

Notice of Meeting

Planning Committee

Councillor Brown (Chair),
Councillor O'Regan (Vice-Chair),
Councillors Barnard, Collings, Egglestone, Frewer, Hayes MBE,
Karim, McKenzie-Boyle, Penfold, Smith and Zahuruddin

Thursday 22 February 2024, 6.30 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 - 14
	To approve as a correct record the minutes of the meeting of the Committee held on 18 January 2024.	
3.	Declarations of Interest	
	Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting. 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.	
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)

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.

EMERGENCY EVACUATION INSTRUCTIONS

If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.

5.	PS 22/00846/FUL Eggleton Cottage Chavey Down Road Winkfield Row Bracknell Berkshire RG42 7PN	15 - 32
	Section 73 application to vary condition 02 (approved plans) of planning permission 20/00714/FUL for the erection of detached 3 bedroom dwelling with associated access and parking. (For clarification: this application seeks to make changes to the size and ridge height of the dwelling, changes to external appearance, including changes to windows and doors and addition of chimney). Reporting: Sarah Horwood	
6.	23/00609/FUL 7 Mayfield Place Winkfield Windsor Berkshire SL4 2FA	33 - 44
	Garage conversion (retrospective). Reporting: Kevin Lloyd Jones	

Sound recording, photographing, filming and use of social media is permitted. Please contact Jamie Beardsmore, 01344 352500, Jamie.Beardsmore@bracknell-forest.gov.uk, so that any special arrangements can be made.

Published: 13 February 2024

EMERGENCY EVACUATION INSTRUCTIONS

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**PLANNING COMMITTEE
18 JANUARY 2024
6:30PM – 8:10PM**



Present:

Councillors Brown (Chair), O'Regan (Vice-Chair), Barnard, Collings, Frewer, Karim, Penfold, Smith and Zahuruddin

Present Virtually:

Councillors Egglestone, Hayes, McKenzie-Boyle

46. Minutes

Subject to the amendment of the attendance to show Councillor Penfold as present.

RESOLVED that the minutes of the meeting held on 14 December 2023 were approved as a correct record.

47. Declarations of Interest

There were no declarations of interest.

48. Urgent Items of Business

There were no urgent items of business.

49. PS 23/00095/FUL Bracknell Ice Rink and Ski Centre John Nike Way Binfield Bracknell Berkshire RG12 8TN

The Committee Noted:

- The representations of the two public speakers at the meeting.
- The objections of Binfield Parish Council as outlined in the report.
- The 11 objections as outlined in the report.
- The statement of support from the Bracknell Infrastructure District as outlined in the report.
- The site visit that had taken place on 13 January with the following councillors in attendance: Brown, O'Regan, Barnard, Collings, Hayes, Karim, McKenzie-Boyle, Smith and Zahuruddin.
- The supplementary report tabled at the meeting.
- The addendum to the supplementary report tabled at the meeting.
- A further statement of support from the Berkshire Local Enterprise Partnership.

RESOLVED Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

- Contribution to improve the quality of recreational facilities at Bracknell Leisure Centre to mitigate the loss of the ice rink
- On-site Biodiversity Net Gain management obligations and monitoring fee
- Securing of a Travel Plan with deposit and monitoring fee
- SuDS maintenance obligations and monitoring fee
- S106 obligation monitoring fees

That the Assistant Director: Planning be authorised to **APPROVE** the application 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 (as amended).
02. The development shall be carried out in full accordance with the following plans and other submitted details received by the Local Planning Authority:
Site Location Plan PL001
Proposed Site Plan PL003 H
Proposed Ground Floor Plan PL004
Proposed First Floor Plan PL005
Proposed Elevations and Section PL006 A
Proposed Roof Plan PL007 A
Proposed Site Sections PL008 C
Proposed Site Sections PL009B
Proposed Site Sections PL010 A
Landscape General Arrangement Plan Sheet 1 of 2 PL016 E
Landscape General Arrangement Plan Sheet 2 of 2 PL017 E
Landscape details Sheet 1 of 2 PL018
Noise Impact Assessment (ACCON UK Limited, 08.11.2023, A4325/N/03)
Operational Noise Management Plan 08.11.2023
Biodiversity Metric
Sustainability and BREEAM Statement rev 2 January 2023 MBA Consulting Engineers. Energy Strategy Issue P2 January 2023 MBA Consulting Engineers
Flood Risk and Drainage Strategy Report prepared by Clancy Consulting, reference 2.9856-CCL-XX-00-RP-5C-4010 P05 dated 28/09/23
Supplementary ground investigation report, Applied Geology, Jan 2023, Ref AG3228A-22-AP26-issue 2
Framework Travel Plan Rev 3 prepared by Motion dated 11.05.2023
REASON: To ensure that the development is undertaken only as approved by the Local Planning Authority.
03. Jubilee House shall be used solely for purposes falling within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking and re-enacting that Order.
REASON: To ensure that the building remains in a use appropriate to its location adjoining or within a Designated Employment Area and to allow consideration of any changes of use proposed.
04. Prior to the commencement of any development, besides demolition to ground level but no deeper, the applicant or their agents or successors in title must secure the implementation of a phased scheme of archaeological works

(which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of archaeological potential, as shown by archaeological assessment. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

05. The development hereby permitted shall be implemented, and thereafter operated in accordance with the Sustainability and BREEAM Statement rev 2 January 2023 MBA Consulting Engineers.
REASON: In the interests of sustainability and the efficient use of resources.
Relevant Policy: Core Strategy DPD CS10]
06. The development hereby permitted shall be implemented, and thereafter operated in accordance with the Energy Strategy Issue P2 January 2023 MBA Consulting Engineers.
REASON: In the interests of sustainability and the efficient use of resources.
Relevant Policy: Core Strategy DPD CS10 CS12]
07. No development shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the Local Planning Authority. The CEMP shall include the following details as a minimum:
- a) routing of construction traffic (including directional signage and appropriate traffic management measures);
 - b) parking of vehicles of site operatives and visitors;
 - c) areas for loading and unloading of plant and materials;
 - d) areas for the storage of plant and materials used in constructing the development;
 - e) location of any temporary portacabins and welfare buildings for site operatives;
 - f) site security arrangements including any hoardings
 - g) any external lighting of the site;
 - h) methods of piling for foundations;
 - i) measures to control the emission of dust, dirt, noise and odour during construction;
 - j) measures to control surface water run-off during construction;
 - k) demolition and construction working hours, and times during which delivery vehicles are allowed to enter or leave the site;
 - l) wheel-washing facilities during the construction phases;
 - m) areas for the turning of construction vehicles such that the largest anticipated vehicles can turn and leave the site in a forward gear;
 - n) measures to control rats and other vermin.
- The approved CEMP shall be adhered to throughout the 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]
08. Prior to the ski slope being brought back into use, the 44 parking spaces with associated pedestrian access, motor cycle parking and cycle storage, as

shown outlined in pink on approved drawing PL003 Rev G Proposed Site Plan shall be provided in accordance with details to have been submitted to, and approved in writing by, the Local Planning Authority. The spaces so identified shall be used solely in connection with the operation of the ski slope.

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]

09. The building hereby permitted shall not be occupied until the access, turning and parking arrangements shown on the approved plan, with the exception of the access and parking arrangements intended to serve the ski slope should it be brought back into use as outlined in pink on the approved plan, have been constructed in accordance with details to have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. The premises shall only be used for purposes falling within Class B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To protect the employment use of the site and to prevent uses which would result in a demand for parking which cannot be accommodated on site and which would increase the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS19, CS20, CS23]

11. The development shall not be occupied until spaces for car parking, turning and loading/unloading have been laid out within the site in accordance with the following:

(i) Use Class B2

If any part of the site is used for purposes within Use Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) then the site shall be provided with 129 car parking spaces, associated turning areas and space for loading/unloading in accordance with approved plan PL003 Rev E Proposed Site Plan.

- or -

(ii) Use Class B8

If no part of the site is used for purposes falling within Use Class B2 and any part of the site is used for purposes falling within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) then the site shall be provided with 69 car parking spaces, associated turning areas and space for loading/unloading in accordance with approved plan PL003 Rev E Proposed Site Plan.

