there would not be a significant loss of light to any primary windows of habitable rooms, and the extension is considered acceptable in terms of impact on the neighbouring amenity.

9.21 117-119 College Road is the closest neighbouring dwelling to the extension. Closest to the boundary is a set of patio doors on the rear elevation, and a loss of light assessment was undertaken on these in line with BRE SLPDS. As these are parallel to the development, a 45 degree line is drawn on the vertical plane from the roof towards the patio doors, then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the wall where the patio doors are. If the centre of the patio doors lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.

9.22 For full length windows/patio doors, a point 1.6 metres above ground level is taken as the mid-point of the window. The loss of light assessment determined that there would not be a significant loss of light to the patio doors as they did not sit on the extension side of the 45 degree line on both the vertical and horizontal plane. It is therefore considered that the extension would not result in an adverse overshadowing impact on the amenity of the occupiers of 117-119 College Road.

Noise

9.23 As a result of the air conditioning units, Environmental Health was consulted and initially recommended refusal as insufficient information on noise was provided and recommended a BS4142 compliant noise assessment be submitted. This has not been provided, but the Environmental Health Officer has withdrawn their objection based on an assessment carried out by themselves. A condition regarding noise levels has been recommended to be appended to the decision notice.

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

iv. Any transport implications

9.25 The extension would not change the existing parking layout for the dwelling, nor would it result in additional parking spaces being required. As such, there are no transport implications arising from the application.

10. CONCLUSIONS

10.1 The proposed development is within the settlement boundary where the principle of development is acceptable.

10.2 The proposal is not considered to have an adverse impact on the streetscene or character and appearance of the area, nor would the development result in a detrimental impact on the residential amenity of the neighbouring occupiers.

10.3 The application is therefore recommended for conditional approval as being in accordance with CSDPD Policy CS7 and CS23, BFBLP 'Saved' Policies EN20, EN25, the Design SPD, the Character Assessments Area SPD, and the NPPF.

11. RECOMMENDATION

11.1 That the application be APPROVED subject to the following conditions amended, added to or deleted as necessary:

1. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 29.06.2022:
Block plan
Location plan

Revised plans received 04.08.2022 and as amended by the e-mail from the applicant dated 01.09.2022:

Proposed west elevation
Proposed north elevation
Proposed east elevation
Proposed roof plan
Proposed floor plan

Proposed south elevation received 01.09.2022

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

2. The air conditioning units installed and operated in connection with this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level or 10dB[A] if there is a particular tonal quality or is intermittent in nature when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property.

REASON: To protect the occupants of nearby residential occupiers from noise.

Informatives

1. 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 in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 1. Approved Plans
 2. Air conditioning unit noise