The required parking spaces, turning areas, and locations for loading/unloading of vehicles shall not be used for any purpose other than parking, turning and loading/unloading.

REASON: To ensure that the development is provided with adequate car parking and loading/unloading areas to prevent the likelihood of on-street car parking or loading/unloading which would be a danger to other road users and negatively affect the amenity of surrounding properties and the adjoining area. [Relevant Policies: BFBLP EN20 & M9, Core Strategy DPD CS23]

12. The development shall not be occupied until at least 16 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans, in accordance with details which have been submitted to and approved by the Local Planning Authority. 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]
13. The building hereby permitted shall not be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans. The approved means of access shall thereafter be retained, unobstructed, for its intended purpose.
REASON: In the interests of accessibility and to facilitate access by pedestrians and cyclists.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
14. 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]
15. The building hereby permitted shall not be occupied until the following off-site highway works have been completed:
 - Existing white lining on John Nike Way repainted as indicated on approved plans.REASON: In the interests of highway safety.
[Relevant Policies: BFBLP M4, Core Strategy CS24]
16. The building hereby permitted shall not be occupied until signage marking the entry/exit points to the site and routing within the site has been provided in accordance with a scheme to have been submitted to and approved in writing by the Local Planning Authority. The signage thereby displayed shall thereafter be retained.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
17. Within 3 months of the part of the new spine road adjacent to the site's southern boundary being completed, a ramped pedestrian access shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. These details should provide a cross section of the path with details of protective barriers and appropriate signage. The pedestrian access shall thereafter be retained in accordance with the approved details.
REASON: In the interests of pedestrian and highway safety.
[Relevant Policy: CSDPD CS23]
18. Prior to the ski slope being brought back into use, the pedestrian access to it shown on the approved plans shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. These details should provide a cross section of the path with details of protective barriers

and appropriate signage. The pedestrian access shall thereafter be retained in accordance with the approved details.

REASON: In the interests of pedestrian and highway safety.

19. Prior to the development hereby approved being brought into first use, a 3 metre height acoustic barrier to the south of the delivery yard shall be installed in accordance with the recommendations of the Noise Impact Assessment (ACCON UK Limited, 08.11.2023, A4325/N/03) submitted with the application, in accordance with details which have been submitted to, and approved in writing by, the Local Planning Authority. The barrier shall be purpose-built with no air gaps and minimum density 10kg/m². The barrier shall be retained and maintained in line with the approved specifications thereafter.

REASON: To protect residents from noise associated with operation within the delivery yard or the approved industrial unit.

20. The use of the industrial building hereby permitted, shall be carried out in full accordance with the Operational Noise Management Plan submitted with the application (ACCON UK Limited 08.11.2023 John Nike Way, Bracknell Operational Noise Management Plan) at all times.

REASON: To protect residents from noise from activities and operation associated with the approved industrial unit.

21. Before any buildings hereby approved are occupied, the gas protection measures as identified in report (Supplementary ground investigation report, Applied Geology, Jan 2023, Ref AG3228A-22-AP26-issue 2) submitted with the planning application shall be installed and validated by a suitably competent person. A copy of the validation report shall be provided to the Local Planning Authority for written approval.

REASON: To protect future occupiers and users of the site and structures from the risks associated with the migration of toxic and flammable gasses.

22. No development shall take place until full details of the Drainage System in accordance with agreed Flood Risk and Drainage Strategy Report prepared by Clancy Consulting, reference 2.9856-CCL-XX-00-RP-5C-4010 P05 dated 28/09/23 has been submitted to and approved in writing by the Local Planning Authority.

This shall include:

- i) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data
- ii) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.
- iv) Where offsite discharge into public sewers is proposed, Thames Water consent to discharge at proposed discharge rate.
- iii) Confirmation if permeable paving contributes to surface water attenuation and reflected in drainage layout .
- iv) Management and maintenance plan of all proposed SuDS including petrol interceptors

The development shall be carried out in accordance with the approved details.

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. Development shall not commence (excluding demolition and site clearance) until details of any on- and off-site drainage works, along with proposed points of connection, sewerage undertakers consent to discharge at proposed discharge rate, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
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.
24. No development shall commence until details of how the surface water drainage system (inclusive of flood mitigation measures) 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.
25. Prior to practical completion of any property 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 photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, and 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.
26. The development hereby permitted (including demolition and site clearance) shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs shown to be retained on the approved drawings, in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:-
- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
 - d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
 - e) Illustrations of the proposed protective barriers to be erected.
 - f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian

- light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

Tree protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works.

The development shall be carried out in accordance with the approved scheme and programme.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

27. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the practical completion of the development. The content of the LEMP shall include the following:
 - a. A final plan showing the type, quantity and location of biodiversity units to be delivered on site using UKHabs types. The plan should be substantially in accordance with the 'BIA Enhancement Visualisation Plan' as already submitted
 - b. A final Biodiversity Metric showing the calculations for the type, quantity and condition of habitats. The metric should be substantially in accordance with the Biodiversity Metric as already submitted
 - c. Ecological trends and constraints on site that might influence management
 - d. Aims and objectives of management including biodiversity net gain target habitat types and condition
 - e. Appropriate management options for achieving aims and objectives
 - f. Prescriptions for management actions
 - g. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - h. Details of the body or organization responsible for implementation of the plan
 - i. On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the predicted biodiversity net gain of the originally approved scheme as shown in the biodiversity metric.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

28. 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 landscaping that is removed, uprooted, is destroyed or dies shall be replaced by plants of the same species and size as that originally planted in the same place.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

29. The green roof and vertical green panels shall be provided in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. All planting comprised in the approved scheme shall be carried out in full accordance with the scheme in the next planting season (1st October to 31st March inclusive) to the completion of the approved development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice for General Landscape Operations' or any subsequent revision. All plants included within the approved scheme shall be healthy, well-formed specimens and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any plants which within a period of 5 years from the completion of the development die, are removed, uprooted are significantly damaged, become diseased or malformed shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The green roof and panels shall thereafter be retained and shall be maintained and managed in accordance with details to have been approved within the landscape and ecological management plan (LEMP) submitted pursuant to Condition 27 of this permission.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

30. All planting comprised in the soft landscaping works shall be carried out in full accordance with the approved scheme in the next planting season (1st October to 31st March inclusive) to the completion of the approved development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision.

All trees included within the approved scheme shall be healthy, well-formed specimens with single leading shoots and shall be of a minimum quality 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 malformed shall be replaced during the next 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.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

31. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging development activities
 - b) identification of "biodiversity protection zones"
 - c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)
 - d) the location and timing of sensitive works to avoid harm to biodiversity features
 - e) the times during development when specialist ecologists need to be present on site to oversee works
 - f) responsible persons and lines of communication
 - g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
 - h) the use of protective fences, exclusion barriers and warning signs

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

32. No development shall commence 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. An ecological site inspection report shall be submitted within three months of the first occupation (major)/prior to practical completion of any dwelling hereby approved (minor).

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

34. If more than 3 years elapse between the previous bat and reptile surveys and the due commencement date of works, updated bat and reptile surveys shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of protected species on site has not changed since the last survey.

35. Operational noise levels shall not exceed a rating level (L_A,T_r) of greater than 5 dBA above the representative background noise level during either daytime or night time, as determined in line with BS 4142:2014+A1:2019, at 1m from the nearest or most affected windows of any existing noise sensitive property.

Reason: To protect the amenities of existing and future occupiers from operational noise in accordance with Policies EN20 and EN25 of the BFBLP.

In the event of the s106 planning obligations not being completed by 30th April 2024, the Assistant Director: Planning be authorised to either extend the deadline or **REFUSE** the application for the following reasons:

1. In the absence of a planning obligation to secure a contribution towards improved recreational facilities elsewhere, the application proposes the loss of a recreational facility contrary to Policy CS8 of the Core Strategy Development Plan Document and the NPPF.

2. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and in the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures contributions towards a travel plan, the proposed development is contrary to Policy M4 of the Bracknell Forest Borough Local Plan, Policy

CS24 of the Core Strategy Development Plan Document, and the Planning Obligations Supplementary Planning Document (2015).

3. In the absence of a planning obligation to secure a biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 180d of the NPPF.

4. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

CHAIR

Unrestricted Report

ITEM NO: 05

Application No.
22/00846/FUL

Ward:
Winkfield and Warfield
East

Date Registered:
13 October 2022

Target Decision Date:
8 December 2022

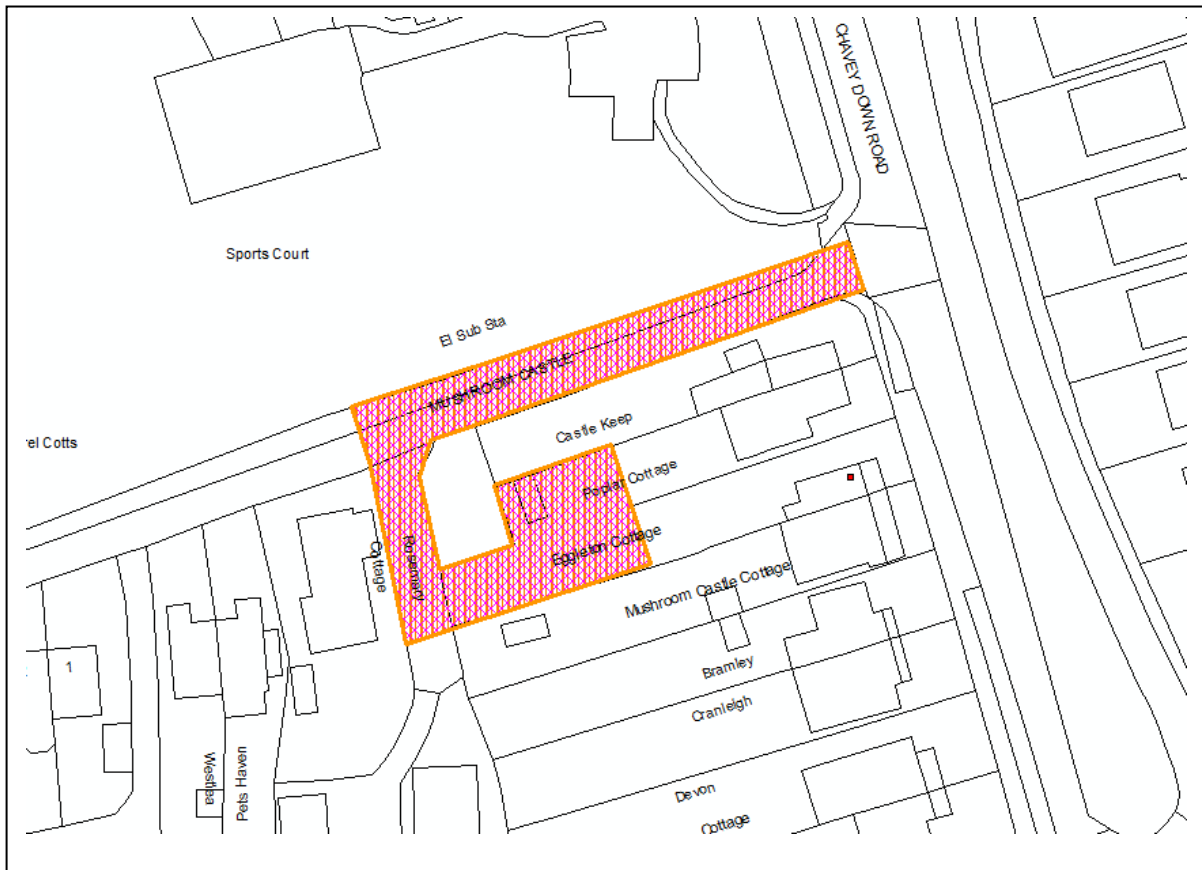
Site Address: **Eggleton Cottage Chavey Down Road Winkfield Row
Bracknell Berkshire RG42 7PN**

Proposal: **Section 73 application to vary condition 02 (approved plans) of planning permission 20/00714/FUL for the erection of detached 3 bedroom dwelling with associated access and parking. (For clarification: this application seeks to make changes to the size and ridge height of the dwelling, changes to external appearance, including changes to windows and doors and addition of chimney).**

Applicant: Mrs G Parke
Agent: Ms Queenie Cheng
Case Officer: Sarah Horwood, 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 site is located within the settlement boundary. Parent permission 20/00714/FUL remains extant and could be implemented subject to approval of pre-commencement conditions. This constitutes a fallback position which should be afforded significant weight.

1.2 The amendments proposed by this S73 application which change the size, ridge height and external appearance of the proposed dwelling over and above that approved by the parent permission would not unacceptably affect the residential amenities of neighbouring occupiers or the character and appearance of the surrounding area.

1.3 Further, the changes would not result in additional impacts to highway safety, trees or biodiversity.

1.4 Subject to the receipt of SPA contributions secured by legal agreement as part of the parent permission, there would be no impact on the integrity of the Thames Basin Heaths SPA.

RECOMMENDATION

Planning permission be granted subject to the conditions in Section 10 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 as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within a defined settlement boundary

Within 5km of the Thames Basin Heath SPA
--

Located within Area D: Winkfield Row South (Northern Villages Study Area) of Character Area Assessments Supplementary Planning Document.
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3.1 The application site consists of part of the rear gardens of residential dwellings known as Eggleton Cottage and Poplar Cottage. Both these dwellings face on to Chavey Down Road. The application site is accessed from Mushroom Castle.

3.2 The surrounding area is residential, comprising predominately semi-detached and detached dwellings of differing architectural design.

4. RELEVANT SITE HISTORY

4.1 Application, LPA ref: 19/01031/FUL was refused at Planning Committee in June 2020 against officer recommendation for the erection of no1. two storey, 3 bedroom dwelling including soft and hard landscaping with access from Mushroom Castle for the following reasons:

1. The proposed development, by means of its siting, overall height and bulk, would have an adverse impact on the character and appearance of Mushroom Castle. The proposal would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

2. The proposed development would have an unacceptable degree of overlooking towards the rear gardens of the immediate neighbouring properties facing onto Chavey Down Road. The proposal would therefore result in an adverse impact on amenity of neighbouring occupiers, contrary to 'Saved' Policy EN20 of the BFBLP and the NPPF.

3. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

4.2 20/00714/FUL was approved in January 2022 for the erection of a detached 3 bedroom dwelling with associated access and parking.

5. PROPOSAL

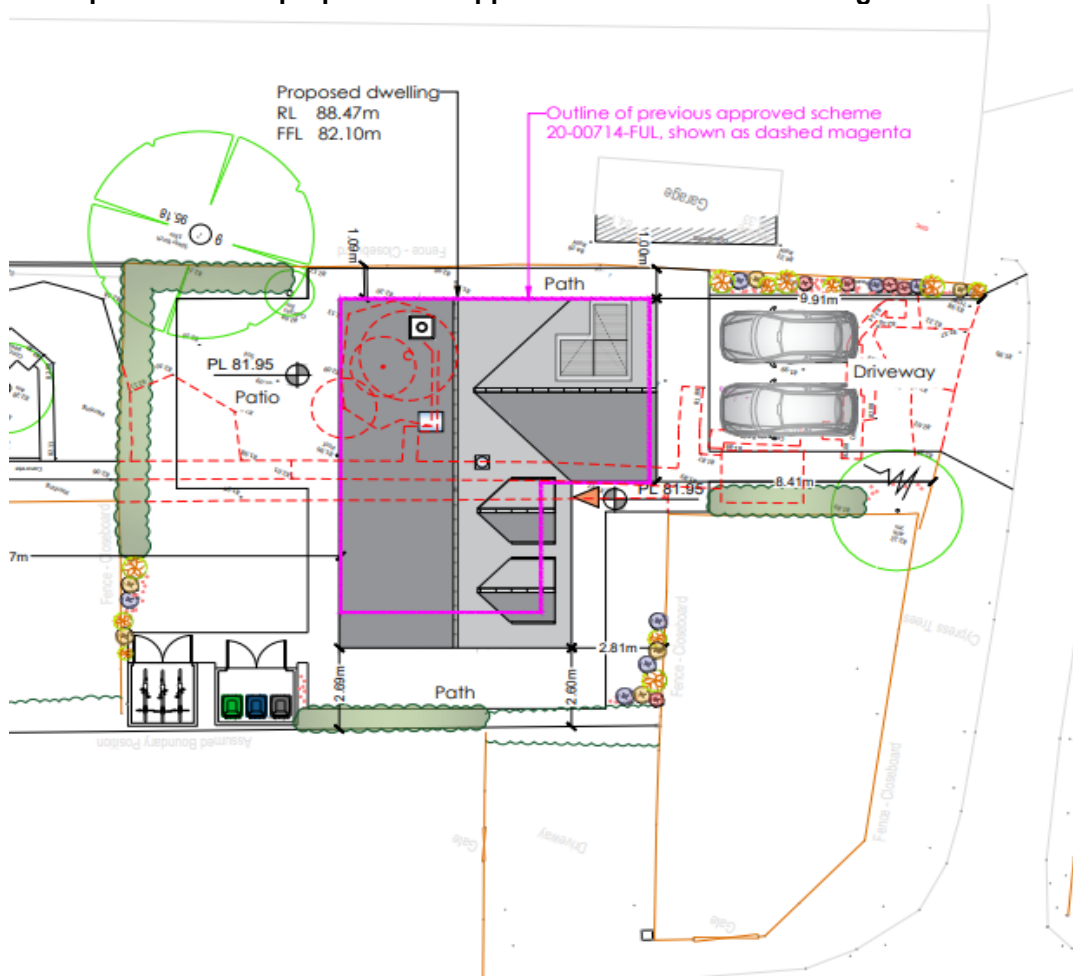
5.1 This is a Section 73 application to vary condition 02 (approved plans) of planning permission 20/00714/FUL for the erection of a detached 3 bedroom dwelling with associated access and parking. (For clarification: this application seeks to make changes to the size and ridge height of the dwelling, changes to external appearance, including changes to windows and doors and addition of a chimney).

5.2 The development subject to this S73 application proposes a dwelling that would be 11.57m wide and 9.6m deep, with an eaves height of 2.4m and ridge height of 6.52m. The proposal has been amended during the course of the application, including reductions to the width and depth of the dwelling from that originally proposed at the date of submission of this S73 application.

5.3 The dwelling would comprise the following layout:
GROUND FLOOR: open plan kitchen/diner/living area, utility room, WC, hallway, bedroom with en-suite.
FIRST FLOOR: 2no. bedrooms, bathroom, storage areas.

5.4 The proposed dwelling would be accessed from Mushroom Castle. On-site parking would be provided for 2no. vehicles, along with a private side/rear garden and bin and cycle storage.

Block plan extract of proposal with approved scheme shown in magenta



5.5 A comparison of the width, depth and height of the dwelling approved by the parent permission, along with that originally proposed by this S73 application and subsequent amendments made during the course of the application are set out below:

	Approved by 20/00714/FUL	Original plans submitted with current S73 application	Amended plans submitted and proposed with current S73 application
Width	10.4m	12.59m	11.57m 1.02m less than originally proposed by this S73 application.

			+1.17m increase from permission 20/00714/FUL
Depth	9.4m	10.2m	9.6m 0.6m less than originally proposed by this S73 application. +0.2m increase from permission 20/00714/FUL
Height	6m	6.52m	6.52m 0.23m less than refusal 19/01031/FUL +0.52m increase from permission 20/00714/FUL
Eaves height	2.4m	2.4m	2.4m

5.6 This report will focus on the changes proposed by this S73 application and will not re-assess the scheme as a whole which benefits from planning permission established by 20/00714/FUL.

Legislative Background

5.7 An application can be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Planning permission cannot be granted under S73 to extend the time limit within which a development must be started and cannot be used to change the description of the development.

5.8 S73 applications can secure material changes as long as they do not lead to any conflict or inconsistency with the operative part (description of development) of the original planning permission. The development subject to this S73 application does not alter the description of the parent planning permission (the proposal is for the erection of a new 3 bedroom dwelling).

5.9 The S73 application takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Recommended refusal for the following reasons:

1. The proposed development, by means of its siting, overall height and bulk, would have an adverse impact on the character and appearance of Mushroom Castle. The proposal would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

2. The proposed development would have an unacceptable degree of overlooking towards the rear gardens of the immediate neighbouring properties facing onto Chavey Down Road. The proposal would therefore result in an adverse impact on amenity of neighbouring occupiers, contrary to 'Saved' Policy EN20 of the BFBLP and the NPPF.

Other representations

6.2 10no. letters of objection received, summarised as follows:

- The proposed changes are not minor.
- The proposed dwelling is larger in width, depth and height than that approved and the changes are therefore substantially different from the approved scheme.
- The proposed changes are very close to/more than the scale and height of the scheme refused by application 19/01031/FUL. Given the scale of increases over the approved scheme, the application should be refused.
- The proposal is cramped, not in keeping with the area and will impact upon the neighbourhood.
- Impact to neighbours, including overlooking, visually intrusive.
- Mushroom Castle is a private road and there have been issues with other builds in the area.
- The lane needs to be maintained by residents and it cannot cope with the amount of homes now using it for access.
- Sewerage and drainage already under pressure in immediate area and proposal will result in additional runoff.

6.3 2no. letters of support received:

- The proposal is a bespoke, timber frame kit home which would have the benefit of a quicker build, less disruption and less building delays, energy efficient and environmentally friendly, low impact design.
- This is a private self-build for a healthcare professional who works in the local community supporting residents.
- The proposal will not be cramped, there will be ample garden space.
- Proposal will not impact neighbours.
- Proposal will not appear out of keeping in the area.
- No reasons for the application to be refused.

7. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD, Policy W1 of the WNP	Consistent
Design/character of area	CS7 of CSDPD, Saved policy EN20 of BFBLP, Policies W2 and W3 of the WNP	Consistent
Residential Amenity	Saved Policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking Standards SPD		
Character Area Assessments SPD		
Thames Basin Heath Special Protection Area (SPD)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
Winkfield Neighbourhood Plan (December 2023)		

8. PLANNING CONSIDERATIONS

8.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Impact on highway safety
- v. Trees and Biodiversity
- vi. Flooding/drainage
- vii. Thames Basin Heath SPA
- viii. Community Infrastructure Levy (CIL)
- ix. Energy sustainability
- x. Conditions

i. Principle of development

8.2 The site is located within the settlement boundary. The granting of parent permission 20/00714/FUL is a material consideration to the determination of this revised application. The parent permission remains extant and could be implemented subject to approval of pre-commencement conditions.

8.3 Since the granting of the parent permission, the Winkfield Neighbourhood Plan was made on 12 December 2023 and forms part of the Development Plan.

8.4 The relevant policies of the Neighbourhood Plan applicable to this S73 application are set out below.

8.5 Policy W1: A Spatial Plan for the Parish states that the following spatial strategy principles must inform development proposals in the Parish. New development is directed predominantly to the settlement areas outside of the Green Belt.

8.6 Policy W2: Promoting High Quality Design in the Character Areas states:

A. Development proposals should deliver a high quality of design, use of high quality materials and reflect the character of the surrounding area.

B. Proposals for development will be supported provided they demonstrate appropriate regard to the character area within which they are located (as shown on the Policy Map)...
Chavey Down Road - Development proposals should reflect the pattern of building forms, plot widths and orientation along the road...

8.7 Policy W3: Design of Parking, Garaging, Ancillary Buildings and EV charging point provision states that the provision of parking, garaging or ancillary buildings and electric vehicle charging points should be incorporated sensitively within development proposals and their landscaping by ensuring that:

- i. the design and layout are visually subservient to the main property and not obscure or dominate the house frontage or approach; and
- ii. the visual impact on the wider streetscape is softened with adjacent planting.

8.8 The proposal is therefore considered acceptable in principle subject to material considerations based solely on the amendments that form part of this S73 application and taking into consideration any relevant policies of the Winkfield Neighbourhood Plan.

ii. Residential amenity

8.9 As established by the parent planning permission, the proposed dwelling would result in the sub-division of part of the rear gardens serving both Poplar Cottage and Eggleton Cottage to the east. The siting of the proposed dwelling relative to the rear elevations of Poplar Cottage and Eggleton Cottage would not alter from that approved by the parent permission and therefore no additional impact would result to the occupiers of these adjoining dwellings through overbearing impact or loss of daylight over and above that considered by the parent permission. On the rear (eastern) elevation of the proposed dwelling, a new rooflight is proposed on the eastern roof slope not approved by the parent permission. Planning conditions are recommended to ensure that the cill height of the rooflight would be no less than 1.7m above internal floor level and that no additional windows are proposed on the eastern roof slope.

8.10 The application site adjoins the rear garden of Mushroom Castle Cottage to the south. The siting of the proposed dwelling relative to the rear elevation of Mushroom Castle Cottage

would not alter from that approved by the parent permission. Whilst there would be a 0.52m increase in the ridge height of the roof of the dwelling over that approved by the parent permission, given the separation distance and that the dwelling would remain 1.5 storeys high with the same eaves height as approved, the amended scheme would not result in unacceptable overbearing or overshadowing impact to the occupiers. A high level window is proposed on the side (southern) elevation of the dwelling at first floor level which will serve a bathroom. The parent permission also approved a window on the southern elevation at first floor level. A planning condition is recommended to ensure that the window is high level, with the cill height no less than 1.7m above internal floor level to ensure that no overlooking and loss of privacy results to the garden of Mushroom Castle Cottage. A further condition is recommended to remove permitted development rights for any additional windows at first floor level on the southern elevation of the dwelling as per the parent permission.

8.11 To the north the application site adjoins the rear garden of Castle Keep. The width of the dwelling would increase by 1.17m towards the northern boundary, however, a 2.6m separation distance would be maintained to this boundary, with a 25m separation distance to the rear elevation of Castle Keep. The increase in ridge height of the dwelling by 0.52m, along with the increase in width towards the northern boundary would not result in unacceptable overbearing or overshadowing impact to the occupiers of Castle Keep in view of the back to back separation distances and that the eaves height would remain the same as previously approved. The dwelling would remain 1.5 storeys high. No windows are proposed at first floor level on the northern elevation/roof slope facing the garden of Castle Keep and this will be controlled by planning condition.

8.12 To the south-west and west of the site lie April Cottage and Rosemary Cottage. The proposed dwelling would face onto the side elevation of Rosemary Cottage and its rear garden as established by the parent permission. The front elevation of the proposed dwelling would be set between 14.5m and 16.3m from the side boundary with Rosemary Cottage, with a 15.5m separation distance between the proposed dwelling and Rosemary Cottage at the closest point. The ridge height of the proposed dwelling would increase by 0.52m as part of this S73 application, however, given the separation distances, the unchanged eaves height and the access drive between the application site and Rosemary Cottage, the proposal would not result in an unacceptable level of overlooking/loss of privacy or appear unduly overbearing to the occupiers of Rosemary Cottage. In relation to April Cottage, the front elevation of the proposed dwelling closest to the southern boundary would increase in depth by 0.2m, along with the 0.52m increase in ridge height over and above that approved by the parent permission. However, an approximate 20m separation distance would be maintained between the front elevation of the proposed dwelling and given the orientation of April Cottage relative to the proposed dwelling, the changes would not result in unacceptable overbearing impact or overlooking/loss of privacy.

8.13 As such, the changes proposed by this S73 application would not be considered to significantly affect the residential amenities of neighbouring occupiers. As such, the proposal would be in accordance with Saved policy EN20 of the BFBLP and the NPPF.

iii. Impact on character and appearance of surrounding area

8.14 The parent permission 20/00714/FUL approved a new dwelling in the rear gardens of Eggleton and Poplar Cottages on Chavey Down Road as backland development on a site located within the settlement boundary. Policy W1 of the WNP states that new development should be directed predominantly to the settlement areas. The principle of development for the erection of a 3 bedroom dwelling within the settlement boundary is not altered by this S73 application.

8.15 Policy W2 of the WNP states that in the Chavey Down Road character area, development should reflect the pattern of building forms, plot widths and orientation along the road.

8.16 The access and orientation of the dwelling subject to this S73 application would remain the same as that approved by the parent permission, along with the setback of the proposed dwelling from Chavey Down to the east and Mushroom Castle to the north. The siting of the dwelling remains largely unaltered from that approved by the parent permission with the exception of an increase in the width and depth of the proposed dwelling.

8.17 The proposed dwelling would be 1.17m wider (increasing in width from 10.4m to 11.57m) and 0.2m deeper (increasing from 9.4m to 9.6m) than that approved by the parent permission. However, these are considered modest increases, with the proposed dwelling still maintaining adequate separation distances to the northern (2.6m) and southern (1m) boundaries, allowing pedestrian access to the rear garden for bin and cycle storage. Whilst there would be modest increases in the width and depth of the dwelling proposed by this S73 application when compared to the parent permission, the size of the development plot is comparable with other plot sizes in the area. The plot would accommodate on-site parking provision, bin and cycle storage, and a private rear garden.

8.18 The dwelling proposed by this S73 application would be 0.52m higher than that approved by the parent permission, at a height of 6.52m but would maintain low eaves height of 2.4m, as approved by the parent permission. Whilst the ridge height of the proposed dwelling would be taller than that approved, it would still take the form of a 1.5 storeys high dwelling with rooms in the roof space, as opposed to a full two storeys high dwelling refused by previous application 19/01031/FUL (which had a ridge height of 6.75m and eaves height of 4.9m). The proposal would not be considered to appear visually intrusive from the access drive or within the surrounding area due to its setback, height and design and would therefore not adversely impact the existing street scene on Chavey Down Road or Mushroom Castle (including the access drive from which it would be accessed).

As proposed by this S73 application:



As approved by parent permission 20/00714/FUL:



8.19 Policy W2 of the WNP states that development proposals should deliver a high quality of design, use high quality materials and reflect the character of the surrounding area. The design of the proposed dwelling would remain largely unchanged from that approved by the parent permission, comprising a pitched roof, with front facing gable and front facing dormer windows. A chimney and changes to fenestration are proposed by this S73 application but these would be modest changes to the external appearance of the proposed dwelling and would maintain the cottage style appearance as originally approved by the parent permission. The external walls of the dwelling would be finished in brick as per the parent permission. Dwellings within the immediate area comprise a mix of brick types or fully rendered walls. A planning condition will secure details of materials for the proposed dwelling to be submitted to the LPA for final approval.

8.20 Policy W3 of the WNP states that parking should be incorporated sensitively within development proposals and their landscaping. The dwelling would be provided with 2no. on-site parking spaces in accordance with the Council's Parking Standards, acceptable pedestrian access to the front of the proposed dwelling and planting strips, laid out in a very similar arrangement to that approved by the parent permission. A planning condition will secure details of landscaping to be submitted to the LPA for final approval.

8.21 The changes proposed by this S73 application would not adversely affect the character and appearance of the surrounding area, in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Character Area Assessments and Design SPDs, Policies W1, W2 and W3 of the WNP and the NPPF.

iv. Highway implications

8.22 The proposal would not result in additional traffic movements or require additional parking over and above that considered and approved by the parent permission. 2 car parking spaces are proposed for the dwelling, along with cycle storage for 3no. cycles, in accordance with the Parking Standards SPD.

8.23 As per the parent permission, a bin store would be provided on site and bins collected from the end of the driveway that serves the proposed dwelling and two other existing dwellings to the south-west of the application site. An informative will be carried forward as part of this S73 application to address this.

8.24 A Construction Traffic Management Plan was submitted with the parent permission with included details of the types of vehicles needed to construct the development, swept paths and access. A planning condition was included on the parent permission requiring the development to be constructed in accordance with the submitted plan. This will be carried forward as part of this S73 application.

8.25 As such, the changes proposed by this S73 application would not result in adverse highway safety implications, in accordance with CS23 of the CSDPD, Saved Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF.

v. Trees and Biodiversity

8.26 There are no trees within the application site which are protected by a Tree Preservation Order and the site is also not located within a Conservation Area. A condition was imposed on the parent permission to secure details of landscaping which will be carried forward as part of this S73 application.

8.27 In relation to biodiversity, the application site forms part of the residential gardens of the existing dwellings at Eggleton Cottage and Poplar Cottage and is of low ecological value. A condition imposed on the parent permission to secure biodiversity enhancements will be carried forward as part of this S73 application.

8.28 As such, the changes proposed by this S73 application would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

vi. Flooding and drainage

8.29 The site is located within Flood Zone 1. The site has not been identified as at risk of surface water flooding and is sited within the lowest groundwater flood risk. The site is considered to be at low risk of flooding, such that the Sequential Test is not required.

8.30 A condition is recommended to ensure that the hard-surfaced areas proposed for access and on-site parking/turning are SuDS compliant.

vii. Thames Basin Heath Special Protection Area (SPA)

8.31 The applicant entered into a legal agreement to secure contributions to mitigate the impact of development on the SPA with the parent permission 20/00714/FUL. This revised application does not result in a net increase in the number of bedrooms over and above that previously considered and approved by the aforementioned permission and therefore no additional contributions would be required as part of this revised application. The SPA contributions can be secured by the parent permission subject to indexation.

viii. Community Infrastructure Levy (CIL)

8.32 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.

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

8.34 The site lies within the charging zone of the Northern Parishes.

ix. Energy sustainability

8.35 As per the parent permission, a planning condition will secure the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD in relation to water usage.

8.36 A further planning condition is recommended in relation to the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD in relation to renewable energy.

x. Conditions

8.37 Conditions imposed on parent permission 20/00714/FUL will be carried forward/amended as part of this S73 application.

9. CONCLUSION

9.1 The site is located within the settlement boundary. Parent permission 20/00714/FUL remains extant and could be implemented subject to approval of pre-commencement conditions. This constitutes a fallback position which should be afforded significant weight.

9.2 The amendments proposed by this S73 application which change the size, ridge height and external appearance of the proposed dwelling over and above that approved by the parent permission would not unacceptably affect the residential amenities of neighbouring occupiers or the character and appearance of the surrounding area.

9.3 Further, the changes would not result in additional impacts to highway safety, trees or biodiversity.

9.4 Subject to the receipt of SPA contributions secured by legal agreement as part of the parent permission, there would be no impact on the integrity of the Thames Basin Heaths SPA.

9.5 The application is therefore recommended for conditional approval.

10. RECOMMENDATION

10.1 That the application be approved subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date (26 January 2022) of planning permission 20/00714/FUL.

REASON: A section 73 application cannot be used to vary the time limit for implementation therefore this condition must remain unchanged from the original permission.

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

Drawing no. 22-048-101 Rev C received 18 September 2023

Drawing no. GF Rev F received 18 August 2023

Drawing no. FF Rev F received 18 August 2023

Drawing no. R Rev F received 18 August 2023

Drawing no. E Rev F received 18 August 2023

Drawing no. BBS Rev F received 18 August 2023

Drawing no. SEC Rev F received 18 August 2023

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

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun 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, CSDPD CS7]

05. The first-floor window in the southern elevation and the rooflight in the eastern elevation of the dwellinghouse hereby permitted shall have cill heights no less than 1.7m above the internal floor levels of the rooms in which they are installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the roof slope of the eastern elevation of the dwelling hereby approved or on the northern and southern elevations roof slopes and at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The dwelling hereby permitted shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

08. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences, gates 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 before the occupation of the approved dwelling.

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

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

09. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved 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: CSDPD CS10]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

11. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced in accordance with the approved plans. The spaces shall be retained and 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, CSDPD CS23]
12. The dwelling hereby permitted shall not be occupied until secure and covered cycle parking has been provided in accordance with the approved plans. The facilities shall thereafter be retained.
REASON: In the interest of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
13. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: BFBLP EN25, CSDPD CS1]
14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors;
 - (b) Storage of plant and materials used in constructing the development;
 - (c) Temporary portacabins and welfare for site operatives.Loading and unloading of plant and vehicles and wheel cleaning facilities, including control of dust/dirt shall be undertaken in accordance with the details contained in the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021 received as part of planning permission 20/00714/FUL.
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 their approved purposes.
REASON: In the interests of amenity and highway safety.
[Relevant Policies: BFBLP M9, CSDPD CS23]
15. The dwelling hereby permitted shall not be occupied until a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be performed, observed and complied with prior to the occupation of the dwelling hereby approved and retained as such thereafter.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
16. The development shall be constructed in accordance with the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021 received as part of planning permission 20/00714/FUL.
REASON: In the interests of highway safety and amenity of neighbouring dwellings during the construction period.
[Relevant Policies: BFBLP EN20, CSDPD CS23]

17. The internal floor layout of the dwelling as shown on drawing nos. GF Rev F and FF Rev F received 18 August 2023 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that the dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:

1. Time limit
2. Approved plans
5. Cill heights
6. Restrictions on windows
11. Parking
12. Cycle parking
13. SuDS
16. Construction Traffic Management Plan
17. Number of bedrooms

The following conditions require discharging prior to commencement of development:

3. Materials
4. Slab level
9. Sustainability Statement
10. Energy Demand Assessment
14. Site organisation

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

7. Landscaping
8. Boundary treatment
15. Biodiversity enhancements

03. Future occupiers of the dwelling will need to carry their bins/refuse to the end of the driveway onto Mushroom Castle on bin collection day.
04. To ensure compliance with the planning condition requiring construction of the site in accordance with the Framework Construction Traffic Management Plan (condition 16) the developer will need to ensure that construction vehicles accessing the development site do not exceed the sizes set out within the Framework Construction Traffic Management Plan; that construction vehicles are scheduled so as not to obstruct Mushroom Castle nor the access road from

Mushroom Caste to the development site, which also serves Mushroom Castle Cottage, April Cottage and Inglewood Cottage (no.2 Mushroom Castle); and that all vehicles enter and leave Mushroom Castle from/to Chavey Down Road in a forward gear.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

Unrestricted Report

ITEM NO: 06

Application No.
23/00609/FUL

Ward:
Winkfield and Warfield
East

Date Registered:
9 September 2023

Target Decision Date:
4 November 2023

Site Address:

**7 Mayfield Place Winkfield Windsor Berkshire SL4
2FA**

Proposal: **Garage conversion (retrospective).**

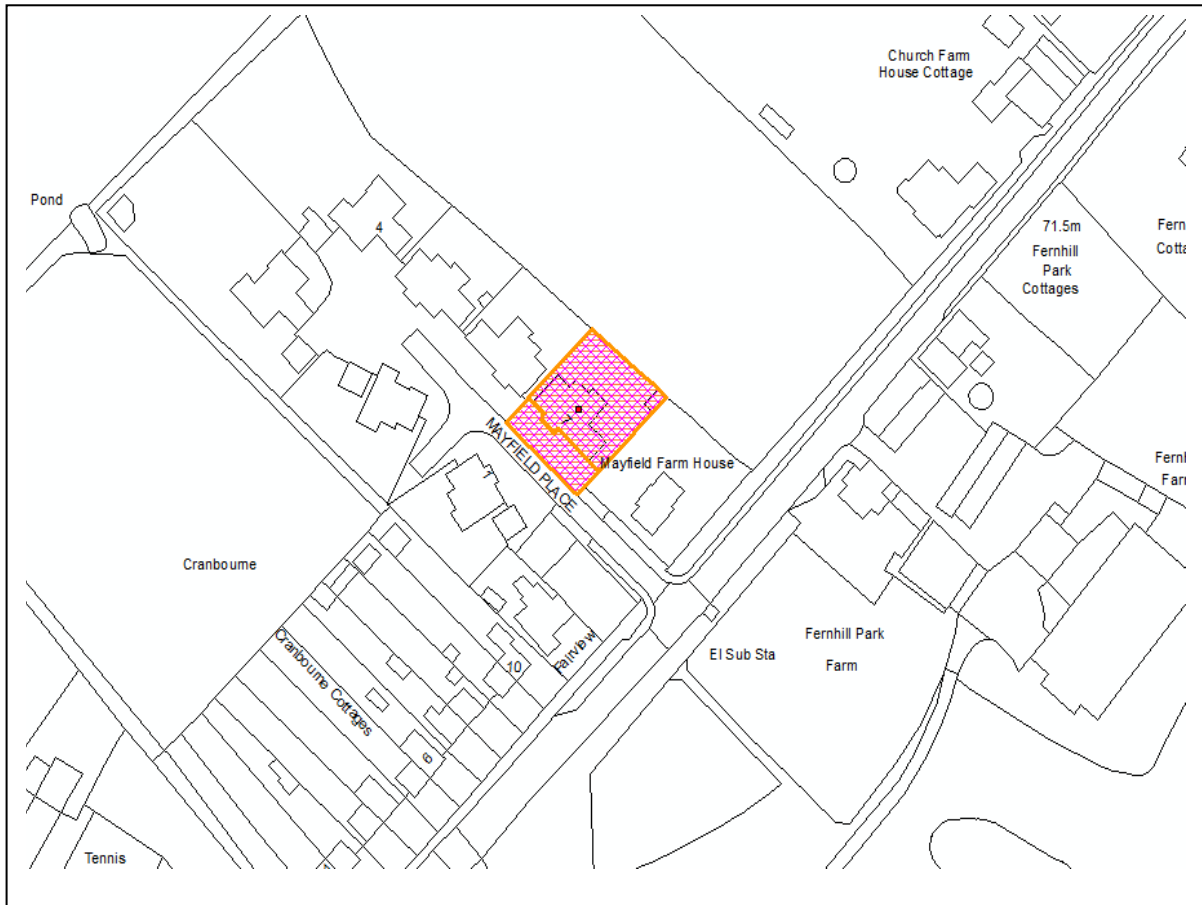
Applicant: Mrs Kelly Mould

Agent: Mr Stuart Keen

Case Officer: Kevin Lloyd Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 This is a retrospective application for the conversion of the integral garage of this detached dwelling to habitable accommodation, incorporating a shower room and a single window and door to the side elevation. The garage door has been retained but blocked and insulated from the inside.
- 1.2 The proposed development relates to a five-bedroom dwelling in the Green Belt, off Hatchet Lane in Winkfield. It is considered that the scheme does not have a detrimental impact on the character and appearance of the area, does not impact on the openness of the Green Belt and does not have any adverse impact on neighbouring amenity or highway safety.

RECOMMENDATION
Planning permission be granted subject to the conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been referred to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Outside of the defined settlement boundary.
Within the Green Belt
Winkfield Neighbourhood Plan Area

- 3.1 7 Mayfield Place is a five-bedroom detached dwelling with a pre-existing integral double garage. The dwelling is situated on a cul-de-sac off Hatchet Lane, one of seven units constructed in 2017. The dwelling was bought by the current owner in November 2020. The sales details from this time show the garage to have been previously converted into a gym/games room. It is unknown at what point that conversion was carried out. The site is not within a Character Study Area, as defined in the Winkfield Neighbourhood Plan (made 2023).



Site as existing

4. RELEVANT SITE HISTORY

13/00242/FUL

Approval with legal agreement for erection of 7 no. 5 bed detached dwellings and garages following demolition of existing buildings.

23.9.2013

Condition 3:

At no time shall the accommodation provided in the seven dwellings hereby approved be altered so that any such dwellings shall comprise more than 5 bedrooms each,

REASON: To prevent overdevelopment of the site and to ensure adequate parking is always available.

Condition 9:

All PD rights removed.

Condition 18:

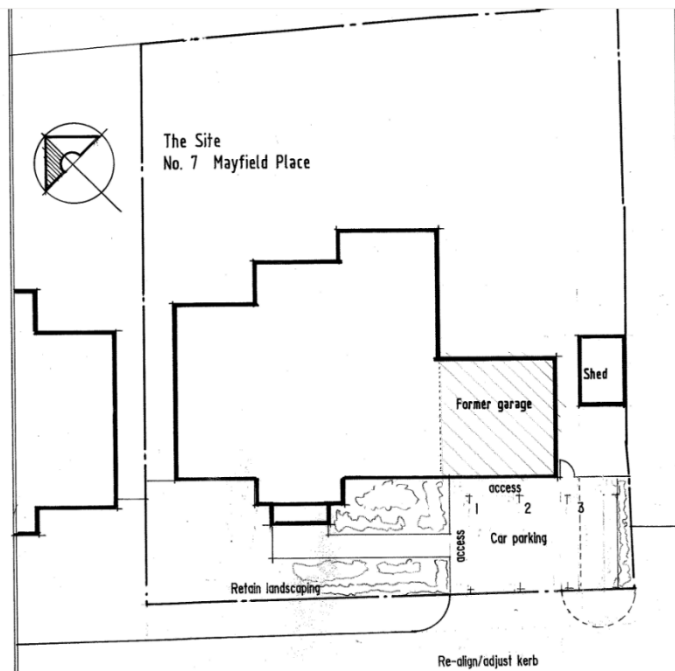
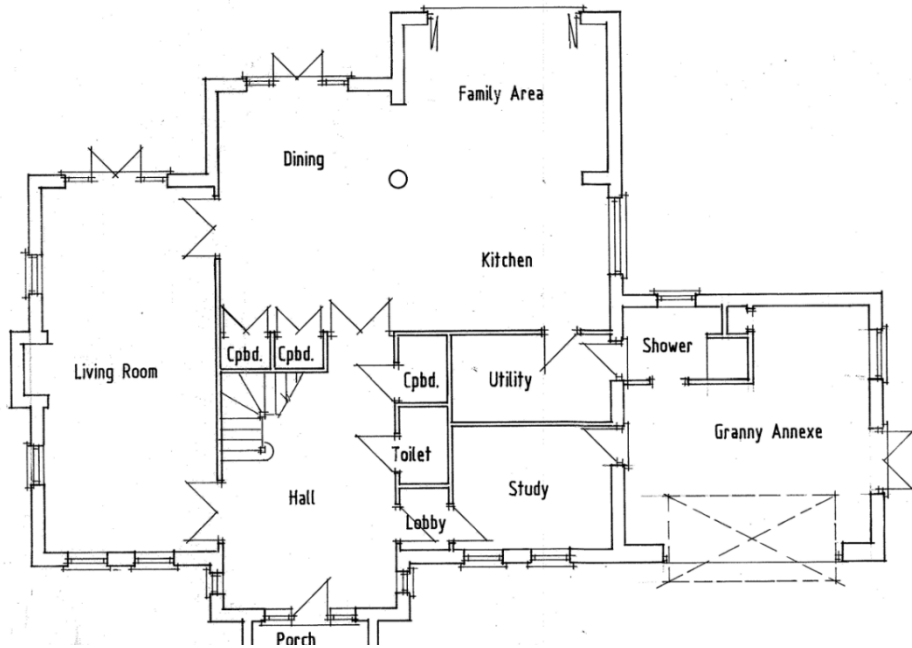
The garage accommodation shall be retained for the use of the parking of vehicles at all times.

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

5. THE PROPOSAL







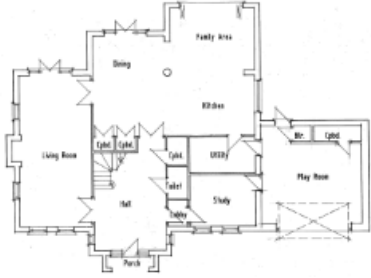
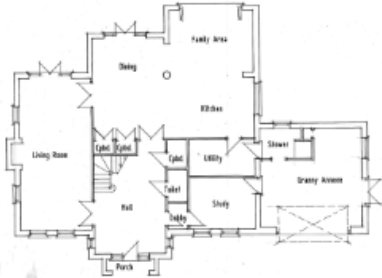
5.1 This is a retrospective planning application for the garage to be converted to a "granny annexe" with shower room. The only external changes are the addition of a French door and small window to the site elevation and the replacement of a door with a window to the rear elevation.

5.2 The garage doors have been retained, insulated from the inside.



5.3 Landscaping changes are proposed to the front of the property to allow three parking spaces. This includes the formation of an extended dropped kerb.

5.4 Pre-existing and existing elevations and ground floor plan are shown in the following table.

	Pre-existing	Existing
Front Elevation		
Side Elevation		
Rear Elevation		
Floor Plan		

6.0 REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council objected to the application on 4.10.2023 on the following grounds:

- i. This is a generic Green Belt contravention,
- ii. The proposal contravenes sections 03, 09 and 18 of planning permission 14/01335/FUL (01/04/205),
- iii. Removal of the garages reduces the parking availability, and the current development is therefore not compliant with BFC's parking standards,
- iv. WPC does not support the loss of garages.

Other representations received

6.2 Objections have been received from 5 separate households.

6.3 The objections can be summarised as follows:

- Impact on the Green Belt.
- Impact on parking provision.
- Non-compliance with conditions imposed with original planning permission.
- Concern that the additional habitable room will become a separate unit.

7.0 SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 Following the receipt of amended plans, no objection subject to conditions.

8.0 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 2023
General Policies	<ul style="list-style-type: none"> • CS1 & CS7 (Design) of the CSDPD 2008 • EN1 (Protecting tree and hedgerow cover), EN20 (Design) and GB1 (Green Belt) of the BFBLP 2002 • W3 (Design of Parking) of the Winkfield Neighbourhood Plan (made 2023), 	Consistent
Residential Amenity	<ul style="list-style-type: none"> • EN20 (Design) of the BFBLP 2002 	Consistent
Parking	<ul style="list-style-type: none"> • M9 (Vehicle & Cycle Parking) of the BFBLP 2002 	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking Standards SPD		
Other publications		
National Planning Policy Framework (NPPF). National Planning Policy Guidance (NPPG). The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		

9. PLANNING CONSIDERATIONS

9.1. The development will be considered against the following key issues:

- a) The principle of development.
- b) The impact on the Green Belt.
- c) Impact on Character and Appearance of Existing Dwelling and Surrounding Area.
- d) Impact on Residential Amenity.
- e) Impact on Highway Safety.
- f) Conditions imposed with planning permission 13/00242/FUL.

a) 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. This is supported by the NPPF.

The site is located in the Green Belt, as designated by the Bracknell Forest Policies Maps (2013).

Chapter 13 of the NPPF (September 2023) refers to protecting Green Belt land. Paragraph 142 states 'the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and their permeance.' Paragraph 147 states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

- 9.3 Policy CS9 of the Core Strategy Development Plan on Land Outside Settlements states:

"The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land."

- 9.4 The application site is outside of a defined settlement but is regarded as previously developed land. The principle of development has already been established with the original consents for the site.
- 9.5 The principle of the development is, therefore, consistent with Green Belt policy provided that the development would not have a greater impact on the openness of the Green Belt than the existing development. This is considered below.

b) Impact on the Green Belt

- 9.6 The NPPF states that inappropriate development includes extensions that are disproportionate to the original size of the dwelling and replacement buildings that are materially larger than those existing.
- 9.7 The proposal does not include an extension to, or replacement of, any buildings on the site.
- 9.8 The proposal will not have any impact on the openness of the Green Belt.

c) Impact on Character and Appearance of Existing Dwelling and Surrounding Area

- 9.9. '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 131 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 135 of

the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

- 9.10. The conversion of the garage to habitable accommodation has retained the garage door. This maintains the original visual appearance of the front elevation and will therefore not have an adverse impact on the streetscene. This is consistent with Policy W3 of the Winkfield Neighbourhood Plan which requires the design to be visually subservient to the main property and not obscure or dominate the house frontage.
- 9.11. The development by virtue of its design and scale would comply with 'saved' policy EN20 of the Bracknell Forest Borough Local Plan 2002, policy W3 of the Winkfield Neighbourhood Plan (2023), policy CS7 of Core Strategy Development Plan Document 2008, the Design SPD 2017 and the NPPF 2023.

d) Impact on Residential Amenity

- 9.12. 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 135 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future users.
- 9.13. The addition of French doors and a small window to the side elevation, and the replacement of a door with a window to the rear elevation are not considered to impact on the residential amenity of surrounding properties.
- 9.14. Concern has been raised that the garage conversion could be used as separate living accommodation, or a holiday let. A condition will be imposed on any approval ensuring the converted garage is used solely for purposes ancillary to the enjoyment of the dwelling at 7 Mayfield Place.

e) Impact on Highway Safety

- 9.15. Policy CS23 of the Core Strategy Development Plan Document 2008 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.
- 9.16. 'Saved' policy M9 of the Bracknell Forest Borough Local Plan 2002 states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that compliance with the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) will ensure that in normal circumstances satisfactory off-carriageway parking provision will be made for the traffic generated by new development.
- 9.17. The residential standards in the SPD state that a four or more bedroomed dwelling requires 3 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width.
- 9.18. The existing dwelling benefits from 5no. bedrooms, with the development providing one additional bedroom. The garage conversion means the loss of parking spaces. The conditions imposed on the original application were to ensure that the loss of parking space in the garage is not compensated elsewhere. A parking plan has been

submitted to support the application showing 3no. parking spaces to the front drive with an extended dropped kerb. This is in line with the Council's Parking Standards SPD.

9.19. A condition will be included with an approval which requires the parking spaces to be provided within 2 months of the date of this permission.

9.20. As such, the proposal would be in accordance with 'saved' policy M9 of the Bracknell Forest Borough Local Plan 2002, policy CS23 of the Core Strategy Development Plan Document 2008 and Bracknell Forest Borough Parking Standards SPD 2016.

f) Conditions imposed with planning permission 13/00242/FUL

9.21 The following conditions were imposed on the original planning permission for the dwelling:

Condition 3: At no time shall the accommodation provided in the seven dwellings hereby approved be altered so that any such dwellings shall comprise more than 5 bedrooms each.

REASON: To prevent overdevelopment of the site and to ensure adequate parking is always available.

Condition 9: All PD rights removed.

Condition 18: The garage accommodation shall be always retained for the use of the parking of vehicles.

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

9.22 These conditions must be complied with unless planning permission is received from the Local Planning Authority allowing otherwise. The applicant has demonstrated sufficient parking spaces to comply with the Council's Parking Standards SPD. The loss of the garage cannot be refused on parking grounds, the reason for the imposition of conditions 3 and 18.

10. CONCLUSION

10.1. It is considered that the development is acceptable in principle and would not result in an unacceptable adverse impact on the character of the area or on highway safety, nor would the development result in a detrimental impact on the residential amenity of the occupiers of the neighbouring properties. As such, the scheme is considered to accord with the relevant 'saved' policies of the Bracknell Forest Borough Local Plan 2002, the Core Strategy Development Plan Document 2008, the Bracknell Forest Borough Parking Standards SPD 2016 the Design SPD and the NPPF 2023.

10.2. Therefore, the application is recommended for conditional approval.

11.0 RECOMMENDATION

11.1 The recommendation is that the application be approved subject to the following CONDITIONS:

01.The development hereby permitted shall be retained only in accordance with the following approved plans and other submitted details:

Location Plan: drg 07-Location Plan - received 7.9.2023
Existing and pre-existing plans and elevations and site plan: drg 02b Planning drawing V2 - received 15.11.2023

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

02.The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the main dwelling at 7 Mayfield Place.

REASON: A separate use may require further mitigation measures and separate planning permission.
[Relevant Policies: Core Strategy DPD CD6].

03. Within 2 months of the date of this permission the associated vehicle parking for three cars each with crossover access onto Mayfield Place and adjacent access for pedestrians shall be surfaced and provided 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]

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. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 - Approved plans
 - Ancillary use only
 - Parking
3. The applicant should make a formal application to the Highway Authority for formation of the widened dropped-kerb vehicle crossover access onto Mayfield Place following the set process.
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.

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